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APPLICATION REF
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8.2.13 Industrial amenity overlay code

Table 8.2.13.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If in the Industrial amenity investigation area sub-category		
PO1 Development of sensitive uses outside of sensitive zones is prevented from encroaching upon land in the Industry zones category.	**AO1** Development for a sensitive use is located no closer than: (a) 250m to an Industry zone, General industry B zone precinct boundary; (b) 500m to an Industry zone, General industry C zone precinct boundary; (d) 1500m to a Special industry zone boundary.	Complies
PO2 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO2** Development for a sensitive use is located no closer than the distance stated in Table 8.2.13.3.G.	N/A, not a sensitive use
PO3 Development is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse noise impacts. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO3** Development for a sensitive use is located no closer than: a. 150m to a medium impact industry A or sewage treatment plant; b. 250m to a medium impact industry B, waste transfer station or landfill; c. 500m to a high impact industry or special industry.	N/A
Section B—If in the Industrial hazard investigation area sub-category (N/A)		

PO4 Development is located, designed and constructed to achieve the hazard and risk criteria in Table 8.2.13.3.F to protect the development from: a. technological hazards (fire, explosion and toxic release); b. major hazard facilities; c. facilities storing 10% or more than the major hazard facilities quantity threshold. Editor's note—Applicants should contact Council for advice.	**AO4** No acceptable outcome is prescribed.	

Table 8.2.13.3.B—Air quality (planning) criteria

Pollutant	Averaging time	Health outcome protected	Criteria including background (µg/m³)	Criteria including background (ppm)
Nitrogen dioxide	1 hour	Health and wellbeing	250	0.12
	Annual	Health and wellbeing	62	0.03
Sulfur dioxide	1 hour	Health and wellbeing	570	0.2
	24 hours	Health and wellbeing	230	0.08
	Annual	Health and wellbeing	57	0.02
Particulate matter (PM) as total suspended particulates (TSP)	Annual	Health and wellbeing	90	-
Particulate matter less than 10µm (PM_{10})	24 hours	Health and wellbeing	50	-
	Annual	Health and wellbeing	25	-
Particulate matter less than 2.5µm ($PM_{2.5}$)	24 hours	Health and wellbeing	25	-
	Annual	Health and wellbeing	8	-
Carbon monoxide	8 hour	Health and wellbeing	11,000	9
Dust deposition as insoluble solids	Annual	Protecting aesthetic environment	$4g/m^2$/month	-

1,1,1-trichloroethane (methyl chloroform)	1 hour	Health and wellbeing	12,500	2.3
1,1,2-trichloroethane	1 hour	Health and wellbeing	1,000	0.18
1,1-biphenyl	1 hour	Health and wellbeing	24	0.0037
1,2-dichloroethane	24 hours	Health and wellbeing	750	0.17
1,3-butadiene	Annual	Health and wellbeing	2.4	0.001
Acetaldehyde	1 hour	Odour	42	0.023
Acetic acid	1 hour	Odour	270	0.11
Acetone	1 hour	Health and wellbeing	22,000	9.2
Acrolein	1 hour	USEPA extremely toxic	0.42	0.00018
Acrylonitrile	1 hour	USEPA Group B1 carcinogen (probable human carcinogen)	8	0.0037
Alpha chlorinated toluenes and benzoyl chloride	1 hour	IARC Group 1 carcinogen (known human carcinogen)	9	0.0018
Ammonia	1 hour	Health and wellbeing	330	0.46
Antimony and compounds	1 hour	Health and wellbeing	9	-
Arsenic and compounds (as total metal content in PM_{10})	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	-
	Annual	Health and wellbeing	$6ng/m^3$	-
Benzene	1 hour	Health and wellbeing	29	0.009
	Annual	Health and wellbeing	10	0.003
Benzo(a)pyrene (as marker for PAH)	Annual	Health and wellbeing	$0.3ng/m^3$	-
Beryllium and compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.004	-

Bromochloromethane	1 hour	Health and wellbeing	19,000	3.7
Bromoform (tribromomethane)	1 hour	Health and wellbeing	90	0.009
Bromotrifluoromethane	1 hour	Health and wellbeing	112,000	18
Butyl acrylate	1 hour	Odour	100	0.019
Butyl mercaptan	1 hour	Odour	7	0.002
Cadmium and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	$5ng/m^3$	-
Carbon disulfide	1 hour	Odour	18	0.0055
	24 hours	Health and wellbeing	110	0.032
Chlorine	1 hour	Health and wellbeing	50	0.018
Chlorine dioxide	1 hour	Health and wellbeing	5.1	0.0018
Chlorobenzene	1 hour	Odour	100	0.023
Chloroform	1 hour	Health and wellbeing	900	0.18
Chromium III compounds	1 hour	Health and wellbeing	9	-
Chromium VI compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	-
Copper dusts and mists	1 hour	Health and wellbeing	18	-
Copper fumes	1 hour	Health and wellbeing	3.7	-
Cumene (isopropyl benzene)	1 hour	Odour	21	0.004
Cyanide (as CN)	1 hour	Health and wellbeing	90	-
Cyclohexane	1 hour	Health and wellbeing	19,000	5
Cyclohexanone	1 hour	Odour	260	0.07

Diacetone alcohol	1 hour	Odour	700	0.15
Dichloromethane (methylene chloride)	24 hours	Health and wellbeing	3,200	0.85
	7 days	Health and wellbeing	480	0.13
Diethylamine	1 hour	Odour	30	0.01
Dimethylamine	1 hour	Odour	9	0.0052
Dioxins and furans (as TCDD TEF)	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.000002	-
Diphenyl ether	1 hour	Odour	80	0.01
Ethanol	1 hour	Odour	2,100	1.1
Ethyl acetate	1 hour	Odour	12,100	3.5
Ethyl acrylate	1 hour	Odour	0.4	0.0001
Ethyl butyl ketone	1 hour	Health and wellbeing	4,200	0.9
Ethyl chloride (chloroethane)	1 hour	Health and wellbeing	48,000	18
Ethylbenzene	1 hour	Health and wellbeing	8,000	1.8
Ethylene oxide	1 hour	IARC Group 1 carcinogen (known human carcinogen)	3.3	0.0018
Formaldehyde	1 hour	Protecting aesthetic environment	96	0.07
	24 hours	Health and wellbeing	54	0.04
Hydrogen chloride	1 hour	Health and wellbeing	140	0.09
Hydrogen cyanide	1 hour	USEPA extremely toxic	200	0.18
Hydrogen sulfide	24 hours	Health and wellbeing	160	0.11
	1 hour	Odour	6.5	0.0043

Lead and compounds (as total metal content in TSP)	Annual	Health and wellbeing	0.5	-
Magnesium oxide fumes	1 hour	Health and wellbeing	180	-
Manganese and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	0.16	-
MDI (diphenylmethane diisocyanate)	1 hour	USEPA extremely toxic	0.04	-
Mercury inorganic	1 hour	Health and wellbeing	1.8	-
	Annual	Health and wellbeing	1.1	-
Mercury organic	1 hour	Health and wellbeing	0.18	-
Methanol	1 hour	Odour	3,000	2.4
Methyl ethyl ketone	1 hour	Odour	3,200	1.1
Methyl isobutyl ketone	1 hour	Odour	230	0.05
Methyl mercaptan	1 hour	Odour	0.46	0.00023
Methyl methacrylate	1 hour	Odour	120	0.027
Methyl styrene	1 hour	Odour	140	0.029
Methylamine	1 hour	Odour	2.7	0.0023
n-Butanol	1 hour	Odour	500	0.16
n-Butyl acetate	1 hour	Odour	1,020	0.21
n-Hexane	1 hour	Health and wellbeing	3,200	0.9
Nickel and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	0.02	-
Nitric acid	1 hour	Health and wellbeing	90	0.037

Nitrobenzene	1 hour	Odour	2.6	0.00052
n-Propanol	1 hour	Odour	41	0.016
Pentachlorophenol	1 hour	USEPA extremely toxic	0.9	-
Phenol	1 hour	Odour	20	0.0052
Phosgene	1 hour	USEPA extremely toxic	7	0.0018
Phosphine	1 hour	Odour	3.1	0.0023
Propylene oxide	1 hour	USEPA Group B1 carcinogen (probable human carcinogen)	90	0.037
Pyridine	1 hour	Odour	7	0.0023
Styrene	1 hour	Odour	65	0.014
	7 days	Health and wellbeing	280	0.06
Sulfate	24 hours	Health and wellbeing	27	-
Sulfuric acid	1 hour	Health and wellbeing	18	-
TDI (toluene-2,4-diisocyanate; toluene-2,6-diisocyanate)	1 hour	USEPA extremely toxic	0.04	-
Tetrachloroethylene (perchloroethylene)	1 hour	Odour	7,487	1.01
	Annual	Health and wellbeing	270	0.036
Toluene	1 hour	Odour	958	0.23
	24 hours	Health and wellbeing	4,100	1
	Annual	Health and wellbeing	410	0.1
Trichloroethylene	1 hour	IARC Group 2A carcinogen (probable human carcinogen)	500	0.09
Triethylamine	1 hour	Odour	200	0.05

Vanadium and compounds (as total metal content in PM_{10})	24 hours	Health and wellbeing	1.1	-
Vinyl chloride monomer	24 hours	Health and wellbeing	28	0.01
Vinyl toluene	1 hour	Health and wellbeing	4,400	0.9
Welding fumes (total particulate)	1 hour	Health and wellbeing	90	-
Xylenes (as a total of ortho, meta and para isomers)	24 hours	Health and wellbeing	1,200	0.25
	Annual	Health and wellbeing	950	0.2
Zinc chloride fumes	1 hour	Health and wellbeing	18	-
Zinc oxide fumes	1 hour	Health and wellbeing	90	-

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

Table 8.2.13.3.C—Odour criteria

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

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

Table 8.2.13.3.D—Health risk assessment criteria

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

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

Table 8.2.13.3.E—Noise (planning) criteria

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

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

Table 8.2.13.3.F—Hazard and risk criteria

Fatality risk	
Land use	**Fatality risk (risk in a million per year)**
Hospital, educational establishment, childcare centre, community care centre, residential care facility, retirement facility and health care service	0.5
Dwelling house, Dual occupancy, multiple dwelling, community residence, short-term accommodation, rooming accommodation, tourist park, or relocatable home park	1 Note—Residential intensification may be appropriate where mitigating measures can be implemented to reduce risk exposure to less than the one in a million per year individual fatality risk level, provided the pre-mitigation residual risk levels are below the 10 in a million per year individual fatality risk level. However, no residential intensification should take place where pre-mitigation residual risk levels are in excess of the 10 in a million per year individual fatality risk level.
Commercial developments including shop and shopping centre, food and drink outlet, office, theatre and tourist attraction	5 unless mitigating measures are implemented to reduce risk exposure to less than this individual fatality risk level
Indoor sport and recreation, outdoor sport and recreation	10
Industry activities	50 unless mitigating measures are implemented to reduce risk exposure to less than the individual fatality risk level
Injury risk	
Type of risk	**Injury risk**
Heat radiation	Incident heat flux radiation does not exceed 4.7kW/m^2 at a frequency of more than 50 chances in a million per year
Explosion overpressure	Incident explosion overpressure does not exceed 7kPa at frequencies of more than 50 chances in a million per year.
Toxic exposure	Toxic concentrations do not exceed a level which would be seriously injurious to sensitive members of the community following a relatively short period of exposure at a maximum frequency of 10 in a million per year. Toxic concentrations will not cause irritation to eyes or throat, coughing or other acute physiological responses in sensitive members of the community over a maximum frequency of 50 in a million per year.

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

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

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

Service station with annual throughput of motor spirit not exceeding 9 ML and including Stage 1 vapour recovery, measured from the dispensing area and fuel storage vents	50m
Service station with annual throughput of motor spirit not exceeding 12 ML and including Stage 1 and Stage 2 vapour recovery, measured from the dispensing area and fuel storage vents	20m
Service station not otherwise listed	100m
274 Stanworth Rd, Boondall, excluding access road	490m
206 Brisbane Corso, Fairfield	240m
69A Nalya Cres, Karana Downs	160m
Tanker Street, Lytton	350m
188 Paringa Road, Murarrie 178 Paringa Road, Murarrie	650m
200 Main Beach Road, Pinkenba	960m
32 Dunn Road, Rocklea 240 Donaldson Road, Rocklea 229 Donaldson Road, Rocklea	690m
176A Grindle Road, Wacol	570m
491 Gooderham Rd, Willawong, measured from stack	800m
1402 Nudgee Rd, Nudgee 1512 Nudgee Rd, Nudgee, measured from active waste transfer area	500m
168 Paringa Rd, Murarrie	930m
168A, 282, 285 Paringa Road, Murarrie	950m
194 Paringa Road, Murarrie	950m
89 Harcourt Rd, Darra 99 Harcourt Rd, Darra	300m

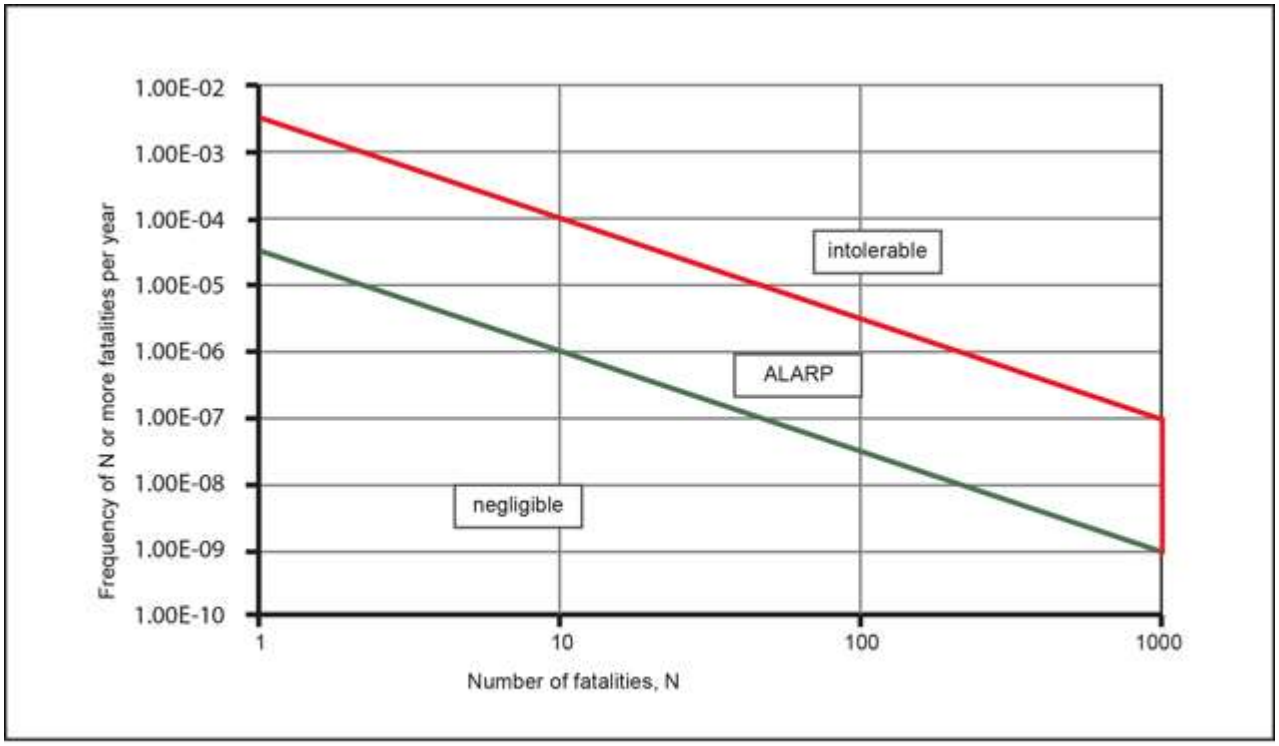


Figure a—Societal risk criteria

View the high resolution of Figure a—Societal risk criteria

9.3.12 Industry code

Table 9.3.12.3.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. avoids or minimises air emissions; b. complies with the following criteria in a sensitive zone, and at a sensitive use in a rural zone: i. air quality (planning) criteria in Table 9.3.12.3.B; ii. the odour criteria in Table 9.3.12.3.C; iii. the health risk assessment criteria in Table 9.3.12.3.D. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO1.1** Development for a low impact industry or a research and technology industry or a warehouse located in the Low impact industry zone or General industry A zone precinct of the Industry zone, or for a research and technology industry or low impact industry in the Mixed industry and business zone precinct or major education and research facility zone precinct of the Specialised centre zone: a. does not involve activities that generate air emissions from the site; b. does not involve unsealed roads, driveways and vehicle manoeuvring areas.	N/A
	AO1.2 Development for a medium impact industry A does not involve unsealed roads and: a. does not involve activities that generate air emissions from the site; or b. is located at least 150m from a sensitive zone.	N/A
	AO1.3 Development for a medium impact industry B does not involve unsealed roads and: a. does not involve activities that generate air emissions from the site; or b. is located at least 250m from a sensitive zone.	N/A

	AO1.4 Development for a high impact industry where not a concrete batching plant, does not involve an activity which generates air emissions from the site.	N/A
	AO1.5 Development for a concrete batching plant: a. complies with the air quality and dust section of the Concrete batching plants planning scheme policy; b. is located a minimum of 250m from a sensitive zone or sensitive use.	N/A
	AO1.6 Development for a renewable energy facility does not involve an activity which generates air emissions beyond the site.	N/A
	AO1.7 No acceptable outcome is prescribed for development for a special industry.	N/A
	AO1.8 No acceptable outcome is prescribed for development in any other zones not listed above.	Noted
PO2 Development complies with the noise (planning) criteria in Table 9.3.12.3.E, low frequency noise criteria in Table 9.3.12.3.F and night-time noise criteria in Table 9.3.12.3.G. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO2.1** Development for a low impact industry, medium impact industry A, medium impact industry B, a research and technology industry or a warehouse located in the Low impact industry zone or General industry A zone precinct of the Industry zone, or for research and technology industry or low impact industry located in the Mixed industry and business zone precinct of the Specialised centre zone or Major education and research facility zone precinct of the Specialised centre zone: a. is conducted wholly indoors within a fully enclosed building except where located a minimum of 250m from a sensitive zone;	N/A

	b. operates Monday to Saturday excluding public holidays between: i. 7am and 7pm, including deliveries; or ii. 7pm and 7am only where: A. located at least 75m from a sensitive zone; B. not involving deliveries, loading or unloading activities between 7pm and 7am.	
	AO2.2 Development for a car wash where in a zone in the Centre zones category only operates between 7am to 6pm, including deliveries.	N/A
	AO2.3 Development for a car wash in the Low impact industry zone or General industry A zone precinct of the Industry zone: a. operates between 7am and 7pm Monday to Saturday excluding public holidays; or b. is not clearly audible from a residential zone or sensitive use in a centre zone.	N/A
	AO2.4 Development for medium impact industry in the General industry B zone precinct of the Industry zone: a. does not involve outdoor activities between 7pm and 7am; or b. is not clearly audible from a use in a residential zone, or a sensitive use in a centre zone; or c. is in a location at least 500m from a sensitive zone.	N/A
	AO2.5 Development for a high impact industry does not involve an activity that generates noise emissions from the site.	N/A
	AO2.6	

	Development for a concrete batching plant is located a minimum of 500m from a sensitive zone.	N/A
	AO2.7 No acceptable outcome is prescribed for development for a special industry.	Noted
	AO2.8 Development for a renewable energy facility does not generate noise which is clearly audible and creates a disturbance at a sensitive zone.	N/A
	AO2.9 No acceptable outcome is prescribed for development in any other zones not listed above.	Noted
PO3 Development minimises the risk to public safety, property and the environment from technological hazards such as fire, explosion and toxic release and achieves the hazard and risk criteria in Table 9.3.12.3.I. Note—A preliminary hazard analysis report prepared in accordance with the Industrial hazard and risk assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO3** Development does not include the storage of dangerous goods and combustible liquids above the volumes/quantities identified in Table 9.3.12.3.H.	Will comply, can be conditioned
PO4 Development on land used for urban purposes is serviced adequately with: a. water supply which meets the stated standard of service for intended use and fire-fighting purposes; b. waste disposal.	**AO4** Development provides all lots with: a. reticulated water supply; b. reticulated sewerage or an appropriate on-site sewerage service where the development does not provide access to reticulated sewer for all lots.	Complies
PO5 Development in the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides car parking spaces at a rate which discourages private car use and encourages walking, cycling and the use of public transport.	**AO5** Development in the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides car parking spaces at the maximum parking rates in compliance with the standards	N/A

	in the Transport, access, parking and servicing planning scheme policy.	
PO6 Development outside of the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides for the number of on-site parking spaces required to accommodate design peak parking demands without overflow parking to an adjoining premises or adjoining streets.	**AO6** Development outside of the City core and City frame area indicated in Figure a of the Transport, access, parking and servicing code provides a number of on-site car parking spaces: a. in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b. which does not result in on-street parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy.	Complies. 7 required and 10 provided
PO7 Development provides for outdoor lighting which does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	**AO7.1** Development provides for outdoor lighting with technical parameters, design, installation, operation and maintenance which is in compliance with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting. **AO7.2** Development ensures that floodlighting is restricted to the type that gives no upward component of light where mounted horizontally, such as a full cut off luminar.	Will comply Noted
Additional performance outcomes and acceptable outcomes where involving an extension to an existing premises or a new premises		
PO8 Development is designed and constructed to prevent the emission of contaminants to surface water or groundwater. Note—For guidance on assessing potential impacts and performance requirements, refer to the Infrastructure design planning scheme policy.	**AO8.1** Development ensures that liquid or solid wastes, other than stormwater, are not discharged to land or waters. **AO8.2** Development where not for a concrete batching plant ensures that the storage of contaminating substances or	Wil comply Will comply

	areas where potentially contaminating activities are conducted, are: a. roofed or covered to prevent the ingress of rainfall and run-off, and that roof water is piped away from an area of potential spills or contamination; b. paved with an impervious surface and bunded so that any spills are retained on site for removal.	
	AO8.3 Development for a concrete batching plant complies with the surface and groundwater protection section of the Concrete batching plant planning scheme policy.	N/A
	AO8.4 Development involving storing or dispensing of petroleum manages discharges to the stormwater system in compliance with the surface and groundwater protection section of the Storage and dispensing of petroleum products planning scheme policy.	Will comply
PO9 Development includes spill management and stormwater treatment systems for fuel dispensing areas that achieve the stormwater treatment criteria in Table 9.3.12.3.J.	**AO9** Development: a. does not include fuel dispensing; or b. complies with the surface water and groundwater protection standards of the Storage and dispensing of petroleum products planning scheme policy; c. includes fuel dispensing areas that are drained to a containment vessel having no connection to sewer or stormwater in compliance with the fuel dispensing area standards of the Storage and dispensing of petroleum products planning scheme policy.	Will comply
PO10 Development is designed and constructed to prevent ground contamination.	**AO10** Development: a. ensures that there is no underground fuel storage on the site; or	Complies

	b. where involving storing and dispensing of petroleum complies with the surface and groundwater protection section of the Storage and dispensing of petroleum products planning scheme policy.	
PO11 Development for a building: a. is of a scale and design which contributes positively to the visual character of the area, especially as seen from the street; b. is easily accessible and legible; c. designs and locates vehicle unloading and outdoor storage areas to be unobtrusive from the street.	**AO11.1** Development has a maximum site cover which is: a. 75% in the Industry investigation zone, Low impact industry zone and Industry zone; b. 25% in the Special industry zone and Extractive industry zone.	Complies, less than 75%
	AO11.2 Development has a maximum building height of 15m.	Complies, 6m
	AO11.3 Development ensures that no part of any building or structure is closer than 6m to any street frontage.	Complies
	AO11.4 Development ensures that: a. the main pedestrian entry to the building is: i. easily identifiable; ii. clearly visible; iii. directly accessible from the street; b. the ground storey offices, display windows and entrance foyers are orientated towards the street frontage. Refer to Figure a.	Complies Can comply if required
	AO11.5 Development provides street numbers and building and tenancy names which are displayed at the ground storey and are clearly identifiable from the street.	Will comply
PO12 Development provides landscaping:	**AO12.1** Development provides landscaping which: a. covers a minimum of 3% of the site;	Performance, additional landscaping can be provided

a. areas in locations where planting will ameliorate the view of the development from major public vantage points; b. to the site frontage which makes a positive contribution to the streetscape and incorporates bold landscape elements that complement the scale and bulk of the industrial form.	b. includes a landscaped strip along the site frontage with a minimum width of 2m; c. includes a landscape strip along any frontage or boundary with a motorway or arterial road of 3m.	Complies N/A
	AO12.2 Development provides tree planting to site frontages which will achieve a canopy spread over 50% of the site frontage within 5 years of planting. Note—Existing significant vegetation that already contributes to these requirements is to be retained.	Will comply
	AO12.3 Development provides shade trees in a car parking area at a ratio of 1 tree for each 6 car parking spaces.	Can comply
	AO12.4 Development provides large trees and spreading ground covers in all landscape areas within the site.	Noted
	AO12.5 Development provides, in an area where screening or buffering is required, large screening shrubs of an appropriate density and size to complement the scale and bulk of the subject building.	N/A
PO13 Development creates a socially, visually and physically amenable work environment.	**AO13** Development provides an on-site recreation area for staff which: a. includes seating, tables and rubbish bins; b. is adequately protected from the weather; c. is safely accessible to all staff; d. is separate and private from public areas; e. is located away from a noisy or odorous activity. Refer to Figure b.	Complies
PO14	**AO14**	

Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	Development incorporates the key elements of crime prevention through environmental design in its layout, building or 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 public and private 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 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 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.	Can comply
PO15 Development minimises opportunities for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	**AO15** Development incorporates graffiti and vandalism prevention techniques in its layout, building or 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.	Will comply

PO16 Development is serviced adequately with: a. refuse disposal; b. telecommunications; c. energy supply.	**AO16.1** Development is provided with and connected to electricity and telecommunications. **AO16.2** Development does not impede existing refuse removal provisions and provides for a dedicated area or system to ensure adequate access to and removal of refuse. Note—Refer to the Refuse planning scheme policy for further guidance.	Complies Complies
PO17 Development is situated on a site which is provided with a constructed road access, frontage treatment and access crossings to an appropriate urban standard.	**AO17** Development is provided with the following works which are constructed to the applicable design standard for comparable new subdivision requirements: a. concrete kerb and channel; b. paved roadway; c. a constructed walkway or repair of any damage to any walkway caused by construction or operational activities; d. drainage works; e. services conduits.	Can comply, can be conditioned
PO18 Development is provided with adequate vehicle access to service the uses proposed for the site, including a safe and easily accessible vehicle movement layout.	**AO18** Development provides for all vehicles, including servicing and waste disposal vehicles, to enter and exit the site in forward gear, and comply with the car parking design and site access guidelines in the Transport, access, parking and servicing planning scheme policy.	Will comply
Section B—If assessable development		
Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises within 150m of a sensitive zone		
PO19 Development for a building:	**AO19.1** Development has a maximum building height of 9.5m within 20m of a sensitive zone.	N/A

a. is reasonably compatible in appearance and scale with nearby residential buildings; b. ensures that the reflectivity of roofing materials or solar panel systems does not impact on the amenity of adjoining premises.	**AO19.2** Development has buildings which are constructed with brick, painted concrete or masonry and does not incorporate highly reflective materials.	N/A
Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises where the site is on the opposite side of the road to a sensitive zone (N/A)		
PO20 Development has a site layout which presents attractively with landscaping and building to a sensitive zone.	**AO20** Development ensures that: a. the only activity located between the frontage landscape strip and the building is car parking for visitors and staff; b. the building is located towards the front boundary behind the frontage landscape strip; c. all other on-site activity, outdoor storage of vehicles, goods or material, open storage and servicing is located at the rear of the building and is not visible from the road. Refer to Figure c.	
Additional performance outcomes and acceptable outcomes if involving new premises or an extension to existing premises where the site has a common side or rear boundary with a site where in a zone in the Residential zones category (N/A)		
PO21 Development provides: a. appropriate screening and buffering to neighbouring residential areas so that the amenity of these areas is maintained or improved; b. landscaping of the site to present attractively to a residential area, with fencing and landscaping used to screen site activities from view.	**AO21.1** Development provides parking and outdoor storage areas which are screened from a zone in the Residential zones category and residential dwellings. **AO21.2** Development on a site where a zone in the Residential zones category adjoins the rear of the site ensures that the rear wall of the new industrial building is constructed from side boundary to side boundary.	

	Refer to Figure d.	
	AO21.3 Development ensures that: a. where a building wall with no openings is orientated to a zone in the Residential zones category, a densely planted landscaped buffer at least 3m wide is provided; or b. where a building wall with openings is orientated to a zone in the Residential zones category, a densely planted landscaped and screened buffer area at least 6m wide is provided.	
	AO21.4 Development provides landscape buffers consisting of tall trees and shrubs, including a mix of fast-growing pioneer species and mature stock of slower growing permanent species, which will form a complete visual screen of a minimum of 4m in height within 3 years of planting.	
Additional performance outcomes and acceptable outcomes if a food and drink outlet or a shop (N/A)		
PO22 Development: a. is in a highly accessible location; b. does not contribute to strip development along arterial roads; c. must not introduce non-local traffic into minor roads.	**AO22** Development is to be on a site that: a. is located on either a district road or a suburban road; b. does not have a boundary to an arterial road.	
PO23 Development does not: a. create a de facto centre through a clustering of small non-industrial uses; b. cause an incremental extension to the edge of an existing centre through sequential development of multiple small non-industrial uses;	**AO23** Development is not located on a site: a. adjoining a zone in the Centre zones category; b. within 400m walking distance from the perimeter of a zone in the Centre zones category; c. in close proximity to an existing or approved shop or food and drink outlet;	

c. locate in a catchment which is already serviced by an existing centre.	d. adjoining a site in the Commercial character building overlay.	
PO24 Development: a. is low key in scale, nature and employment and of an appropriate size to serve the needs of the local industrial workforce; b. has hours of operation which are controlled so that the use does not detrimentally impact on the primary industrial function of an area.	**AO24** Development: a. has a maximum gross floor area of 250m^2; b. where in the Low impact industry zone or General industry A zone precinct of the Industry zone: i. has hours of operation which are limited to 6am to 7pm Monday to Saturday excluding public holidays.	

Table 9.3.12.3.B—Air quality (planning) criteria

Pollutant	Averaging time	Health outcome protected	Criteria including background (µg/m^3)	Criteria including background (ppm)
Nitrogen dioxide	1 hour	Health and wellbeing	250	0.12
	Annual	Health and wellbeing	62	0.03
Sulfur dioxide	1 hour	Health and wellbeing	570	0.2
	24 hours	Health and wellbeing	230	0.08
	Annual	Health and wellbeing	57	0.02
Particulate matter (PM) as total suspended particulates (TSP)	Annual	Health and wellbeing	90	-
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	-
Carbon monoxide	8 hours	Health and wellbeing	11,000	9

Dust deposition as insoluble solids	Annual	Protecting aesthetic environment	4g/m^2/month	-
1,1,1-trichloroethane (methyl chloroform)	1 hour	Health and wellbeing	12,500	2.3
1,1,2-trichloroethane	1 hour	Health and wellbeing	1,000	0.18
1,1-biphenyl	1 hour	Health and wellbeing	24	0.0037
1,2 dichloroethane	24 hours	Health and wellbeing	750	0.17
1,3-butadiene	Annual	Health and wellbeing	2.4	0.001
Acetaldehyde	1 hour	Odour	42	0.023
Acetic acid	1 hour	Odour	270	0.11
Acetone	1 hour	Health and wellbeing	22,000	9.2
Acrolein	1 hour	USEPA extremely toxic	0.42	0.00018
Acrylonitrile	1 hour	USEPA Group B1 carcinogen (probable human carcinogen)	8	0.0037
Alpha chlorinated toluenes and benzoyl chloride	1 hour	IARC Group 1 carcinogen (known human carcinogen)	9	0.0018
Ammonia	1 hour	Health and wellbeing	330	0.46
Antimony and compounds	1 hour	Health and wellbeing	9	-
Arsenic and compounds (as total metal content in PM_{10})	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	-
	Annual	Health and wellbeing	6ng/m^3	-
Benzene	1 hour	Health and wellbeing	29	0.009
	Annual	Health and wellbeing	10	0.003
Benzo(a)pyrene (as marker for PAH)	Annual	Health and wellbeing	0.3ng/m^3	-

Beryllium and compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.004	-
Bromochloromethane	1 hour	Health and wellbeing	19,000	3.7
Bromoform (tribromomethane)	1 hour	Health and wellbeing	90	0.009
Bromotrifluoromethane	1 hour	Health and wellbeing	112,000	18
Butyl acrylate	1 hour	Odour	100	0.019
Butyl mercaptan	1 hour	Odour	7	0.002
Cadmium and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	5ng/m^3	-
Carbon disulfide	1 hour	Odour	18	0.0055
	24 hours	Health and wellbeing	110	0.032
Chlorine	1 hour	Health and wellbeing	50	0.018
Chlorine dioxide	1 hour	Health and wellbeing	5.1	0.0018
Chlorobenzene	1 hour	Odour	100	0.023
Chloroform	1 hour	Health and wellbeing	900	0.18
Chromium III compounds	1 hour	Health and wellbeing	9	-
Chromium VI compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	-
Copper dusts and mists	1 hour	Health and wellbeing	18	-
Copper fumes	1 hour	Health and wellbeing	3.7	-
Cumene (isopropyl benzene)	1 hour	Odour	21	0.004
Cyanide (as CN)	1 hour	Health and wellbeing	90	-
Cyclohexane	1 hour	Health and wellbeing	19,000	5

Cyclohexanone	1 hour	Odour	260	0.07
Diacetone alcohol	1 hour	Odour	700	0.15
Dichloromethane (methylene chloride)	24 hours	Health and wellbeing	3200	0.85
	7 days	Health and wellbeing	480	0.13
Diethylamine	1 hour	Odour	30	0.01
Dimethylamine	1 hour	Odour	9	0.0052
Dioxins and furans (as TCDD TEF)	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.000002	-
Diphenyl ether	1 hour	Odour	80	0.01
Ethanol	1 hour	Odour	2,100	1.1
Ethyl acetate	1 hour	Odour	12,100	3.5
Ethyl acrylate	1 hour	Odour	0.4	0.0001
Ethyl butyl ketone	1 hour	Health and wellbeing	4,200	0.9
Ethyl chloride (chloroethane)	1 hour	Health and wellbeing	48,000	18
Ethylbenzene	1 hour	Health and wellbeing	8,000	1.8
Ethylene oxide	1 hour	IARC Group 1 carcinogen (known human carcinogen)	3.3	0.0018
Formaldehyde	1 hour	Protecting aesthetic environment	96	0.07
	24 hours	Health and wellbeing	54	0.04
Hydrogen chloride	1 hour	Health and wellbeing	140	0.09
Hydrogen cyanide	1 hour	USEPA extremely toxic	200	0.18
Hydrogen sulfide	24 hours	Health and wellbeing	160	0.11

	1 hour	Odour	6.5	0.0043	
Lead and compounds (as total metal content in TSPs)	Annual	Health and wellbeing	0.5	-	
Magnesium oxide fumes	1 hour	Health and wellbeing	180	-	
Manganese and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	0.16	-	
MDI (diphenylmethane diisocyanate)	1 hour	USEPA extremely toxic	0.04	-	
Mercury inorganic	1 hour	Health and wellbeing	1.8	-	
	Annual	Health and wellbeing	1.1	-	
Mercury organic	1 hour	Health and wellbeing	0.18	-	
Methanol	1 hour	Odour	3,000	2.4	
Methyl ethyl ketone	1 hour	Odour	3,200	1.1	
Methyl isobutyl ketone	1 hour	Odour	230	0.05	
Methyl mercaptan	1 hour	Odour	0.46	0.00023	
Methyl methacrylate	1 hour	Odour	120	0.027	
Methyl styrene	1 hour	Odour	140	0.029	
Methylamine	1 hour	Odour	2.7	0.0023	
n-Butanol	1 hour	Odour	500	0.16	
n-Butyl acetate	1 hour	Odour	1,020	0.21	
n-Hexane	1 hour	Health and wellbeing	3,200	0.9	
Nickel and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	0.02	-	
Nitric acid	1 hour	Health and wellbeing	90	0.037	

Nitrobenzene	1 hour	Odour	2.6	0.00052
n-Propanol	1 hour	Odour	41	0.016
Pentachlorophenol	1 hour	USEPA extremely toxic	0.9	-
Phenol	1 hour	Odour	20	0.0052
Phosgene	1 hour	USEPA extremely toxic	7	0.0018
Phosphine	1 hour	Odour	3.1	0.0023
Propylene oxide	1 hour	USEPA Group B1 carcinogen (probable human carcinogen)	90	0.037
Pyridine	1 hour	Odour	7	0.0023
Styrene	1 hour	Odour	65	0.014
	7 days	Health and wellbeing	280	0.06
Sulfate	24 hours	Health and wellbeing	27	-
Sulfuric acid	1 hour	Health and wellbeing	18	-
TDI (toluene-2,4-diisocyanate; toluene-2,6-diisocyanate)	1 hour	USEPA extremely toxic	0.04	-
Tetrachloroethylene (perchloroethylene)	1 hour	Odour	7,487	1.01
	Annual	Health and wellbeing	270	0.036
Toluene	1 hour	Odour	958	0.23
	24 hours	Health and wellbeing	4,100	1
	Annual	Health and wellbeing	410	0.1
Trichloroethylene	1 hour	IARC Group 2A carcinogen (probable human carcinogen)	500	0.09
Triethylamine	1 hour	Odour	200	0.05

Vanadium and compounds (as total metal content in PM_{10})	24 hours	Health and wellbeing	1.1	-	
Vinyl chloride monomer	24 hours	Health and wellbeing	28	0.01	
Vinyl toluene	1 hour	Health and wellbeing	4,400	0.9	
Welding fumes (total particulate)	1 hour	Health and wellbeing	90	-	
Xylenes (as a total of ortho, meta and para isomers)	24 hours	Health and wellbeing	1,200	0.25	
	Annual	Health and wellbeing	950	0.2	
Zinc chloride fumes	1 hour	Health and wellbeing	18	-	
Zinc oxide fumes	1 hour	Health and wellbeing	90	-	

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 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
- Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
- Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
- Polycyclic aromatic compounds (PAH) are assessed as benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme policy.
- Dioxins and furans are assessed as 2,3,7,8-tetrachlorodibenzodioxin equivalent (TCDD) using toxic equivalency factors (TEF) as listed in the Air quality planning scheme policy.
- ng — nanograms

Table 9.3.12.3.C—Odour criteria

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

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

Table 9.3.12.3.D—Health risk assessment criteria

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

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

Table 9.3.12.3.E—Noise (planning) criteria

Criteria location	Intrusive noise criteria Day, evening and night $L_{Aeq,adj,T}$ are not greater than the RBL plus the value in this column for the relevant criteria location, where T equals: • day — 11hr • evening — 4hr • night — 9hr	Acoustic amenity criteria Day, evening and night $L_{Aeq,adj,T}$ are not greater than the values in this column for the relevant criteria location, where T equals: • day — 11hr • evening — 4hr • night — 9hr		
		Day	Evening	Night
Low density residential zone boundary	3dB(A)	55dB(A)	45dB(A)	40dB(A)
Low—medium density residential zone boundary	3dB(A)	55dB(A)	45dB(A)	40dB(A)
Medium density residential zone boundary	3dB(A)	55dB(A)	50dB(A)	45dB(A)
High density residential zone boundary	3dB(A)	55dB(A)	50dB(A)	50dB(A)
Character residential zone boundary	3dB(A)	50dB(A)	45dB(A)	40dB(A)
Tourist accommodation zone boundary	3dB(A)	55dB(A)	50dB(A)	50dB(A)
At a sensitive use in the Principal centre zone	5dB(A)	60dB(A)	55dB(A)	50dB(A)

At a sensitive use in the Major centre zone	5dB(A)	60dB(A)	55dB(A)	50dB(A)
At a sensitive use in the District centre zone	5dB(A)	60dB(A)	55dB(A)	50dB(A)
At a sensitive use in the Neighbourhood centre zone	5dB(A)	55dB(A)	50dB(A)	50dB(A)
At a sensitive use in the Specialised centre zone	5dB(A)	55dB(A)	50dB(A)	50dB(A)
Emerging community zone boundary	5dB(A)	55dB(A)	50dB(A)	45dB(A)
Environmental management zone boundary	0dB(A)	40dB(A)	40dB(A)	40dB(A)
Conservation zone boundary	0dB(A)	40dB(A)	40dB(A)	40dB(A)
At a sensitive use in the Mixed use zone	5dB(A)	60dB(A)	55dB(A)	50dB(A)
At a sensitive use in the Rural zone	5dB(A)	55dB(A)	50dB(A)	45dB(A)
At a sensitive use in the Rural residential zone	5dB(A)	50dB(A)	45dB(A)	40dB(A)
At a sensitive use in the Township zone	5dB(A)	55dB(A)	45dB(A)	40dB(A)
Rural residential sensitive use	5dB(A)	50dB(A)	45dB(A)	40dB(A)
Township zone sensitive use	5dB(A)	55dB(A)	45dB(A)	40dB(A)

Note—

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

Table 9.3.12.3.F—Low frequency noise criteria

Criteria location	**Day (7am—6pm) $L_{Ceq,adj,11hr}$ is not greater than the following values at the relevant criteria location:**	**Evening (6pm—10pm) $L_{Ceq,adj,4hr}$ is not greater than the following values at the relevant criteria location:**	**Night (10pm—7am) $L_{Ceq,adj,9hr}$ is not greater than the following values at the relevant criteria location:**

Low density residential zone boundary	65dB(C)	65dB(C)	60dB(C)
Low–medium density residential zone boundary	65dB(C)	65dB(C)	60dB(C)
Medium density residential zone boundary	65dB(C)	65dB(C)	60dB(C)
High density residential zone boundary	70dB(C)	65dB(C)	65dB(C)
Character residential zone boundary	65dB(C)	65dB(C)	60dB(C)
Tourist accommodation zone boundary	70dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Principal centre zone	75dB(C)	75dB(C)	70dB(C)
At a sensitive use in the Major centre zone	75dB(C)	75dB(C)	70dB(C)
At a sensitive use in the District centre zone	70dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Neighbourhood centre zone	70dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Specialised centre zone	75dB(C)	75dB(C)	70dB(C)
Emerging community zone boundary	65dB(C)	65dB(C)	60dB(C)
Environmental management zone boundary	65dB(C)	65dB(C)	65dB(C)
Conservation zone boundary	65dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Mixed use zone	75dB(C)	75dB(C)	70dB(C)
At a sensitive use in the Rural zone	70dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Rural residential zone	65dB(C)	65dB(C)	60dB(C)
At a sensitive use in the Township zone	70dB(C)	65dB(C)	65dB(C)

Note—

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

Table 9.3.12.3.G—Night-time noise criteria

Criteria location	**Where the existing $L_{Aeq,9hr}$ night at the criteria location is:**	**Average of the highest 15 single L_{Amax} events over a given night (10pm-7am) period is not greater than the following values at the relevant criteria location:**	**The absolute highest single L_{Amax} event over a given night (10pm-7am) period is not greater than the following values at the relevant criteria location:**
At the zone boundary of: • Low density residential zone; • Low–medium density residential zone; • Medium density residential zone; • High density residential zone; • Character residential zone; • Tourist accommodation zone; or • Emerging community zone.	<45dB(A)	50dB(A)	55dB(A)
	45 to 60dB(A)	$L_{Aeq,9hr}$ night + 5dB(A)	$L_{Aeq,9hr}$ night + 10dB(A)
	>60dB(A)	65dB(A)	70dB(A)
External to a sensitive use located in a: • Principal centre zone; • Major centre zone; • District centre zone; • Neighbourhood centre zone; • Specialised centre zone; • Mixed use zone; • Rural zone; • Rural residential zone; or • Township zone.	Not applicable	65dB(A)	70dB(A)

Note—

- L_{Amax}: The A-weighted maximum sound pressure level determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.
- $L_{Aeq,9hr}$: The A-weighted equivalent continuous sound pressure level of the development during the night time period 10pm to 7am, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.
- Night: 10pm to 7am
- dB(A): A-weighted decibels

Table 9.3.12.3.H—Maximum quantities for storage of dangerous goods and combustible liquids

Name	**Class**	**Quantity**

(the following dangerous goods are as defined in the Australian code for the transport of dangerous goods by road and rail)		**(tonnes)**
Explosives	Class1	0.025
Flammable gases	Class 2.1	2
Non-flammable/Non-toxic gases	Class 2.2	100
Oxidising gases	Class 2.2 (Sub-risk 5)	100
Poisonous gases	Class 2.3	0.1
Flammable liquids	Class 3 PGI	20
	Class 3 PGII	50
	Class 3 PGIII	100
	Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own.	100
Combustible liquids (as defined by AS1940-2004 The storage and handling of flammable and combustible liquids)	C1/C2	500
Exemption for dangerous goods store	An aggregate quantity of Class 3 flammable liquid and combustible liquids stored, or intended to be stored, below ground.	385,000L
	Class 2.1 LPG either underground or aboveground.	$16m^3$
Flammable solids	Class 4.1 PGI	0.25
	Class 4.1 PGII	2
	Class 4.1 PGIII	5
	Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own.	5
Substances liable to spontaneous combustion	Class 4.2 PGI	0.125

	Class 4.2 PGII	1
	Class 4.2 PGIII	2.5
	Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own.	2.5
Substances which in contact with water emit flammable gases	Class 4.3 PGI	0.25
	Class 4.3 PGII	2
	Class 4.3 PGIII	5
	Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own.	5
Oxidising agents	Class 5.1 PGI	1.25
	Class 5.1 PGII	10
	Class 5.1 PGIII	25
	Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own.	25
Organic peroxides	Class 5.2 PGI	0.125
	Class 5.2 PGII	1
	Class 5.2 PGIII	2.5
	Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own.	2.5
Poisonous (toxic) substances	Class 6.1 PGI	0.25
	Class 6.1 PGII	2
	Class 6.1 PGIII	5
	Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own.	5

Infectious substances	Class 6.2	0.1
Corrosive substances	Class 8 PGI	1.25
	Class 8 PGII	10
	Class 8 PGIII	25
	Any mix of chemicals from any Packing Group where none of the items exceeds the threshold quantity on their own.	25
Miscellaneous named substances	Class 9	10
	Acetaldehyde ammonia (UN1841) PGIII	5
	Ammonium nitrate fertilisers (UN2071) PGIII	1
	Blue/brown asbestos (UN2212) PGII & white asbestos (UN2590) PGIII	0.01
	Polychlorinated biphenyls (UN2315) PGII	0.01
	Polyhalogenated biphenyls or polyhalogenated terphenyls, liquid (UN3125) PGII, solid (UN3125) PGII	0.01
	Polymeric beads, expandable, (UN2211) PGIII	2
	Zinc dithionite (zinc hydrosulfite) (UN1931) PGIII	0.1
Goods too dangerous to be transported	As listed in Appendix A of the Australian code for the transport of dangerous goods by road and rail	0.2

Note—Thresholds apply equally to those substances with a subsidiary risk.

Table 9.3.12.3.l—Hazard and risk criteria

Fatality risk	
Land use	**Fatality risk criteria (risk in a million per year)**
Hospital, educational establishment, childcare centre, community care centre, health care service, residential care facility and retirement facility	0.5

Community residence, dwelling house, dual occupancy, multiple dwelling, relocatable home park, rooming accommodation, short-term accommodation and tourist park	1
Commercial developments including food and drink outlet, office, shop, shopping centre, theatre and tourist attraction	5
Indoor sport and recreation, outdoor sport and recreation	10
Industry activities	50

Injury risk

Type of risk	**Injury risk criteria**
Heat radiation	Incident heat flux radiation does not exceed 4.7kW/m^2 at a frequency of more than 50 chances in a million per year.
Explosion overpressure	Incident explosion overpressure does not exceed 7kPa at frequencies of more than 50 chances in a million per year.
Toxic exposure	Toxic concentrations do not exceed a level which would be seriously injurious to sensitive members of the community following a relatively short period of exposure at a maximum frequency of 10 in a million per year. Toxic concentrations will not cause irritation to eyes or throat, coughing or other acute physiological responses in sensitive members of the community over a maximum frequency of 50 in a million per year.

Risk of property damage and accident propagation

Type of property damage and accident propagation risk	**Land use**	**Property damage and accident propagation risk criteria**
Heat radiation	Neighbouring potentially hazardous installations or at land zoned to accommodate such installations	Incident heat flux radiation should not exceed a risk of 50 in a million per year for the 23kW/m^2 heat flux level
Explosion overpressure	Neighbouring potentially hazardous installations, at land zoned to accommodate such installations, or at nearest public buildings	Incident explosion overpressure should not exceed a risk of 50 in a million per year for the 14kPa explosion overpressure level

Societal risk criteria (refer Figure e)

a. Societal risk is not considered significant where the societal risk value is below the green line, i.e. in the negligible region, provided other individual criteria are met.
b. Societal risk is not acceptable where the societal risk value is above the red line, i.e. in the intolerable region, even if individual risk criteria are met.
c. Societal risk may be considered tolerable where the societal risk value is below the red line, i.e. within the ALARP (As Low As Reasonably Practicable) region, only where the benefits clearly outweigh the risks and provided the other Hazard and risk criteria of this code are met. Where the societal risk value is in the ALARP region the emphasis is on reducing risks as far as possible towards the negligible line and with the development layout locating affected areas as far away from people as possible.

Note—Societal risk criteria are used for addressing the level of societal concern when there is a risk of significant, off-site, multiple fatalities occurring in one event.

Table 9.3.12.3.J—Stormwater treatment criteria

Stormwater treatment criteria for fuel dispensing areas
a. Includes a spill containment compartment having sufficient capacity to hold volume equivalent to the largest likely spill scenario; b. Captures and treats 100 percent of stormwater to the following levels: i. <5ppm (mg/L) total petroleum hydrocarbons (TPH); ii. ≥80% reduction in total suspended solids (TSS); iii. ≥90% reduction in gross pollutants (GP); c. Includes a fail-safe design so that in the event of failure of any part of the system, power failure, or where the spill compartment or hydrocarbon chamber reaches capacity, no pollutant is released from the system in excess of the levels outlined in b.



Figure a—Office located at front of site and entrance is attractive and easily identifiable

View the high resolution of Figure a—Office located at front of site and entrance is attractive and easily identifiable



Figure b—Development provides on–site recreation areas for staff

View the high resolution of Figure b—Development provides on-site recreation areas for staff

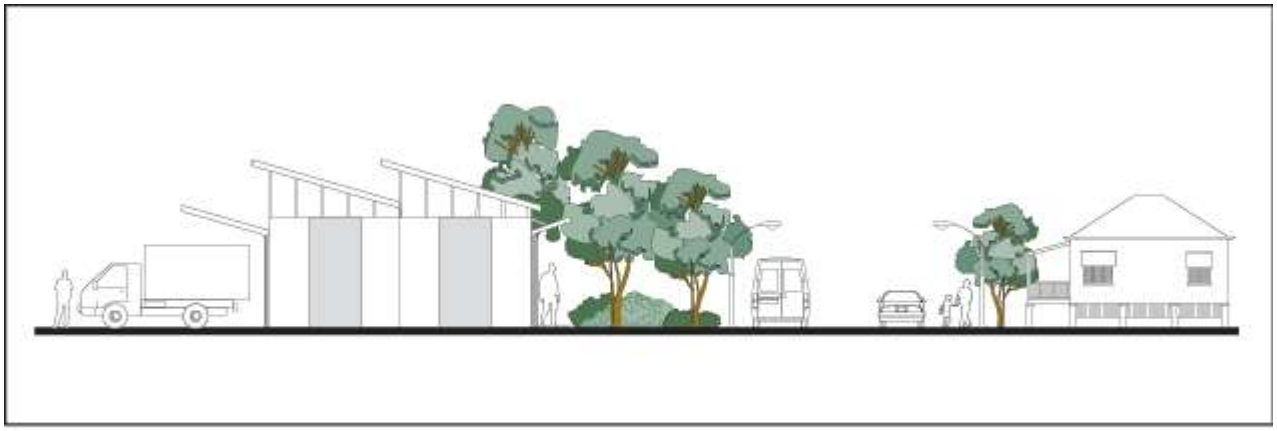


Figure c—Industrial buildings fronting residential areas present a high-quality facade and locate activity to the rear of the site

View the high resolution of Figure c—Industrial buildings fronting residential areas present a high-quality facade and locate activity to the rear of the site

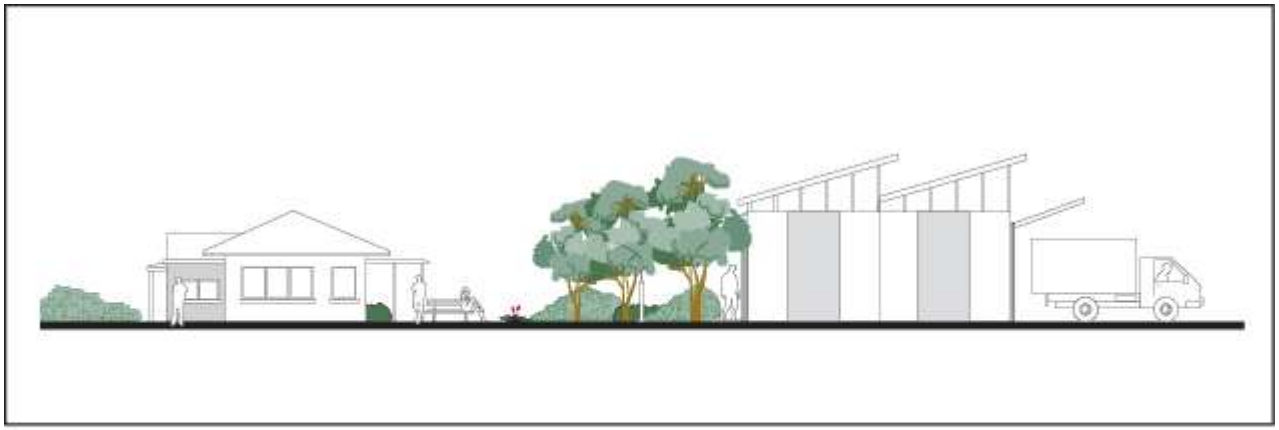


Figure d—Industrial buildings sharing a common boundary with residential uses minimise potential impacts by:

- landscape buffers
- high-quality building design and construction
- locating activity away from the residential area.

View the high resolution of Figure d—Industrial buildings sharing a common boundary with residential uses minimise potential impacts by

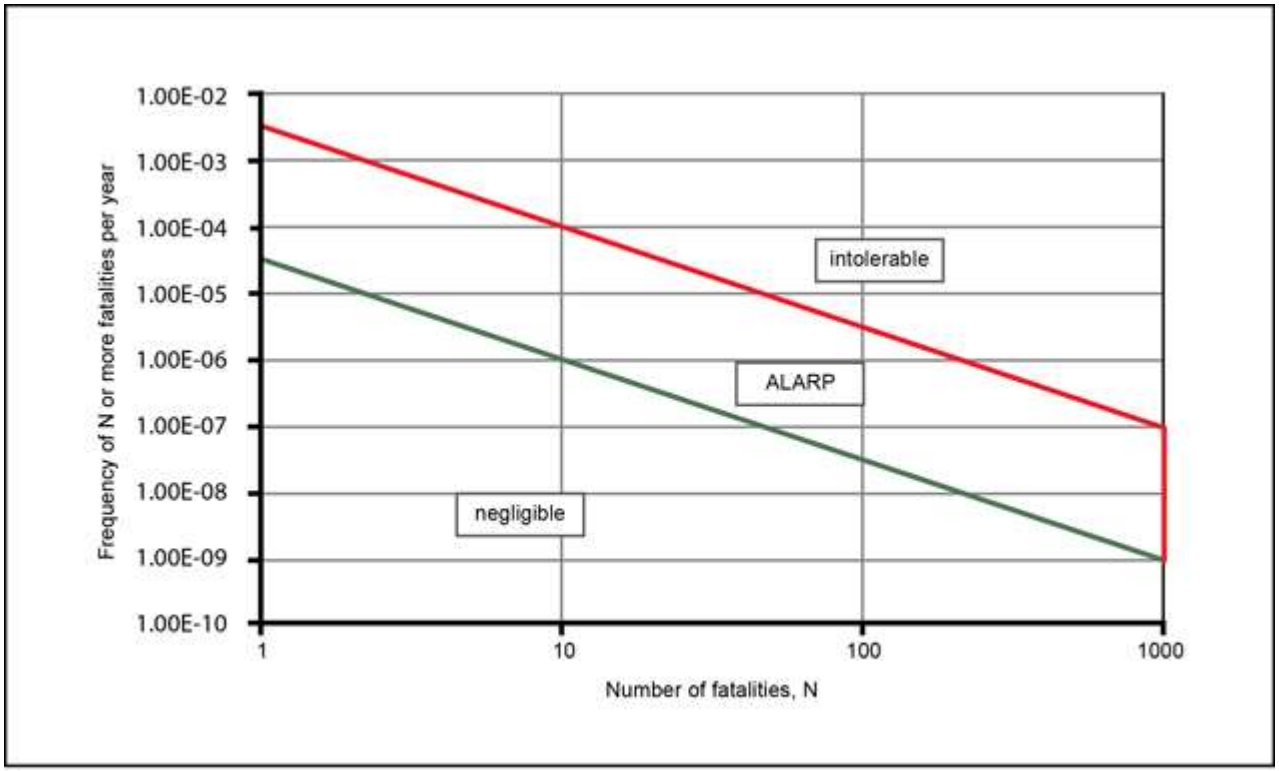


Figure e—Societal risk criteria

View the high resolution of Figure e—Societal risk criteria

7.2.16.2 Pinkenba—Eagle Farm neighbourhood plan code

Table 7.2.16.2.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
PO1 Development ensures: a. lot size, dimensions and levels allow a range of uses; b. lot size is sufficient to enable storm surge and river flooding risks to be mitigated.	**AO1.1** Development has a minimum lot size that complies with Table 7.2.16.2.3.B. **AO1.2** Development contains a minimum square or rectangular area and minimum frontage in accordance with Table 7.2.16.2.3.B.	N/A N/A
If in the Eagle Farm precinct (Pinkenba—Eagle Farm neighbourhood plan/NPP-001) (N/A)		
PO2 Development provides an attractive and coherent streetscape along major roads.	**AO2.1** Development provides a landscaped buffer with a minimum width of 3m along the full site frontage to Kingsford Smith Drive and Eagle Farm Road excluding vehicle access points. **AO2.2** Development orientates office components to address Kingsford Smith Drive and Eagle Farm Road. **AO2.3** Development ensures vehicle parking and loading areas are located behind buildings fronting Kingsford Smith Drive and Eagle Farm Road.	
PO3 Development provides high-quality landscaping along site boundaries shared with the Royal Queensland Golf Course to effectively screen the use including buildings, parking, vehicle manoeuvring, outdoor storage, hard-stands and outdoor fabrication areas.	**AO3** Development provides a densely planted landscaped buffer with a minimum width of 3m along the whole shared boundary of the property with the Royal Queensland Golf Course.	
PO4 Development ensures commercial offices, if conducted in association with an industrial use on the site, are ancillary to the industrial use.	**AO4** Development of commercial offices where conducted in association with an industrial use on the site do not exceed the lesser of: a. 30% of the gross floor area; or b. 100m^2.	
PO5 Development provides for safe rail crossings.	**AO5** Development accommodates a controlled rail crossing near the	

	intersection of Eagle Farm Road and Farrer Street. Refer to Figure a.	
If in the Pinkenba village precinct (Pinkenba—Eagle Farm neighbourhood plan/NPP-002) (N/A)		
PO6 Development does not: a. significantly obstruct the outlook from adjoining land in the Low density residential zone; b. result in significant overshadowing of adjoining land in the Low density residential zone.	**AO6** Development for a house, where raised to avoid flood inundation, has a maximum building height of 11m.	
PO7 Development is clustered near existing shop and office uses and does not adversely impact on the existing road networks of the locality.	**AO7.1** Non-residential development has a maximum gross floor area of 250m^2. **AO7.2** Non-residential development adjoins an existing food and drink outlet, medical centre or shop. **AO7.3** Non-residential development for a vehicular access is not provided from an arterial, suburban or district road.	
If in the Myrtletown precinct (Pinkenba—Eagle Farm neighbourhood plan/NPP-006)		
PO8 Development achieves an integrated long-term vision for the area and: a. successfully integrates heavy industry activities, trunk infrastructure and essential services with sensitive environmental features to capitalise on the area's locational and competitive advantage; b. caters for high impact industry and special industry uses that require separation from sensitive uses; c. avoids adverse effects on the values of areas of high ecological significance or high strategic biodiversity value in a coastal management district and other significant environmental features to protect the area's biodiversity, physical coastal processes and coastal landforms;	**AO8** No acceptable outcome is prescribed.	Performance. As the proposal does not involve extensive structures on the site, it would not prejudice the long-term uses envisaged for this precinct. The proposal would not cause adverse harm to the local environmental features. The proposal is not dissimilar to other uses that have been approved in this precinct.

d. occurs in accordance with a sequencing plan to ensure the precinct is properly drained and provides adequate flood immunity and coordinates infrastructure provision in a timely and cost-efficient manner; e. provides a minimum buffer width of 50m along the Brisbane River measured from the mean high water spring tide mark; f. principally caters for high impact industry and special industry uses; g. is adequately serviced and provides for appropriate road connections and access to public transport services and bicycle paths; h. maintains Bancroft Road, north of Brownlee Street, as a limited access road with ingress and egress being primarily obtained from either Main Beach Road or Sandmere Road; i. encompasses all lots within the precinct in a structure plan, if prepared; j. facilitates the development of the cruise- ship terminal. Note—This can be demonstrated through a structure plan. Note—Guidance for preparing a structure plan is provided in the Structure planning planning scheme policy.		
PO9 Development does not result in the alienation of land from its potential long-term use.	**AO9** Development ensures lot sizes cater for high impact industry and special industry uses.	
PO10 Development fronting the Brisbane River enhances this waterway.	**AO10** Development with an interface to the Brisbane River or adjoining open space along the Brisbane River provides: a. an articulated building facade to the river; b. a landscaped buffer with a minimum width of 50m where land directly adjoins the Brisbane River; c. high-quality building finishes which incorporate a variety of materials such as brick, painted concrete or masonry and glass. Refer to Figure b.	

PO11 Development provides access from an all-weather access road.	**AO11** Development ensures vehicular access is provided from Main Beach Road or Sandmere Road.	Access will be provided to Marine Rd, which is an all-weather road.

Table 7.2.16.2.3.B—Minimum lot size and dimension

Development	Minimum lot size	Minimum square or rectangle (m)(1)	Minimum frontage (m)
If in the Pinkenba village precinct (Pinkenba—Eagle Farm neighbourhood plan/NPP-002)			
Development of a site in the Low density residential zone	800m^2	20 x 40	20
If in the Bulwer Island precinct (Pinkenba—Eagle Farm neighbourhood plan/NPP-004)			
Development of a site in the Low impact industry zone or General industry A zone precinct of the Industry zone	1,000m^2	20 x 30	25
Development of a site in the General industry C zone precinct of the Industry zone	4ha	150 x 250	150
If in the Myrtletown precinct (Pinkenba—Eagle Farm neighbourhood plan/NPP-006)			
Development in the Special industry zone	4ha(2)/10ha(3)	80 x 100(4)	80(4)

Notes—
(1) Applies to both regular- and irregular-shaped lots but excludes rear lots.

(2) Where in accordance with an approved structure plan for the Myrtletown precinct (Pinkenba—Eagle Farm neighbourhood plan/NPP-006).

(3) In the absence of an approved structure plan for the Myrtletown precinct (Pinkenba—Eagle Farm neighbourhood plan/NPP-006).

(4) Where a minimum lot size of 10ha applies.

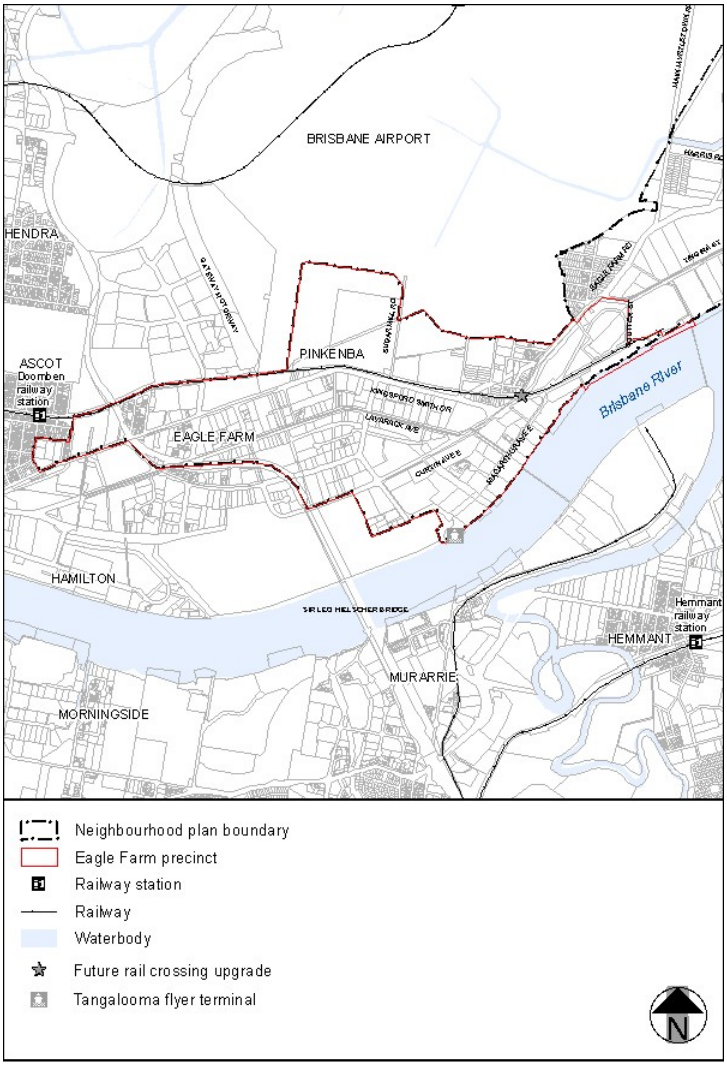


Figure a—Eagle Farm precinct

View the high resolution of Figure a—Eagle Farm precinct

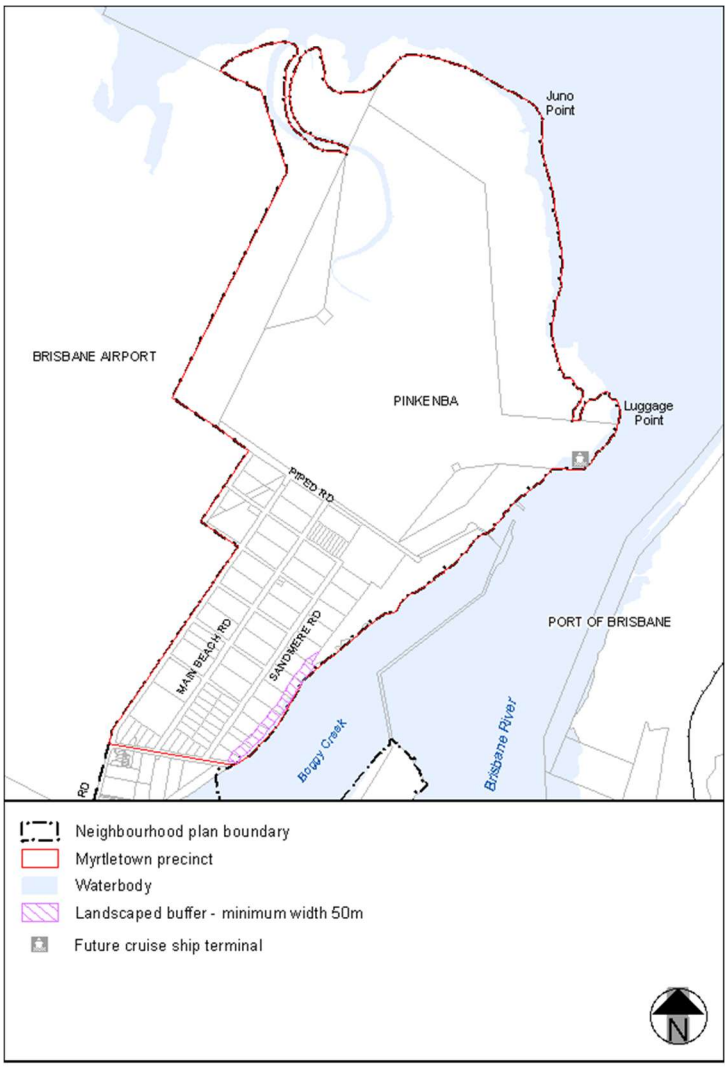


Figure b—Myrtletown precinct

View the high resolution of Figure b—Myrtletown precinct

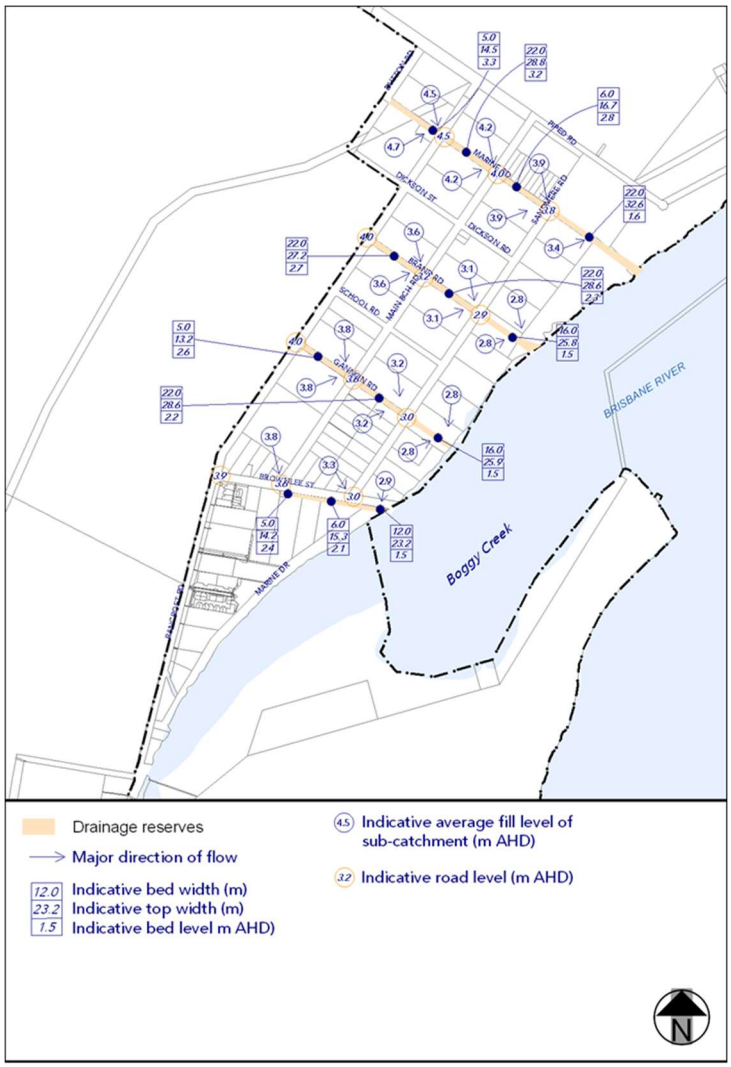


Figure c—Myrtletown Structure Plan - Drainage and Fill

8.2.20 Streetscape hierarchy overlay code

Performance outcomes	Acceptable outcomes	
Section A—If for self-assessable or assessable development		
PO1 Development must improve pedestrian movement and amenityby providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	**AO1** Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	N/A, road reserve
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	**AO2.1** Development ensures that existing street trees are retained and protected.	Will comply
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in theInfrastructure design planning scheme policy.	Will comply
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedicationidentified on the Streetscape hierarchy overlay map: facilitates a high level of pedestrian movement and activity; enforces the sense of arrival to individual precincts and major connections; provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	**AO3.1** Development ensures that a corner land dedication is provided: where identified in the Streetscape hierarchy overlay map; in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in theInfrastructure design planning scheme policy.	N/A, not on a cor N/A, not identifie
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in theInfrastructure design planning scheme policy.	N/A
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	N/A
PO4 Development supports and contributes to the formation of an integrated and continuous through-block pedestrian and bicycle network that: facilitates convenient, safe, logical, active, legible and direct access to centres of activity, public transport facilities and public open spaces, including small-scale spaces; ensures the continuation of adjoining existing links to create an integrated and continuous through-block pedestrian network.	**AO4** Development ensures that cross block links are provided: where identified in the Streetscape hierarchy overlay map; in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in theInfrastructure design planning scheme policy. Note—Cross block links are shown in the general location in which they are needed.	N/A, not affected
PO5 Development ensures that cross block links: are designed and are of a width scale that reflects their function and location; have a strong street presence that signifies that they are publicly accessible; create a 24-hour publicly accessible space with equitable access; are of sufficient width to accommodate desired embellishments, pedestrian movement and activities and	**AO5.1** Development ensures that cross block links are provided: where identified in the Streetscape hierarchy overlay map; in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in theInfrastructure design planning scheme policy.	N/A
	AO5.2 Development ensures that a cross block link: is dedicated to the Council;	N/A

enable clear sightlines; are effectively signed, accessible and assist in way-finding.	creates a 24-hour publicly accessible space with equitable access; is provided at-grade with an adjoining public area and connects safely without any lip or step; incorporates crime prevention through environmental design principles; incorporates a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; provides lighting and shelter; has signage at each end identifying the connection provided; is straight and allows for visual connection to the other end; does not contain and is not adjacent to bin collection and car parking areas; is not used for vehicle access including service vehicle access. Note—Refer to the Crime prevention through environmental design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category (N/A)		
PO6 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	**AO6** Development ensures that infrastructure solutions are: provided at the locations identified on the Streetscape hierarchy overlay map; designed to: account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; achieve physical separation of native wildlife and the road; adopt designs and treatments known to be used by native species, including significant fauna species listed in theBiodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	

Table 8.2.20.3.B—Required verge widths for the streetscape hierarchy

Streetscape type	Required width
Subtropical boulevard – in centre	Range 3.75m (or 4.25m for new roads) to 6m
Subtropical boulevard – out of centre	Range 3.75m (or 4.25m for new roads) to 6m
City street major	5m
City street minor	3.75m or 4.25m for new roads
Neighbourhood street major	3.75m or 4.25m for new roads
Neighbourhood street minor	3.75m or 4.25m for new roads
Industrial street	3.75m or 4.25m for new roads
Cross block link	Range 4m to 6m
Corner land dedication	Range $25m^2$ to $81m^2$
Locality street	3.75m or 4.25m for new roads
Laneway	In compliance with the Infrastructure design planning scheme policy

9.4.11 Transport, access, parking and servicing code

Performance outcomes	Acceptable outcomes	
PO1 Development is designed: to include a technically competent and accurate response to the transport and traffic elements of the development; in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; 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 accurate, reasonable and carried out in accordance with sound traffic engineering practices.	**AO1** Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies
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 State Government and Council.	**AO2** No acceptable outcome is prescribed.	N/A
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	**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.	Complies

road network.	**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.	N/A
PO4 Development provides walking and cycle routes through the site which: 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; encourage walking and cycling; ensure pedestrian and cyclist safety; provide a direct and legible network. Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.	**AO4.1** Development provides walking and cycle routes which are constructed on the carriageway or through the site to: create a walking or cycle route along the full frontage of the site; connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	N/A
	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and theInfrastructure design planning scheme policy.	N/A
	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.	N/A
PO5 Development provides secure and convenient bicycle parking which: for visitors is obvious and located close to the building's main entrance; 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; is easily and safely accessible from outside the site; does not impact adversely on visual amenity; does not impede the movement of pedestrians or other vehicles; 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.	Can provide if required
	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.	See above
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	See above
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	See above
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking	See above

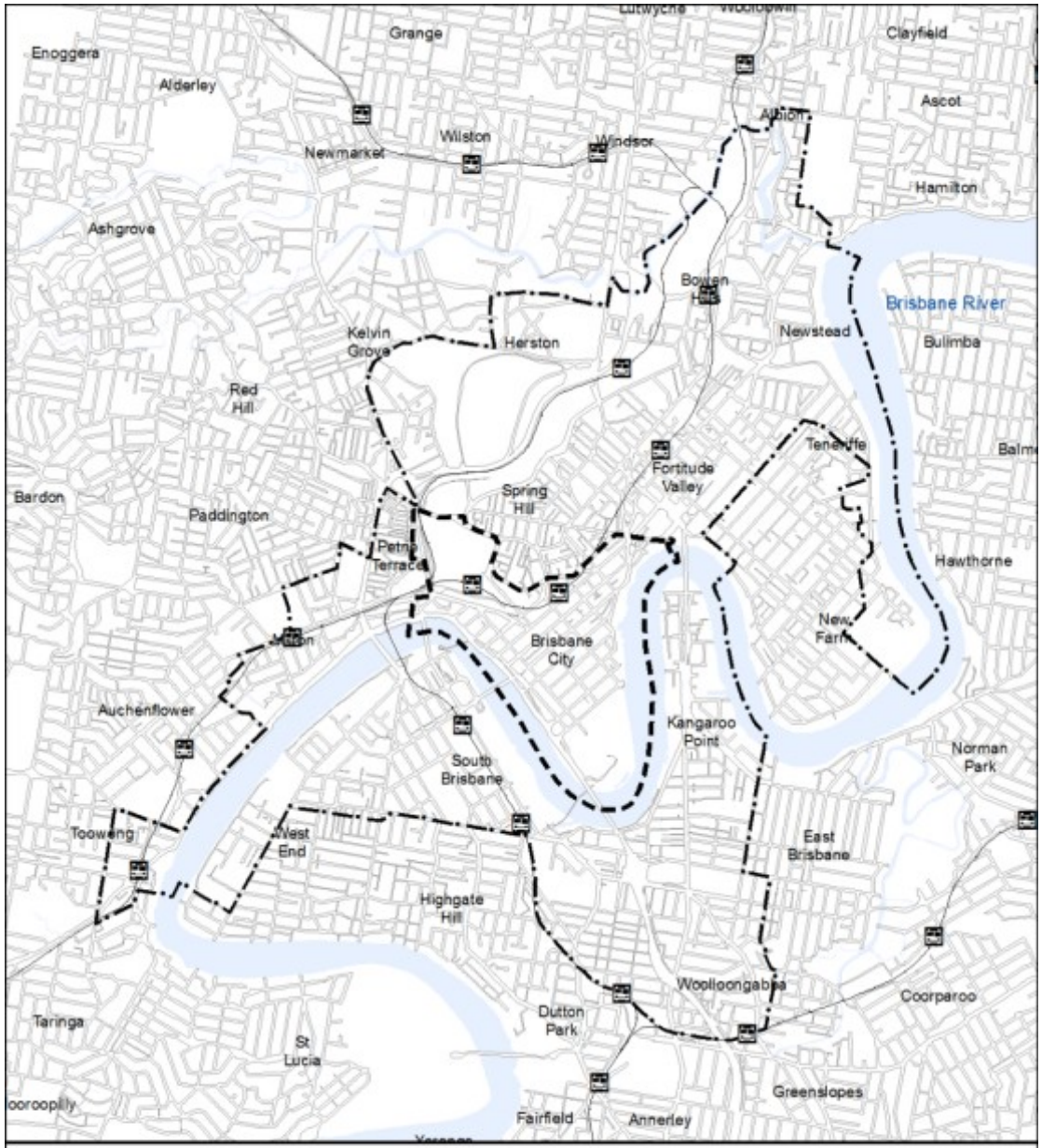
	and servicing planning scheme policy.	
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	**AO6** Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in theTransport, access, parking and servicing planning scheme policy.	Can provide if required
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.	Can be provided if required
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.	Complies but, due to the location, access by cyclists is unlikely
PO9 Development provides access driveways in the road area that are located, designed and controlled to: minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; 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).	N/A, not a major development
	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
	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.	Complies
	AO9.4 Development provides access driveways in the road area which: are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy;	Complies

	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.	N/A, not a major road
PO10 Redevelopment provides for: 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; the reinstatement of adjacent footpaths.	**AO10** No acceptable outcome is prescribed.	N/A
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.	Complies
	AO11.2 Development ensures that convex mirrors are only used in a site: as a secondary support at access driveways; in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	Noted, N/A
PO12 Development in the City core and City frame as identified inFigure 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 inFigure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. Note—For self-assessable development 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.	N/A, not in either Frame
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: provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or for self-assessable development does not result in on-street car	Will comply

	parking if no parking standard is identified in theTransport, access, parking and servicing planning scheme policy. Note—For self-assessable development 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.	
PO14 Development ensures that the number of car parking spaces and design of the car parking area: meet the combined design peak parking demand for residential, visitor and business parking; 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 theTransport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.	**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.	GFA: Ground floor 540 m2 + mezzanine 108m2 = 648 m2 Required: 2 + 1/100m2 gfa = 2 + 7 = 9 spaces Provided 4 car + 6 truck spaces = 10 spaces
	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	N/A
PO15 Development provides a car park layout which allows for on-site vehicle parking that: is clearly defined, safe and easily accessible; is designed to contain potential adverse impacts within the site; does not detract from the aesthetics or amenity of an area; discourages on-street parking if parking has an adverse traffic management safety or amenity impact; 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.	Will comply
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: facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; promoting safety and minimising opportunities for graffiti and	Will comply

	vandalism through exterior building design and orientation of buildings and use of active frontages; ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; including way-finding cues; 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: denying access to potential canvas through access control techniques; reducing potential canvases through canvas reduction techniques; 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.	Will comply
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, AV
PO19 Development layout provides for services which: are wholly within the site; are clearly defined, safe and easily accessible; are designed to contain potential adverse impacts of servicing within the site; do not detract from the aesthetics or amenity of the surrounding area.	**AO19.1** Development ensures that a service bay provided on site: is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; is located away from street frontages and screened fromadjoining premises.	Complies
	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 theTransport, access, parking and servicing planning scheme	Complies

	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.	Complies, enclosed area provided on site and bin presentation will be on the footpath
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: amenity and safety in residential areas; 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
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 on vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development) (N/A)		
PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on: the operation of the transport network; the safety and amenity of a residential area; 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.	**AO21.1** Development which is freight-dependent development is located on a site which: has frontage to or direct access to the freight network in theRoad hierarchy overlay via roads in a zone in the Industry zones category; or 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 theTransport, 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.	


Grange
Enoggera
Alderley
Clayfield
Ascot
Albion
Wilston
Newmarket
Windsor
Hamilton
Ashgrove
Bowen Hills
Brisbane River
Kelvin Grove
Herston
Newstead
Bulimba
Red Hill
Fortitude Valley
Teneriffe
Bardon
Spring Hill
Paddington
Hawthorne
Brisbane City
Auchenflower
Kangaroo Point
Norman Park
South Brisbane
Toowong
West End
East Brisbane
Highgate Hill
Woolloongabba
Coorparoo
Dutton Park
Taringa
St Lucia
Greenslopes
Fairfield
Annerley
City core
City frame
Railway
Railway station