

## Appendix 2 Table of amendments

Table AP2.1 Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendment
Date of adoption – 24 July 2014 Effective date – 10 November 2014	Version 2 incorporating Sunshine Coast Planning Scheme 2014 (Minor Amendment) No.1	Minor amendment	The amendment clarifies the application and interpretation of the filling and excavation provisions in the Dwelling house code and the provisions relating to dwelling houses in the Landslide hazard and steep land overlay code.



## 8.2.10 Landslide hazard and steep land overlay code<sup>36 37</sup>

### 8.2.10.1 Application

This code applies to self assessable development and assessable development:-

- (a) subject to the landslide hazard and steep land overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Landslide hazard and steep land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.10.2 Purpose and overall outcomes

- (1) The purpose of the Landslide hazard and steep land overlay code is to ensure:-
  - (a) development avoids or mitigates the potential adverse impacts of landslide hazard on people, property, economic activity and the environment; and
  - (b) development on *steep land* is avoided or otherwise limited in scale and intensity, and is sensitively located and designed to minimise adverse impacts on scenic amenity, the environment and public safety.
- (2) The overall outcomes sought for the Landslide hazard and steep land overlay code are the following:-
  - (a) development in areas at risk from landslide hazard is compatible with the nature of the hazard;
  - (b) the risk to people, property and the natural environment from landslide hazard is minimised;
  - (c) development does not result in a material increase in the extent or severity of landslide hazard; and
  - (d) development on *steep land* occurs only where the scenic and environmental quality and integrity of the landscape is maintained and safe and efficient access can be provided.

### 8.2.10.3 Assessment criteria

**Table 8.2.10.3.1 Criteria for self assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Landslide Hazard Areas</b>			
<b>Risk of Harm to People and Property</b>			
<b>PO1</b>	Development does not increase the risk of harm to people and property as a result of landslide by either:- (a) avoiding development in a landslide hazard area; or (b) undertaking development in a landslide hazard area only where strictly in accordance with <i>best practice</i> geotechnical principles.	<b>AO1</b>	Development, including associated <i>access</i> , is not located on land identified as a landslide hazard area on a Landslide Hazard and Steep Land Overlay Map.  <b>OR</b> Development, including associated <i>access</i> , is located in a low or very low landslide hazard area, as determined by a geotechnical investigation prepared by a competent person.  Note—a site-specific geotechnical assessment

<sup>36</sup> Editor's note—landslide hazard areas and *steep land* (slopes of 15% or greater) are identified on the Landslide Hazard and Steep Land Overlay Maps in **Schedule 2 (Mapping)**. Landslide hazard may also be a risk in other areas and warrant further assessment.

<sup>37</sup> Editor's note—the **Planning scheme policy for the landslide hazard and steep land overlay code** and the **Planning scheme policy for development works** provide advice and guidance for achieving certain outcomes of this code, including guidance for the preparation of a site-specific geotechnical assessment report.

Performance Outcomes		Acceptable Outcomes	
			<p>may be used to demonstrate that although the proposed development is shown on a Landslide Hazard and Steep Land Overlay Map as being located within a landslide hazard area, the landslide hazard risk is in fact low or very low.</p> <p><b>OR</b></p> <p>Where development is located on land identified as a landslide hazard area<sup>38</sup>:-</p> <p>(a) a competent person has certified that:-</p> <p>(i) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during the course of the development and will remain stable for the life of the development;</p> <p>(ii) development of the <i>site</i> will not increase the risk of landslide activity on other land, including land above the <i>site</i>; and</p> <p>(iii) the <i>site</i> is not subject to the risk of landslide activity originating from other land; and</p> <p>(b) any measures identified in a site-specific geotechnical assessment for stabilising the <i>site</i> or development have been fully implemented.</p>
<b>Steep Land</b>			
<b>Risk of Harm to People and Property</b>			
<b>PO2</b>	Development, including associated access, does not increase the risk of harm to people and property by:-	<b>AO2</b>	Development, including associated access, is not located on <i>steep land</i> as identified on a Landslide Hazard and Steep Land Overlay Map.
	<p>(a) avoiding development on <i>steep land</i>; or</p> <p>(b) undertaking development on <i>steep land</i> only where strictly in accordance with best-practice geotechnical principles.</p>		<p><b>OR</b></p> <p>Development, including associated access, is located on land with less than 15% <i>slope</i>, as determined by a site-specific <i>slope analysis</i> prepared by a competent person.</p> <p><b>OR</b></p> <p>Where development is located on steep land<sup>39</sup>, a site-specific geotechnical assessment prepared by a competent person certifies that:-</p> <p>(a) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during both the construction and operational life of the development; and</p> <p>(b) the <i>site</i> is not subject to risk of landslide activity originating from other land.</p>
<b>Additional Assessment Criteria for Dwelling House</b>			
<b>PO3</b>	Where for a <i>dwelling house</i> , the development:-	<b>AO3.1</b>	Where for a <i>dwelling house</i> and located on land having a <i>slope</i> exceeding 15%, as identified on a Landslide Hazard and Steep Land Overlay Map:-
	<p>(a) is responsive to the natural topography of the <i>site</i> and minimises the need for cut and fill;</p>		<p>(a) buildings are of a split level design that steps down the slope or incorporates a</p>

<sup>38</sup> As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.

<sup>39</sup> As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a *slope analysis*.

Performance Outcomes		Acceptable Outcomes	
	<p>(b) does not visually dominate the hill slope or interrupt the skyline; and</p> <p>(c) is visually integrated with natural site characteristics including <i>vegetation</i>.</p>		<p>suspended floor construction that avoids filling and/or excavation;</p> <p><b>OR</b></p> <p>(b) any <i>filling or excavation</i> associated with buildings, structures or driveways is confined to the driveway and plan area of the <i>dwelling house</i>, with ground level being retained around the driveway and the external walls of the building(s);</p> <p><b>OR</b></p> <p>(c) any <i>filling or excavation</i> associated with buildings, structures or driveways:-</p> <p>(i) is not more than 2 metres relative to ground level or 1.0 metre relative to ground level where within 1.5 metres of any property boundary; and</p> <p>(ii) does not necessitate the construction of a retaining wall exceeding 2 metres in height relative to ground level.</p>
		<b>AO3.2</b>	Any <i>filling or excavation</i> associated with buildings, structures or driveways provides for the stabilisation of any cut or fill batter through the use of landscapes and/or retaining walls.
		<b>AO3.3</b>	Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not more than 25% in any location.
		<b>AO3.4</b>	Parts of a driveway steeper than 20% are provided with a slip-resistant surface.

**Table 8.2.10.3.2 Criteria for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Landslide Hazard and Steep Land</b>			
<b>Essential Community Infrastructure</b>			
<b>PO1</b>	<i>Essential community infrastructure</i> is able to function effectively during and immediately after landslide events.	<b>AO1</b>	<p>Development involving <i>essential community infrastructure</i> is not located within a landslide hazard area, or on <i>steep land</i>, as identified on the applicable Landslide Hazard and Steep Land Overlay Map.</p> <p><b>OR</b></p> <p>Development involving <i>essential community infrastructure</i> is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person.</p> <p><b>OR</b></p>

Performance Outcomes		Acceptable Outcomes	
			<p>Development involving essential community infrastructure:-</p> <p>(a) does not result in any new building work, other than an addition to an existing building;</p> <p>(b) does not involve <i>vegetation clearing</i>; and</p> <p>(c) does not alter ground levels or stormwater conditions.</p> <p><b>OR</b></p> <p>Development involving essential community infrastructure includes measures identified by a site-specific geotechnical assessment, prepared by a competent person, that ensure:-</p> <p>(a) the long term stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>;</p> <p>(b) <i>access</i> to the <i>site</i> will not be impeded by a landslide event; and</p> <p>(c) the community <i>infrastructure</i> will not be adversely affected by landslides originating from other land, including land above the <i>site</i>.</p>
<b>Storage of Hazardous Materials</b>			
<b>PO2</b>	Development ensures that public safety and the environment are not adversely affected by the detrimental impacts of landslide on hazardous materials manufactured or stored in bulk.	<b>AO2</b>	<p>Development involving the manufacture or storage of hazardous materials in bulk is not located within a landslide hazard area, or on <i>steep land</i>, as identified on a Landslide Hazard and Steep Land Overlay Map.</p> <p><b>OR</b></p> <p>Development involving the manufacture or storage of hazardous materials in bulk is located in a low or very low landslide hazard area, as determined by a site-specific geotechnical assessment prepared by a competent person.</p> <p><b>OR</b></p> <p>Where development is located in a landslide hazard area<sup>40</sup>, a site-specific geotechnical assessment prepared by a competent person certifies that:-</p> <p>(a) the stability of the <i>site</i>, including associated buildings and <i>infrastructure</i>, will be maintained during both the construction and operational life of the development; and</p> <p>(b) the <i>site</i> is not subject to risk of landslide activity originating from other land.</p>
<b>Steep Land</b>			
<b>Site Responsive Design</b>			
<b>PO3</b>	Development, including associated <i>access</i> , is designed and constructed to:- (a) sensitively respond to the	<b>AO3.1</b>	No additional lot which includes a house site is created on land with a <i>slope</i> of 25% or greater.

<sup>40</sup> As specified on a Landslide Hazard and Steep Land Overlay Map or as determined by a site-specific geotechnical assessment.

Performance Outcomes		Acceptable Outcomes	
	<p>constraints imposed by slope;</p> <p>(b) minimise impacts on the natural landform and landscape character; and</p> <p>(c) avoid any potential instability and associated problems, including long term stability of the <i>site</i> and long term stability of the development and adjoining properties.</p>	<p><b>AO3.2</b></p> <p><b>AO3.3</b></p>	<p>Development avoids or minimises <i>filling or excavation</i> by using elevated construction or stepped (split level) building forms.</p> <p>Development provides for cut and fill batters to be stabilised and protected from erosion by measures such as grassing, dense landscapes, retaining walls or other suitable stabilisation/protective methods.</p>
<b>PO4<sup>41</sup></b>	<p>Development is sensitively designed, sited and erected to respect and be visually integrated into the <i>streetscape</i> and the natural surroundings by ensuring:-</p> <p>(a) adequate screening of the underneath of buildings;</p> <p>(b) retention, where possible, of natural landforms, drainage lines and <i>vegetation</i>; and</p> <p>(c) buildings and structures are not visually intrusive, particularly from ridge lines, public open spaces, scenic routes and other critical vantage points, outside of the <i>site</i>.</p>	<p><b>AO4.1</b></p> <p><b>AO4.2</b></p>	<p>Any building, including any associated car parking structure:-</p> <p>(a) has a maximum undercroft height at the perimeter of the building of 3 metres above ground level; or</p> <p>(b) incorporates undercroft skirting or screening (such as timber battens) to the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building; or</p> <p>(c) incorporates landscape screening for the full height of any undercroft higher than 3 metres above ground level at the perimeter of the building.</p> <p>The extent of <i>filling or excavation</i> is revegetated immediately following completion of the works.</p>
<b>Safe and Efficient Access</b>			
<b>PO5</b>	<p>Development provides safe and efficient access for vehicles and pedestrians.</p>	<p><b>AO5.1</b></p> <p><b>AO5.2</b></p> <p><b>AO5.3</b></p> <p><b>AO5.4</b></p>	<p>Road grades comply with the standards specified in the <b>Planning scheme policy for development works</b>.</p> <p>Driveways are not steeper than 20% for more than 20 metres or one quarter of their length, whichever is the lesser, and not steeper than 25% in any location.</p> <p>Vehicle turning areas are provided at the end of driveways so that it is not necessary to reverse up or down driveways.</p> <p>Where a driveway is steeper than 20% in any part, it is provided with a slip-resistant surface.</p>

<sup>41</sup> Editor's note—the acceptable outcomes corresponding to this performance outcome represent only partial fulfilment of the performance outcome. In order to adequately address this performance outcome, other measures are also likely to be necessary.

## 8.2.11 Regional infrastructure overlay code<sup>42</sup>

### 8.2.11.1 Application

This code applies to assessable development:-

- (a) subject to the regional infrastructure overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Regional infrastructure overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.11.2 Purpose and overall outcomes

- (1) The purpose of the Regional infrastructure overlay code is to ensure that development is compatible with, and does not adversely affect the viability, integrity, operation and maintenance of, the following existing and planned regional *infrastructure* within the Sunshine Coast:-
  - (a) gas pipelines;
  - (b) high voltage electricity transmission lines;
  - (c) water supply pipelines;
  - (d) sewage treatment plants;
  - (e) *major roads*;
  - (f) railways; and
  - (g) dedicated public transport corridors.
- (2) The purpose of the Regional infrastructure overlay code will be achieved through the following overall outcomes:-
  - (a) existing and planned regional *infrastructure* facilities, networks and corridors are protected from incompatible development;
  - (b) development proximate to existing and planned regional *infrastructure* facilities, networks and corridors is appropriately located, designed, constructed and operated to:-
    - (i) avoid compromising the integrity, operational efficiency and maintenance of regional *infrastructure*; and
    - (ii) protect the amenity, health and safety of people and property; and
  - (c) the number of people exposed to the potential adverse impacts emanating from regional *infrastructure* is minimised.

### 8.2.11.3 Assessment criteria

**Table 8.2.11.3.1 Criteria for assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Gas Pipeline Corridors and Buffers</b>			
<b>PO1</b>	Development provides and maintains adequate separation between the use or works and the gas pipeline corridor identified on a Regional Infrastructure Overlay Map, so as to minimise risk of harm to people and property.	<b>AO1</b>	Buildings and structures are setback a minimum of 40 metres from a gas pipeline as identified on a Regional Infrastructure Overlay Map.  Editor's note—should a lesser setback distance be proposed, it is recommended that the applicant consult with the relevant gas pipeline manager

<sup>42</sup> Editor's note—the following elements referred to in this code are identified on the Regional Infrastructure Overlay Maps in **Schedule 2 (Mapping)**:-

- (a) gas pipeline corridors and buffers;
- (b) high voltage electricity transmission lines and buffers;
- (c) water supply pipelines and buffers;
- (d) sewage treatment plants and buffers;
- (e) *major road* corridors and buffers;
- (f) railway corridors and buffers; and
- (g) dedicated transit corridors and buffers.



Performance Outcomes		Acceptable Outcomes	
		<b>AO14.2</b>	<p><b>OR</b></p> <p>A shared waste storage area over which each <i>dwelling</i> has control via access rights or ownership is provided to accommodate the permanent storage of waste and recyclable items in standard waste containers.</p> <p>The separate or shared waste storage area is:-</p> <ul style="list-style-type: none"> <li>(a) a level, constructed hardstand area, and where shared, provided with a screened enclosure;</li> <li>(b) of sufficient size to accommodate the required number of standard waste containers (i.e. a minimum of 2 wheelie bins per <i>dwelling</i>, and a minimum of 600mm x 600mm per wheelie bin);</li> <li>(c) not visible from passing vehicle or pedestrian traffic;</li> <li>(d) easy to access and use; and</li> <li>(e) not located adjacent to the living areas of existing neighbouring properties.</li> </ul>
<b>Filling or excavation</b>			
<b>PO15</b>	<p>Any <i>filling or excavation</i> associated with a <i>dual occupancy</i>:-</p> <ul style="list-style-type: none"> <li>(a) sensitively responds to the slope and landform characteristics of the <i>site</i>;</li> <li>(b) provides safe and efficient <i>access</i> for vehicles and pedestrians on sloping land;</li> <li>(c) minimises adverse impacts on the <i>streetscape</i>; and</li> <li>(d) does not adversely impact upon the privacy or amenity of surrounding premises.</li> </ul>	<p><b>AO15.1</b></p> <p><b>AO15.2</b></p>	<p>The extent of excavation (cut) and fill does not involve a total change of more than 1.0 metre relative to the ground at any point.</p> <p>No part of any cut or fill is within 1.5 metres of any property boundary, except cut and fill involving a change in ground level of less than 200mm that does not necessitate the removal of any <i>vegetation</i>.</p> <p><b>OR</b></p> <p>Filling and/or excavation is confined to within the plan area of the <i>dual occupancy</i>, with ground level being retained around external walls of the building.</p>

## 9.3.6 Dwelling house code

### 9.3.6.1 Application

This code applies to self assessable and assessable development identified as requiring assessment against the Dwelling house<sup>4</sup> code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.3.6.2 Purpose and overall outcomes

- (1) The purpose of the Dwelling house code is to ensure *dwelling houses* achieve a high level of comfort and amenity for occupants, maintain the amenity and privacy of neighbouring residential premises and are compatible with the character and *streetscape* of the local area.
- (2) The purpose of the Dwelling house code will be achieved through the following overall outcomes:-
  - (a) a *dwelling house* incorporates a high standard of design and makes a positive contribution to the *streetscape* character of the area in which it is located;
  - (b) a *dwelling house* is sited and designed to protect the amenity and privacy of neighbouring residential premises;
  - (c) a *dwelling house* provides a high level of amenity to the residents of the *dwelling house*; and
  - (d) a *dwelling house* is provided with an acceptable level of *infrastructure* and services.

### 9.3.6.3 Assessment criteria<sup>5</sup>

**Table 9.3.6.3.1 Criteria for self assessable and assessable development**

Performance Outcomes		Acceptable Outcomes	
<b>Height of Buildings and Structures</b>			
<b>PO1</b>	The height of the <i>dwelling house</i> is consistent with the preferred character of a local area and does not adversely impact on the amenity of neighbouring premises having regard to:- (a) overshadowing; (b) privacy and overlooking; (c) views and vistas; (d) building appearance; and (e) building massing and scale as seen from neighbouring premises.	<b>AO1</b>	The height of the <i>dwelling house</i> does not exceed 8.5 metres, notwithstanding the height specified on an applicable Height of Buildings and Structures Overlay Map.
<b>Garages, Carports and Sheds</b>			
<b>PO2</b>	Garages, carports and sheds:- (a) preserve the amenity of adjacent land and dwelling houses; (b) do not dominate the <i>streetscape</i> ; (c) maintain an adequate area suitable for landscapes adjacent to the road <i>frontage</i> ; and (d) maintain the visual continuity and pattern of buildings and landscape elements within the street.	<b>AO2.1</b>	Where located on a lot in a <i>residential zone</i> , a garage, carport or shed:- (a) is <i>setback</i> at least 6 metres from any road <i>frontage</i> ; (b) does not exceed a height of 3.6 metres; and (c) has a total floor area that does not exceed 56m <sup>2</sup> .  Note—AO2.1(b) and (c) do not apply to a garage under the main roof of a <i>dwelling house</i> .

<sup>4</sup> Editor's note—in accordance with **Schedule 1 (Definitions)**, a reference to a '*dwelling house*' in the planning scheme includes a reference to any *secondary dwelling* or *home office* associated with the *dwelling house*, and all outbuildings, structures and works normally associated with a *dwelling house*.

<sup>5</sup> Editor's note—a Structure Plan, as varied by an approved master plan and an approved plan of development for a preliminary approval overriding a planning scheme (pursuant to Section 242 of the Act) or reconfiguring a lot, may vary or specify alternative assessment criteria for a *dwelling house*. In such cases, compliance with these alternative assessment criteria will be deemed to represent compliance with the comparable provisions of the Dwelling house code.

Performance Outcomes		Acceptable Outcomes	
		<b>AO2.2</b>	Note—AO2.1 alternative provision to QDC.  Where located on a lot in a residential zone, the total width of a garage door facing a street (and that is visible from the road <i>frontage</i> ) does not exceed 6 metres within any one plane, with any additional garage door being set back a further 1 metre from the street <i>frontage</i> to break up the apparent width of the garage facade.
<b>Setbacks in Residential Zones</b>			
<b>PO3</b>	Where located in a <i>residential zone</i> , the <i>dwelling house</i> is set back from any road <i>frontage</i> so as to:- (a) achieve a close relationship with, and high level of passive surveillance of, the street; (b) create a coherent and consistent <i>streetscape</i> , with no or only minor variations in <i>frontage</i> depth; (c) make efficient use of the <i>site</i> , with opportunities for large back yards; (d) provide reasonable privacy to residents and neighbours on adjoining lots; and (e) maintain reasonable access to views and vistas, prevailing breezes and sunlight for each <i>dwelling house</i> .	<b>AO3</b>	Where located in a <i>residential zone</i> , the <i>dwelling house</i> (other than a garage, carport or shed) is <i>setback</i> to any road <i>frontage</i> at least:- (a) 4.5 metres for the ground <i>storey</i> ; and (b) 6 metres for any levels above the ground <i>storey</i> .  Note—AO3 alternative provision to QDC.
<b>Setbacks in Rural and Rural Residential Zones</b>			
<b>PO4</b>	Where located in the Rural zone, the <i>dwelling house</i> is set well back from any road <i>frontage</i> so as to:- (a) maintain an open visual landscape dominated by natural elements (rather than built structures); (b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; (c) protect views and vistas; (d) avoid or minimise noise and dust nuisance from sealed roads, existing State controlled roads and extractive industry <i>transport routes</i> ; and (e) protect the functional characteristics of existing State controlled roads and extractive industry <i>transport routes</i> .	<b>AO4.1</b>          <b>AO4.2</b>	Where located on a lot in the Rural zone, and the lot has an area of more than 2 hectares, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back at least:- (a) 40 metres from a State controlled road or an extractive industry <i>transport route</i> ; (b) 20 metres from any other road; or (c) if an extension not exceeding 50m <sup>2</sup> <i>gross floor area</i> and within, under or structurally part of an existing <i>dwelling house</i> , the <i>setback</i> of the existing <i>dwelling house</i> on the <i>site</i> .  Where located on a lot in the Rural zone, and the lot has an area of not more than 2 hectares, or where located on a lot in the Rural residential zone, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back at least:- (a) 10 metres from any road <i>frontage</i> ; or (b) if an extension not exceeding 50m <sup>2</sup> <i>gross floor area</i> and within, under or structurally part of an existing <i>dwelling house</i> , the <i>setback</i> of the existing <i>dwelling house</i> on the <i>site</i> .  Note—AO4.1 and AO4.2 alternative provisions to QDC.
<b>PO5</b>	Where located in the Rural zone or Rural residential zone, the <i>dwelling house</i> is set back from side and rear boundaries so as to:- (a) maintain an open visual landscape dominated by natural elements	<b>AO5.1</b>	Where located on a lot in the Rural zone, the <i>dwelling house</i> (including any associated garage, carport or shed) is set back from any side or rear boundary at least:- (a) 3 metres where the lot has an area

Performance Outcomes		Acceptable Outcomes	
	<p>(rather than built structures);</p> <p>(b) preserve the amenity and character of the rural or rural residential area, having regard to building massing and scale as seen from the road and neighbouring premises; and</p> <p>(c) minimise opportunities for residents to overlook the <i>private open space</i> areas of neighbouring premises.</p>	<p><b>AO5.2</b></p>	<p>of 2 hectares or less; or</p> <p>(b) 10 metres where the lot has an area of more than 2 hectares.</p> <p>Where located on a lot in the Rural residential zone the <i>dwelling house</i> (including any associated garage, carport or shed) is <i>setback</i> at least 3 metres from any side or rear boundary.</p> <p>Note—AO5.1 and AO5.2 alternative provisions to QDC.</p>
<b>Setbacks to Canals and Artificial Waterways</b>			
<b>PO6</b>	<p>Buildings and structures are adequately <i>setback</i> from canals and other artificial <i>waterways</i> or waterbodies (e.g. lakes) to:-</p> <p>(a) protect the structural integrity of the canal/<i>waterway</i>/waterbody profile and revetment wall;</p> <p>(b) ensure no unreasonable loss of amenity to adjacent land and dwellings occur having regard to:-</p> <p>(i) privacy and overlooking;</p> <p>(ii) views and vistas;</p> <p>(iii) building character and appearance; and</p> <p>(c) building massing and scale as seen from neighbouring premises.</p>	<b>AO6</b>	<p>Buildings and structures exceeding 1 metre in height above ground level (other than pool fencing which is at least 75% transparent) are <i>setback</i> a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial <i>waterway</i>/waterbody.</p> <p>Note—AO6 alternative provision to QDC.</p>
<b>Services and Utilities</b>			
<b>PO7</b>	<p>The <i>dwelling house</i> is provided with a level of <i>infrastructure</i> and services that is appropriate to its setting and commensurate with its needs.</p>	<p><b>AO7.1</b></p> <p><b>AO7.2</b></p> <p><b>AO7.3</b></p>	<p>Where located on a lot in an <i>urban zone</i> the <i>dwelling house</i> is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications <i>infrastructure</i> networks (where available to the lot).</p> <p>Where located on a lot in a <i>non-urban zone</i> and/or reticulated sewerage is not available to the lot, the <i>dwelling house</i> is connected to an on-site effluent treatment and disposal system.</p> <p>Note—the <i>Plumbing and Drainage Act 2003</i> sets out requirements for on-site effluent treatment and disposal.</p> <p>Where located on a lot in a <i>non-urban zone</i> and/or reticulated water supply is not available to the lot, the <i>dwelling house</i> is provided with a rainwater collection tank that:-</p> <p>(a) has a minimum capacity of 45,000 litres; and</p> <p>(b) is plumbed so that water from the rainwater tank is available for household use.</p>
<b>Access and Car Parking</b>			
<b>PO8</b>	<p>Sufficient parking spaces are provided on the <i>site</i> to cater for residents and visitors.</p>	<b>AO8</b>	<p>On-site car parking is provided in accordance with the following:-</p> <p>(a) for a lot exceeding 300m<sup>2</sup>—at least 2 (two) car parking spaces with at least one space capable of being covered; or</p> <p>(b) for a lot not exceeding 300m<sup>2</sup>—at least 1 (one) covered car parking</p>

Performance Outcomes		Acceptable Outcomes	
			space.  Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve.
<b>PO9</b>	The design and management of <i>access</i> , parking and vehicle movement on the <i>site</i> facilitates the safe and convenient use of the <i>dwelling house</i> by residents and visitors.	<b>AO9</b>	Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with:- (a) IPWEA Standard Drawings SEQ R-050 and R-056 as applicable; and (b) <i>AS2890 Parking facilities – Off-street parking</i> .
<b>Tennis Courts and Sports Courts</b>			
<b>PO10</b>	Where a <i>dwelling house</i> includes a tennis court or other type of sports court, the court is designed, located and operated to avoid any adverse impacts on the amenity of neighbouring premises.	<b>AO10.1</b>	A 1.5 metre landscape strip incorporating screening tree and/or shrub species is provided between the tennis court or sports court and any side property boundary to create a visual screen between the tennis court and the side boundary.
		<b>AO10.2</b>	The tennis court or sports court is fenced with 3.6 metre high mesh fencing for a full size tennis court or 2.4 metre high mesh fencing if for a half size court.
		<b>AO10.3</b>	Where incorporating lighting:- (a) the tennis court or sports court is located at least 50 metres from the external wall of an existing or approved dwelling on an adjacent lot; and (b) the vertical illumination resulting from direct, reflected or other incidental lighting emanating from the <i>site</i> does not exceed 8 lux when measured at any point 1.5 metres outside the boundary and at any level from ground level upwards.
<b>Secondary Dwellings</b>			
<b>PO11</b>	Any <i>secondary dwelling</i> established in association with the <i>dwelling house</i> is:- (a) located on a lot with sufficient area to accommodate the <i>secondary dwelling</i> and associated <i>access</i> , parking, landscape and <i>setback</i> requirements; (b) small in scale and clearly ancillary to the <i>dwelling house</i> ; and (c) provided with sufficient on-site car parking to meet user needs.	<b>AO11.1</b>	The <i>secondary dwelling</i> is located on a lot with a minimum area of 600m <sup>2</sup> .
		<b>AO11.2</b>	The <i>secondary dwelling</i> has a maximum <i>gross floor area</i> of:- (a) 90m <sup>2</sup> where located on a lot in the Rural zone or Rural residential zone; and (b) 60m <sup>2</sup> where located on a lot in another zone.
		<b>AO11.3</b>	The <i>dwelling house</i> and the <i>secondary dwelling</i> have a combined maximum <i>site cover</i> of 50%.
		<b>AO11.4</b>	At least 1 (one) car parking space, in addition to requirement for the <i>dwelling house</i> , is provided for the <i>secondary dwelling</i> .
<b>Filling or excavation</b>			
<b>PO12</b>	Any <i>filling or excavation</i> associated with a <i>dwelling house</i> :- (a) sensitively responds to the slope	<b>AO12</b>	Except where located on a <i>site</i> having a <i>slope</i> of greater than 15% as identified on an applicable Landslide Hazard and

Performance Outcomes		Acceptable Outcomes	
	<p>and landform characteristics of the <i>site</i>;</p> <p>(b) provides safe and efficient access for vehicles and pedestrians on sloping land;</p> <p>(c) minimises adverse impacts on the <i>streetscape</i>; and</p> <p>(d) does not adversely impact upon the privacy or amenity of surrounding premises.</p>		<p>Steep Land Overlay Map:-</p> <p>(a) the extent of excavation (cut) or fill does not involve a total change of more than 1.0 metre relative to ground level at any point; and</p> <p>(b) no part of any un-retained cut or fill batter is within 1.5 metres of any property boundary except cut and fill involving a change in ground level of less than 200mm.</p> <p><b>OR</b></p> <p>Filling and/or excavation is confined to within the plan area of the <i>dwelling house</i> with ground level being retained around external walls of the building.</p> <p><b>OR</b></p> <p>Where on a lot in an identified drainage deficient area, filling is undertaken in accordance with a current drainage deficient area flood information certificate issued by the <i>Council</i> for the <i>site</i>.</p> <p>Editor's note—drainage deficient areas are identified on <b>Figure 8.2.7 (Drainage deficient areas)</b> of the <b>Flood hazard overlay code</b>.</p>
<b>Additional Requirements for Dwelling Houses in Certain Areas and Precincts</b>			
<b>Blackall Range Local Plan Area</b>			
<b>PO13</b>	<p>The <i>dwelling house</i>:-</p> <p>(a) has a scale and bulk that is subservient to the natural and rural landscape with building forms that are visually broken up;</p> <p>(b) has exterior surfaces that allow the <i>dwelling house</i> to blend in with the natural and rural landscape; and</p> <p>(c) incorporates roof forms that are consistent with traditional rural or rural village setting.</p>	<p><b>AO13.1</b></p> <p><b>AO13.2</b></p> <p><b>AO13.3</b></p> <p><b>AO13.4</b></p>	<p>The height of the <i>dwelling house</i> does not exceed 2 storeys.</p> <p>The total footprint of the <i>dwelling house</i>, including any associated garage, carport or shed, does not exceed 280m<sup>2</sup>.</p> <p>The exterior colour of the <i>dwelling house</i> is characterised by muted earth/environmental tones that blend with the hinterland rural and natural environment.</p> <p>Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown and blue grey.</p> <p>The <i>dwelling house</i> incorporates one of the following roof designs:-</p> <p>(a) gable roof;</p> <p>(b) hip roof;</p> <p>(c) Dutch gable;</p> <p>(d) pitched roof with skillion at rear; or</p> <p>(e) multiple gable roof.</p>
<b>Buderim Local Plan Area (Precinct BUD LPP-1 (Gloucester Road South) on Local Plan Map LPM32)</b>			
<b>PO14</b>	<p>The <i>dwelling house</i> is designed and sited such that it maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.</p>	<b>AO14</b>	<p>The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> at least 10 metres from Gloucester Road.</p> <p>Note—AO14 alternative provision to QDC.</p>

Performance Outcomes		Acceptable Outcomes	
Caloundra Local Plan Area (Precinct CAL LPP-4 (Moffat Beach/Shelly Beach) on Local Plan Map LPM45			
<b>PO15</b>	The <i>dwelling house</i> preserves the amenity of adjacent land and <i>dwelling houses</i> and does not dominate the <i>streetscape</i> having regard to:- (a) building character and appearance; (b) views and vistas; and (c) building mass and scale as seen from neighbouring premises.	<b>AO15.1</b>	The <i>dwelling house</i> (including any garage, carport or shed) is <i>setback</i> a minimum of 6 metres from the primary street <i>frontage</i> .  Note—AO15.1 alternative provision to QDC.
		<b>AO15.2</b>	Any <i>secondary dwelling</i> not physically attached to the <i>dwelling house</i> by a common wall and under the main roof does not exceed 4 metres in height.

## 9.3.7 Extractive industry code

### 9.3.7.1 Application

This code applies to assessable development identified as requiring assessment against the Extractive industry code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 9.3.7.2 Purpose and overall outcomes

- (1) The purpose of the Extractive industry code is to ensure that the exploitation of *extractive resources* is undertaken in an environmentally sound manner which avoids, or if avoidance is not practicable, minimises and mitigates, any adverse impacts on environmental and landscape values, public safety and the amenity of surrounding premises.
- (2) The purpose of the Extractive industry code will be achieved through the following overall outcomes:-
  - (a) extraction of *extractive resources* occurs in a safe and environmentally sound manner;
  - (b) *ecologically important areas* and water quality are protected from any environmental degradation potentially arising from *extractive industry* operations;
  - (c) *extractive industry* operations are located, designed, constructed and operated to avoid, or if avoidance is not practicable, minimise and mitigate, adverse impacts on any *sensitive land use*;
  - (d) *transport routes* allow extractive materials to be transported with the least amount of impact on development along those roads and on the function of those roads;
  - (e) land used for *extractive industry* operations is effectively rehabilitated; and
  - (f) in Precinct RUR1 (Meridan Plains Extractive Resource Area), the exploitation of *extractive resources* occurs in a manner that:-
    - (i) maintains or improves the integrity of the Mooloolah River and the flood storage capacity of the Mooloolah River *floodplain*;
    - (ii) maintains, as far as practicable, the flow conveyance patterns of the Mooloolah River flood plain, avoids any worsening of existing flooding conditions and protects the existing ground water regime;
    - (iii) protects, buffers and reconnects *ecologically important areas*;
    - (iv) maintains the quality of surface water and groundwater;
    - (v) avoids adverse impacts on upstream and downstream properties;
    - (vi) provides for and protects existing and planned future transport and other *infrastructure* corridors;
    - (vii) provides for and protects the function of identified *transport routes*;
    - (viii) provides appropriate separation distances to conflicting land uses;
    - (ix) minimises the visual impacts of *extractive industry* operations throughout the life of the development on the scenic values of the *floodplain* as an open landscape;
    - (x) provides for the rehabilitation of the area in a manner that supports the establishment of a range of complementary open space and recreation uses within a post extraction setting;
    - (xi) provides land for continuous public access trails along a rehabilitated Mooloolah River esplanade, connecting to public access points and open space areas; and
    - (xii) protects the advanced waste water and sewage treatment plant site.

### 9.3.7.3 Assessment criteria

**Table 9.3.7.3.1 Criteria for assessable development**

Performance Outcomes		Acceptable Outcomes	
<i>Extractive Industry Generally</i>			
<i>Site Planning</i>			
<b>PO1</b>	The <i>extractive industry</i> is designed and established so as to provide:-	<b>AO1</b>	<i>In partial fulfilment of Performance Outcome PO1:-</i>