

Ipswich City Plan 2025

Amendment - Amendment Package 1 - s18 Tailored Process

Predominantly operational, minor or administrative amendments to correct or improve the functioning of the Ipswich City Plan 2025. Includes:

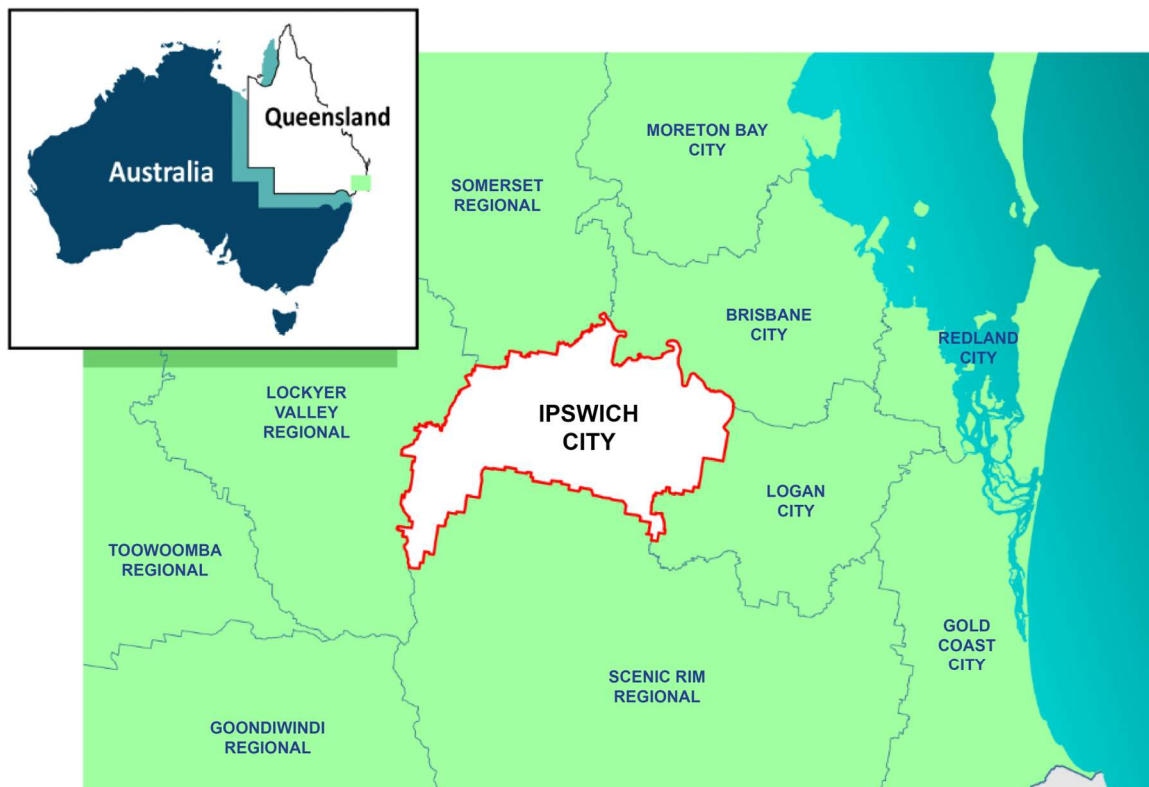
- Increased efficiency (addressing matters that weren't intended)
- Functional improvement and clarity (making things clearer and simpler)
- Enhancements to character provisions (2 new listings; improved operation of code)
- Editorial matters (fixing spelling, grammar, numbering, formatting)

s18 '3 Month Process' Tailored Process

Part 1 About the Planning Scheme

1.1 Introduction

Reason for change: Correction of map to add Redland City



1.2.3 Punctuation

Reason for change: the format or presentation of the instrument clarifying the operation of the punctuation rules in a list.

(1) A word followed by **and** or **and** is considered to be **and**.

Reason for change: the format or presentation of the instrument

(2) A word followed by **or** means either or both options can apply.

Part 4 Local Frameworks \ 4.2.5 Area 5 - Bellbird Park and Redbank Plains

4.2.5.1 Application

Reason for change: Link update

(2) When using this code, reference should be made to **Part** 5.2 – Reading the Tables and Part 5.3 – Categories of Development and Assessment to determine the requirements for assessment of particular development.

Part 4 Local Frameworks \ 4.2.12 Area 13 - Ipswich

4.2.12.2 Local Framework Context

Reason for change: An explanatory matter about the instrument clarifying the colloquialism of the area to which 'Top of Town' is spatially defined.

(1) Local Framework - Area 13 Ipswich is a diverse area, comprising a range of established uses and developing areas including:

- a. the Ipswich Principal Centre as the historical, cultural and administrative heart of Ipswich;
- b. regional medical facilities of Ipswich hospital and St Andrews private hospital, and other state and private health and community facilities and services;
- c. a specialised centre comprising the University of Queensland campus and Ipswich showgrounds;
- d. substantial social infrastructure and community facilities such as the Ipswich Magistrates and District Court, Ipswich central library and children's library, performance and arts facilities;
- e. a concentration of public and private primary and secondary educational establishments;
- f. areas for established residential, higher density living opportunities of medium density and high density residential;
- g. substantial residential and commercial character areas and numerous places of State and local character significance;
- h. citywide park infrastructure of the Riverheart Parklands, Queens Park (including the Ipswich nature centre) and Limestone Park;
- i. state significant conservation parks of Denmark Hill Regional Park and Woodend Conservation Park (Ipswich Pteropus Conservation Park) gazetted under the *Nature Conservation Act 1992*, and areas of native vegetation along the Bremer River and Deebing Creek;
- j. Top of Town Precinct, being the area bounded by Burnett Street (to west), the railway line and Ellenborough Street (to east) and containing properties primarily fronting Brisbane Street (but also including those fronting few properties fronting West & Waghorn Streets along with 13-17 Ellenborough Street).

ShapingSEQ identifies the Ipswich Principal Centre as a Principal Regional Activity Centre forming part of a Regional Economic Cluster (REC), with a key focus on the on-going growth and development of the centre for commercial and professional services, retail and civic activities, and health and tertiary

education in the form of a knowledge and technology precinct providing high-level health, education, and research services, and facilities associated with the University of Southern Queensland university campus, Ipswich Hospital and St Andrews Private Hospital. Some of the land within the area is affected by constraints, including cultural heritage, flooding and the operational airspace associated with RAAF Base Amberley. The Area contributes to the achievement of the *iFuture* community vision as detailed below.

4.2.12.4 Specific Benchmarks for Assessment

Reason for change: is of a minor nature that does not include zoning changes to clarifying the spatial area of Top of Town.

Top of Town **Precinct**

Reason for change: is of a minor nature that does not include zoning changes and coincides with changes to OV6 Height and Density Overlay to clarify the height transition. This is a long standing provision of the 2006 Ipswich Planning Scheme arising from the City Centre Masterplan.

PO2.12 Development ~~in the 5 storey transitional building height area of the Height and Density Overlay Map~~ responds to the transition in topography between Brisbane Street and Limestone Street by maintaining the appearance of 2 storeys to both street frontages.	AO2.12 The building height of development is in accordance with the Building Height and Density Overlay Map.
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Part 4 Local Frameworks \ 4.2.13 Area 14 - Booval and Surrounds

4.2.13.3 Purpose and Overall Outcomes

Reason for change: Grammatical correction

- (1) The purpose of Local Framework – Area 14 is to:
- a. facilitate growth by capitalising on the consolidation, intensification and diversification of the Booval Major Centre and its surrounds by supporting a mixed-use main street that connects the Booval Shopping Centre precinct to the Booval Railway Station;
 - b. promote additional density **roundaround** the Area's railway stations and the Booval Major Centre whilst balancing this additional density with the protection of existing character housing stock;
 - c. maintain the density and form expectations for Established Suburban Neighbourhoods, protecting the established detached housing form, lot sizes and vegetated front and back yards in Basin Pocket, North Booval, Silkstone and East Ipswich, while providing some opportunity for intensification in selected areas; and
 - d. identify the major features and constraints that have an impact on the pattern of development for the Area, minimising the impact of past mining and flooding.

Part 4 Local Frameworks \ 4.2.20 Area 21 - One Mile and Leichhardt

4.2.20.3 Purpose and Overall Outcomes

Reason for change: Grammatical correction

(8) **Natural Places** Significant environmental management and recreation areas are located along the Bremer River, providing substantial riparian ecological corridors ~~indispersed~~interspersed with parkland and sportsgrounds.

Part 5 Categorisation Tables \ 5.3 Categories of Development and Assessment

5.3.2 Determining the category of development and assessment

Reason for change: is of a minor nature that does not include zoning changes to clarify that OV4 applies to the whole site to achieve and active frontage outcome.

(6) Where development is proposed on premises partly affected by an overlay, other than OV4 - Active Frontage Overlay, the category of development or level of assessment for the overlay only relates to the part of the premises affected by the overlay.

Part 5 Categorisation Tables \ 5.5 Categories of Development and Assessment - Material Change Of Use

5.5.2 Category of Development and Level of Assessment for Uses in the Residential, Township and Emerging Community Zones

Reason for change: updated to align with the Planning Regulation – OV3 Character overlay will make these uses code consistent with the Regulation

Activity Group	Defined Use	Low-medium Density Residential Zone	Low Density Residential Zone	Character Residential Zone	Township Zone	Emerging Community Zone
		Medium Density Residential Zone				
Accommodation uses in residential, township and emerging community zones Where accommodation uses in residential, township and emerging community zones exceed the designated height requirements in	Caretaker's accommodation	ADSR	ADSR	ADSR	ADSR	ADSR
	Dual occupancy	ADSR	ADSR	~~Code~~ <u>ADSR</u>	ADSR	ADSR
	Dwelling house	ADSR	ADSR	~~Code~~ <u>ADSR</u>	ADSR	ADSR
	Dwelling unit	ADSR	ADSR	~~Code~~ <u>ADSR</u>	ADSR	ADSR
	Home-based business	ADSR	ADSR	ADSR	ADSR	ADSR
	Multiple dwelling	Code	Code	Code	Code	Code
	Relocatable home park	Impact	Impact	Impact	Impact	Code
	Residential care facility	Code	Impact	Impact	Impact	Impact

Overlay OV6 Building height and density, the level of assessment becomes Impact assessable.	Retirement facility	Code	Code	Code	Code	Impact
	Rooming accommodation	ADSR	ADSR	ADSR	ADSR	ADSR
	Short-term accommodation	Code	Code	Code	Code	Code

5.5.3 Category of Development and Level of Assessment for Uses in the Industry and Specialised Centre Zones

Reason for change: Requires additional tests for development to be ADSR of which within an existing building is only one requirement.

Activity Group	Defined Use	Low Impact Industry Zone	Medium Impact Industry Zone	Industry Investigation Zone	Specialised Centre Zone
Centres uses in industry or specialised centre zones	Adult store	ADSR	ADSR	ADSR	Impact
	Agricultural supplies store	ADSR	ADSR	Code	Impact
	Bar	Code	Code	Code	Code
	Car wash	ADSR	ADSR	Code	Impact
	Food and drink outlet	Code	Code	Code	Code
	Function facility	Code	Code	Code	Code
	Garden centre	ADSR	ADSR	Code	Impact
	Hardware and trade supplies	ADSR	ADSR	Code	Impact
	Hotel	Code	Code	Code	Impact
	Indoor sport and recreation	ADSR	ADSR	ADSR	Code
	Market	Code	Code	Code	Code
	Nightclub entertainment facility	ADSR	ADSR	Code	Impact
	Office	Accepted (if in an existing building) ADSR Code	Accepted (if in an existing building) ADSR Code	Accepted (if in an existing building) ADSR Code	Accepted (if in an existing building) ADSR Code
	Outdoor sales	ADSR	ADSR	ADSR	Impact
	Parking station	Accepted	Accepted	Accepted	Code

	Sales office	Code	Code	Code	Code
	Service station	Code	Code	Code	Impact
	Shop	ADSR	ADSR	ADSR	Code
	Showroom	Accepted (if in an existing building)ADSR Code	Accepted (if in an existing building)ADSR Code	Code	Impact
	Theatre	Code	Code	Code	ADSR
	Veterinary service	Accepted (if in an existing building)ADSR Code	Accepted (if in an existing building)ADSR Code	Accepted (if in an existing building)ADSR Code	Impact

Part 5 Categorisation Tables \ 5.7 Categories of Development and Assessment - Building Works and Operational Works

5.7.1

Categories of Development and Assessment – Building Works

Reason for change: a factual matter incorrectly stated in the instrument which results in incorrect triggering of building works as Code Assessable

Development Type - Building Work	Level of Assessment	Category of Development and Assessment Benchmarks and Required Outcomes
Where for a Dual occupancy or a Dwelling house	ADSR	Dwelling House and Dual Occupancy Code
Where within the Character Places and Areas Overlay	See Part 5.9.3	Character Places and Areas Overlay Code
Where within the Active Frontages Overlay	See Part 5.9.4	Active Frontages Overlay Code
Where within the designated Bushfire Prone Area Note: Land identified in a bushfire hazard area on the Bushfire Hazard Overlay Map is a designated Bushfire Prone Area for the purposes of the Building Code of Australia and the Queensland Development Code	See Part 5.9.8	Bushfire Risk Areas Overlay Code
Where within the Mining Influence Area	See Part 5.9.7	Mining Influence Areas Overlay Code
Where within an area of difficult topography or landslide	See Part 5.9.9	Difficult Topography and Landslide Overlay Code
Where within - Extreme, High and Medium Risk Flood Areas or an Overland Flow Area	See Part 5.9.10	Flood Risk and Overland Flow Overlay Code
All other building works (other than associated with a Material Change of Use)	ADSR	The relevant Use Code

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays

\ 5.9.1 Biodiversity Overlay

5.9.1

Biodiversity Overlay – Categories of Development and Assessment

Reason for change: The format or presentation of the instrument to clarify the relevant components of the overlay triggering development are limited to mapped areas of Matters of Environmental Significance.

Matters of Environmental Significance (MES)

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.3 Character Places and Areas Overlay

5.9.3

Character Places and Areas Overlay – Categories of Development and Assessment

Reason for change: Updated to improve the functionality of the code and require the assessment of secondary dwellings based on achieving the preservation of heritage values

Material Change of Use	Accepted Development	
	If the development: a. is ~~made~~ Accepted Development in the zone; ~~or~~ <u>and</u> b. does not include building works.	Not applicable
	Code Assessable	
	<u>All</u> <u>If:</u> a. <u>Dwelling house (including secondary dwelling);</u> b. <u>Dual occupancy; or</u> c. <u>all</u> other development <u>that is not Accepted Development.</u>	Character Places and Areas Overlay Code

Reason for change: correction of the assessment triggers to ensure that building works are tested against the Required Outcomes for Accepted Development.

Building Works only	Accepted Development	
	~~Minor building works and the~~ <u>The demolition of a class 10 building</u> <u>other than a building constructed during or before 1946</u>	Not applicable
	Accepted Development Subject to Requirements	
	~~Building~~ <u>All other building</u> works ~~carried out on a Dwelling house or Dual occupancy~~	Character Places and Areas Overlay Code
	Code Assessable	
	<u>All other Building work including</u> <u>If:</u> a. <u>Dwelling house (for a secondary dwelling);</u>	Character Places and Areas Overlay Code

	b. <u>building work for the demolition of a class 10 building constructed during or before 1946; or</u> c. <u>building work for the</u> demolition of a building constructed during or before 1946 that has been destroyed or damaged beyond repair.	
	Impact Assessable	
	Demolition of a building constructed during or before 1946 (other than a class 10 building)	Whole of the Scheme

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

Operational Work	Accepted Development <u>Subject to Requirements</u>	
	All development <u>including for sloping topography</u>	<u>Not applicable</u> <u>Character Places and Areas Overlay Code</u>

Reason for change: improve functionality of table of assessment to capture listings for vegetation and the like

<u>Building Works only</u>	<u>Accepted Development</u>	
	<u>The demolition of a class 10 building other than:</u> a. <u>a building constructed during or before 1946; or</u> b. <u>a building or structure included in a listing in Schedule 7.</u>	<u>Not applicable</u>
	<u>Code Assessable</u>	
	<u>All other building works</u>	<u>Character Places and Areas Overlay Code</u>
	<u>Impact Assessable</u>	
	<u>Demolition of a building:</u> a. <u>constructed during or before 1946 (other than a class 10 building); or</u> b. <u>a building or structure included in a listing in Schedule 7.</u>	<u>Whole of the Scheme</u>

Reason for change: improve functionality of table of assessment and provide for ADSR pathway for building work

	Code Assessable
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All Other Development	All Building Work, except for demolition Editor's Note: This includes works on or interfering with an individual places of a building constructed during local significance or before 1946 identified places of interest identified in Schedule 7.	Character Places and Areas Overlay Code
	Impact Assessable	
	Demolition of a building constructed during or before 1946	Whole of the Scheme

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays

\ 5.9.4 Active Frontage Overlay

5.9.4

Active Frontage Overlay – Categories of Development and Assessment

Reason for change: is of a minor nature that does not include zoning changes

Material Change of Use	Accepted Development	
	If the development is: a. a centres use in an existing building in a centre zone; or b. does not include building works;	
	Accepted Development Subject to Requirements	
	All other development	Active Frontage Overlay Code

Reason for change: is of a minor nature that does not include zoning changes

Reconfiguring a Lot	Accepted Development <u>Subject to Requirements</u>	
	All development	Not applicable Active Frontage Overlay Code

Reason for change: is of a minor nature that does not include zoning changes

Operational Works	<u>Code Assessable</u> Accepted Development Subject to Requirements	
	All development	Active Frontage Overlay Code

Reason for change: is of a minor nature that does not include zoning changes

<u>All Other Development</u>	<u>Code Assessable</u>	
	<u>All development that does not meet the benchmarks for</u>	<u>Active Frontage Overlay Code</u>

Accepted Development Subject to Requirements

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays

\ 5.9.5 Growth Management Overlay

5.9.5

Growth Management Overlay – Categories of Development and Assessment

Reason for change: Link update

Material Change of Use	Accepted Development	
	If:	
	a. Rural activities; b. Dwelling house or Dual occupancy; c. Home-based business; d. development is consistent with an approved Structure Plan; or e. development is Accepted Development in the relevant zone.	
	Code Assessable	
	All other development	Growth Management Overlay Code

Reason for change: Link update

Building Works only	Accepted Development	
	If:	Not applicable
	a. Minor building works; b. for a Dwelling house or Dual occupancy; or c. development is for any Class 10 structure – carports, garages, pools and outbuildings.	
	Code Assessable	
	All other development	Growth Management Overlay Code

Reason for change: Link update

Reconfiguring a Lot	Accepted Development	
	If:	Not applicable
	a. development is for the creation of one additional	

	lot on land existing at 1 January 2023; or b. providing a legal point of access to a property via way of an access easement.	
	Code Assessable	
	All other development	Growth Management Overlay Code

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.6 Strategic Airports and Defence Activities Overlay

5.9.6

Strategic Airports and Defence Activities Overlay – Categories of Development and Assessment

Reason for change: a factual matter incorrectly stated in the instrument as reference is to the incorrect overlay map.

Material Change of Use	Accepted Development Subject to Requirements	
	Dwelling house (excluding secondary dwelling) if within: a. a residential zone; and b. the mapped existing and committed residential areas as identified on Overlay Map OV4GOV7C 2029 Australian Noise Exposure Forecast (ANEF) Contours. All other development that is not Code Assessable.	Strategic Airports and Defence Activities Overlay Code – Table 8.2.6.3.1: AO5.1
	Code Assessable	
	If within the: a. 25 ANEF contour or greater and: i. Accommodation activity (excluding nature-based tourism, resort complex, rooming accommodation and short-term accommodation); ii. Residential care facility;	Strategic Airports and Defence Activities Overlay Code

	iii. Educational establishment; iv. Childcare centre; v. Hospital; or vi. Health care service; b. 30 ANEF contour or greater and: i. Hotel where providing accommodation; ii. Rooming accommodation; iii. Short-term accommodation; iv. Resort complex; v. Nature-based tourism; vi. Community activity; or vii. Place of worship; c. 35 ANEF contour or greater and: i. Office; or d. 40 ANEF contour or greater and: i. Low impact industry.	
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Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.7 Mining Influence Areas Overlay

5.9.7

Mining Influence Areas Overlay – Categories of Development and Assessment

Reason for change: Link update

Building Works only	Accepted Development	
	If involving: a. a Class 10 building; or b. Minor building work.	Not applicable
	Code Assessable	
	All other development (where within the Mining Influence Constrained Area)	Mining Influence Areas Overlay Code

Reason for change: Link update

Operational Works	Accepted Development	
	If involving:	Not applicable

	a. Operational Works in association with a Material Change of Use where the Material Change of Use is Accepted Development; or b. an Advertising device.	
	Code Assessable	
	All other development (where within the Mining Influence Constrained Area)	Mining Influence Areas Overlay Code

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.8 Bushfire Prone Areas Overlay

5.9.8

Bushfire Prone Areas Overlay – Categories of Development and Assessment

Reason for change: Link update

Building Works only	Accepted Development	
	If fully contained in an approved development envelope area; or For: a. Dwelling house; or b. Dual occupancy.	Not applicable
	Code Assessable	
	All other development	Bushfire Prone Areas Overlay Code

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.9 Difficult Topography and Landslide Overlay

5.9.9

Difficult Topography and Landslide Overlay – Categories of Development and Assessment

Reason for change: update to improve functionality of build works triggers to enable minor earthworks as ADSR

Material Change of Use	Accepted Development	
	If: a. fully contained in an approved development envelope area; or	Not applicable

	b. does not include building works.	
	Accepted Development Subject to Requirements	
	If in an area identified as having a slope of greater than 15 percent on the Difficult Topography and Landslide Overlay	Difficult Topography and Landslide Overlay Code
	Code Assessable	
	<u>All other development</u>	<u>Difficult Topography and Landslide Overlay Code</u>

Reason for change: update to improve functionality of build works triggers to enable minor earthworks as ADSR

Building Works only	Accepted Development	
	If fully contained in an approved development envelope area	Not applicable
	Accepted Development Subject to Requirements	
	If in an area identified as having a slope of greater than 15 percent on the Difficult Topography and Landslide Overlay	Difficult Topography and Landslide Overlay Code
	Code Assessable	
	<u>All other building works</u>	<u>Difficult Topography and Landslide Overlay Code</u>

Reason for change: Link update

Operational Works	Accepted Development	
	If: a. fully contained in an approved development envelope area; or b. an Advertising device	Not applicable
	Code Assessable	
	If in an area identified as having a slope of greater than 15 percent on the Difficult Topography and Landslide Overlay	Difficult Topography and Landslide Overlay Code

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.10 Flood Risk and Overland Flow Overlay

Table 5.9.10 — Flood Risk and Overland Flow Overlay – Categories of Development and Assessment

Reason for change: is of a minor nature that provides for minor earthworks within areas of high and extreme risk conveyance areas to have an ADSR pathway.

Operational Works	Accepted Development	
	If: a. development is wholly contained in an approved development envelope; b. development for a government purpose; ~~or~~ c. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular ~~does~~ <u>does</u> not require operational work development approval; <u>or</u> d. <u>Minor earthworks where fully contained with a Medium risk area.</u>	Not applicable
	<u>Accepted Development Subject to Requirements</u>	
	<u>Development is for Minor earthworks</u>	<u>Flood Risk and Overland Flow Overlay Code</u>
	Code Assessable	
	All other development	Flood Risk and Overland Flow Overlay Code

Reason for change: is of a minor nature providing improved clarification and improved use of ADSR pathway

Building Works only	Accepted Development	
	If: a. fully contained in an approved development envelope area; ~~or~~ b. ~~Minor building work.~~	Not applicable
	<u>Accepted Development Subject to Requirements</u>	
	If: a. <u>a Class 10 building or structure; or</u> b. <u>Minor building work.</u>	<u>Flood Risk and Overland Flow Overlay Code</u>
	Code Assessable	

	All other development	Flood Risk and Overland Flow Overlay Code
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Reason for change: Link update

Material Change of Use	Accepted Development	
	All other uses	Not applicable
	Code Assessable	
	If: a. Hospital; b. Detention facility; or c. Educational establishment.	Flood Risk and Overland Flow Overlay Code

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.11 Regional Infrastructure Overlay

5.9.11

Regional Infrastructure Overlay – Categories of Development and Assessment

Reason for change: is of a minor nature that does not include zoning changes, including referencing and correction to application

Material Change of Use	Accepted Development Subject to Requirements	
	If: a. Dwelling house; b. Dual occupancy; or c. Home-based business ~~unless within a gas or oil corridor or buffer area~~	Regional Infrastructure Overlay Code – ~~Table 8.11.3.2~~ (1)RO1.1, (2)RO2.2, RO2.2, and (4)RO4.1
	Code Assessable	
	All other assessable development	Regional Infrastructure Overlay Code – ~~Table 8.11.3.2~~ (1), (2), and (4)

Reason for change: is of a minor nature that does not include zoning changes, including referencing and correction to application

Building Works only	Accepted Development Subject to Requirements	
	If involving: a. Dwelling house or Dual occupancy; b. a Class 10 building; or c. Minor building work.	Regional Infrastructure Overlay Code – ~~Table 8.11.3.2~~ (1)RO1.1, (2)RO2.2, RO2.2, and (4)RO4.1

	Code Assessable	
	All other development	Regional Infrastructure Overlay Code ~~Table 8.11.3.2 (1), (2), and (4)~~

Reason for change: Link update

Reconfiguring a Lot	Code Assessable	
	If involving: a. increasing the number of lots; or b. boundary realignment.	Regional Infrastructure Overlay Code ~~Table 8.11.3.2 (1), (2), and (4)~~

Reason for change: Link update

Operational Works	Code Assessable	
	If involving excavation and filling of land	Regional Infrastructure Overlay Code ~~Table 8.11.3.2 (1), (2), and (4)~~

Reason for change: Correction of RO reference and links

Material Change of Use	Accepted Development Subject to Requirements	
	If: a. in an existing building other than a Dwelling house or Dual occupancy; or b. a community residence on an existing lot.	Regional Infrastructure Overlay Code – ~~Table 8.11.3.2 (3)~~ RO3.1
	Code Assessable	
	All other development	Regional Infrastructure Overlay Code ~~Table 8.11.3.2 (3)~~

Reason for change: Correction of Required Outcome (RO) reference and links

Building Works only	Accepted Development Subject to Requirements	
	If involving: a. a Class 10 building; or b. Minor building work.	Regional Infrastructure Overlay Code – ~~Table 8.11.3.2 (3)~~ RO3.1
	Code Assessable	
	All other development	Regional Infrastructure Overlay Code ~~Table 8.11.3.2 (3)~~

Reason for change: Link update

Reconfiguring a Lot	Code Assessable	
	If involving: a. increasing the number of lots; or b. boundary realignment.	Regional Infrastructure Overlay Code ~~Table 8.11.3.2 (3)~~

Reason for change: Link update

Operational Works	Code Assessable	
	If involving excavation or filling of land	Regional Infrastructure Overlay Code ~~Table 8.11.3.2 (3)~~

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.13 Motorsport Activities Overlay

5.9.13

Motorsport Activities Overlay – Categories of Development and Assessment

Reason for change: Correction of assessment table to improve functionality

Material Change of Use	Accepted Development ~~Subject to Requirements~~	
	All other development	~~Motorsports Activities Overlay Code~~ <u>Not applicable</u>
	Code Assessable	
	If: a. involving a sensitive land use; ~~(other than or~~ b. ~~involving a Dwelling house or a Dual occupancy)~~ <u>Motor sport facility.</u>	Motorsports Activities Overlay Code

Reason for change: Correction of assessment category to improve functionality and align with overlay code

Building Works only	Accepted Development ~~Subject to Requirements~~	
	All other development	~~Motorsports Activities Overlay Code~~ <u>Not applicable</u>
	Code Assessable	
	If: a. <u>involving involving building works on an existing building for</u> a sensitive land use; ~~(other than or~~	Motorsports Activities Overlay Code

	b. ~~for a Dwelling house or a Dual occupancy) sensitive land use.~~	
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Reason for change: Correction of assessment category to improve functionality and align with overlay code

Operational Works	Accepted Development	
	~~Advertising device~~ All assessable development	Not applicable
	~~Code Assessable~~	
	~~All other assessable development~~	~~Motorsports Activities Overlay Code~~

Part 5 Categorisation Tables \ 5.9 Categories of Development And Assessment - Overlays \ 5.9.14 Water Resource Catchments Overlay

5.9.14

Water Resource Catchments Overlay – Categories of Development and Assessment

Reason for change: To reflect the 2024 update to SEQWater's model code for water quality management in drinking water catchments.

Water Resource Catchment Area, and Water Supply Buffer Area

Reason for change: To reflect the 2024 update to SEQWater's model code for water quality management in drinking water catchments.

Building Works only	Accepted Development Subject to Requirements	
	~~If for a Dual occupancy or Dwelling house~~	Water Resource Catchment Overlay Code
	~~Code Assessable~~	
	~~All other development~~	
~~Water Resource Catchment Overlay Code~~		

Reason for change: Link update

Reconfiguring a Lot	Code Assessable	
	If involving the creation of additional lots in a: a. water supply buffer area; or b. water resource catchment area.	Water Resource Catchment Overlay Code

Reason for change: To reflect the 2024 update to SEQWater's model code for water quality management in drinking water catchments.

Operational Work	<u>Code Assessable Accepted Development Subject to Requirements</u> <u>If operational work (except an Advertising device) in a: All Development</u> a. <u>water supply buffer area; or</u> b. <u>water resource catchment area; or</u> c. <u>involving a non-tidal artificial waterway.</u> Water Resource Catchment Overlay Code
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Part 7 Zones \ 7.3 Residential Zones \ 7.3.1 Low Density Residential Zone Code

7.3.1.2 Purpose and Overall Outcomes

Reason for change: a redundant or outdated term in the instrument

(8) New Suburban Precinct (NS)

- a. The built form is characterised predominantly by newly constructed dwelling houses within structure-planned communities, which may include some attached housing product (including townhouses and terrace housing) in an urban landscape setting.
- b. Development in the New Suburban precinct supports lot sizes typically larger than 300m².
- c. **Small Lots****Smaller lots** are located in a walkable catchment to existing, or future public transport routes, and neighbourhood or district level recreation parks.

Part 7 Zones \ 7.7 Industry Zones \ 7.7.1 Low Impact Industry Zone Code

7.7.1.2 Purpose and Overall Outcomes

Reason for change: a factual matter incorrectly stated in the instrument - fixing up the support of medium impact industry sometimes

(4) Development Location and Uses

- a. Development is consistent with 7.7.1.3 – Expectations for Uses in the Low Impact Industry Zone.
- b. Development facilitates the efficient use of land for a range of low intensity services and low impact industries and supporting ancillary uses in a low rise built form.
- c. **Service and low****Medium** impact industry uses may be appropriate where not detrimentally affecting or compromising the operations of **medium****low** impact industry uses.
- d. The efficient use and long-term viability of land for industrial purposes, and the continued operation and viability of existing and future industry activities, is protected by:
 - i. avoiding conflict with the primary use of the land for industry purposes;
 - ii. excluding incompatible uses; and
 - iii. excluding uses that are more appropriately accommodated in other zones.
- e. Residential uses, other than a caretaker's residence, are not established in the zone.
- f. Developments that are ancillary to, and directly support the industrial area, such as food and drink outlets, are facilitated.
- g. Non-industrial activities that are compatible with the low impact industry zone, are facilitated where the activity does not compromise the Ipswich Centres Hierarchy,

complements and directly supports industrial activities, generally operates in daylight hours and provides a direct service to the nearby workforce.

- h. Small scale retail sales and administrative uses are ancillary to and have a direct relationship with, the industry activity on-site.
- i. Development has access to the appropriate level of transport infrastructure, including public and active transport.

Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.1 Biodiversity Overlay Code

8.2.1.1 Application

Reason for change: Link update

(2) When using this code, reference should be made to Part 5.2 – Reading the Tables and Part 5.3 – Categories of Development and Assessment to determine the requirements for assessment of particular development.

Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.3 Character Places and Areas Overlay Code

8.2.3.3 Specific Benchmarks for Assessment

Reason for change: is of a minor nature providing improved clarification and improved use of ADSR pathway for Class 10 Building Works ensuring there is clarity in the operation of the relevant requirements moving them from a reference to an Accepted Outcome into a standalone RO.

1 Outbuildings, including GaragesClass 10 buildings and Carports for all sites located in Character Areasstructures (excluding fencing, gates and retaining walls)	RO1.1 <u>The design, location</u> <u>When building in Area A to the rear of the main building (refer to Figure 8.2.3.3.20.1) the following applies:</u> a. <u>may include open and materials for anyenclosed Class 10 structurebuildings and structures, including carportscar accommodation, garagessheds, pools and outbuildings-on all sites located in character areas meetsother buildings and structures;</u> b. <u>is detached from the accepted outcomes set out in AO20.1, Table 8.2.3.3.2 — Benchmarks for Assessable Developmentmain building; and</u> c. <u>has a gross floor area no greater than 50% of the existing main building.</u> RO1.2 <u>Open Class 10 buildings and structures, including car accommodation may also be located to the side of the main building in Area B (refer to Figure 8.2.3.3.20.1) where taking a form that:</u> a. <u>is detached from the main building;</u> b. <u>is open or battened where facing the street or public realm;</u> c. <u>is in alignment with or set back behind the line of the internal frontage verandah wall;</u> d. <u>is a maximum of 6 metres wide;</u> e. <u>where including a roof:</u> i. <u>has a roof pitch which is a minimum of 15 degrees;</u>
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- ii. has a gable or hip roof form;
- iii. has roof overhangs that are a minimum of 300mm on all sides;
- iv. contains corrugated metal roofing material or matches the roofing material used on the main building; and
- v. has a quad gutter profile or matches the gutter profile used on the main building;
- f. has 100mm x 100mm support posts (timber or steel); and
- g. where enclosed:
 - i. with timber battens, maintaining a minimum 30% transparency by providing spacing between each batten;
 - ii. doors facing the street (swing, panel lift or tilt) maintain a minimum 30% transparency by providing spacing between each batten; and
 - iii. enclosed spaces are located at the rear of the building or structure (refer to Figure 8.2.3.3.20.2, Figure K) and use horizontal cladding to match existing buildings on site.

RO1.3

Where the side setbacks are less than 3 metres and access to the side or rear of an existing dwelling is not possible due to existing dwelling placement, a single carport can be erected between the dwelling and the primary street alignment in Area C in a location that minimises obscuring the view of the character dwelling (refer to Figure 8.2.3.3.20.1) where taking a form that:

- a. is detached from the main building;
- b. is a maximum of 3.6 metres wide and 6 metres long;
- c. has a roof pitch which matches the main building's predominant roof pitch;
- d. has roof overhangs on all sides that are a minimum of 300mm;
- e. has a gable or hip roof form;
- f. has 100mm x 100mm support posts (timber or steel);
- g. corrugated metal roofing material or matches the roofing material used on the main building;
- h. has a quad gutter profile or matches the gutter profile used on the main building; and
- i. the carport may be enclosed using:
 - i. timber battens, maintaining a minimum 30% transparency by providing spacing between each batten; and
 - ii. doors facing the street (swing, panel lift or tilt) maintain a minimum 30% transparency by providing spacing between each timber batten.

RO1.4

On a secondary frontage of a corner site (refer to Area D on Figure 8.2.3.3.20.1) open car accommodation may also be located where taking a form that:

- a. is detached from the main building;
- b. is a single or double width carport detached from the main building;
- c. is a single gable for single carports;

- d. for double carports, provide a pair of gabled or hipped roofs of equal width facing the secondary frontage (refer Figure 8.2.3.3.20.2, Figures B, F & G);
- e. is a maximum of 6 metres wide and 6 metres long;
- f. has a roof pitch which matches the main building's predominant roof pitch;
- g. provides roof overhangs on all sides that are a minimum of 300mm;
- h. has 100mm x 100mm support posts (timber or steel);
- i. provides corrugated metal roofing material or matches the roofing material used on the main building; and
- j. has a quad gutter profile or matches the gutter profile used on the main building.

Reason for change: is of a minor nature that clarifies that maintenance work and replacement, where it is the same as original area of similar sympathetic design is able to occur without an application.

2 Minor Development Work

RO2.1

Development is limited to the following:

- a. maintenance work, including where replacing stumps like for like, or where works are complementary and sympathetic to the era of the main character building;
- b. raising or lowering a building by 750mm or less, including the replacement of stumps;
- c. repair work which restores a building to its:
 - i. previous condition, prior to the occurrence of damage; or
 - ii. original condition;
- d. internal building works, unless the interior part of the building on which the works are being undertaken is specifically listed in Schedule 7 — Local Character Places and Areas;
- e. an unroofed pergola or an ornamental garden structure; or
- f. a sunhood over a window or door.

Reason for change: is of a minor nature that does not include zoning changes

3 External Works, including Extensions

RO3.1

External works are permitted on the rear of a building where such works:

- a. cannot be readily seen from an adjoining street or the public right of way realm;
- b. do not increase the gross floor area of the existing building by more than 50%; and
- c. meets the accepted outcomes set out in Table 8.2.3.3.2.

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

4 Existing Post 1946 Buildings

RO4.1

The demolition, removal, repair, addition or alteration to a building which was erected from 1947 unless the building is listed in Schedule 7 — Local Character Places and Areas and provided any addition meets the accepted outcomes set out in Table 8.2.3.3.2.

Editor's Note: Council uses aerial imagery to establish date of construction or other research documentation where available. Evidence may be required to demonstrate that a building is post 1946.

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

8 Fences, Gates and Retaining Walls	RO8.1 Fences, gates and retaining walls along any common boundary to a street or public realm constructed during or before 1946, or on properties in Schedule 7—Local Character Places and Areas, are retained and conserved, including: - retaining the original fabric and finish; - repair work being limited to the restoration to the original condition; and - materials and detailing used for repair work, are a like for like replacement. RO8.2 New fences and gates provided along any common boundary to a street or public realm, including fencing to the side boundary where forward of the main building line to the front boundary, is designed and constructed with: - a maximum of 1.2m in height; - a transparency no less than 30% using painted pickets or battens with sufficient gap between each picket or batten, or open wire mesh (chain wire) set within a painted timber frame; and - materials, finish and design sympathetic with the era of the main character building. Editor's Note: - The Building Regulations apply to all construction standards. - Hedging or no fencing is also acceptable along any common boundary to a street or public realm.
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Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

9 Sloping Topography	RO9.1 Other than minor earthworks, operational works for cut and fill is located in areas not visible from the street or public realm.
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Reason for change: Updated to improve the functionality of the code and protect individual places of character value, including clarifying the need to provide a conservation assessment report

PO2.1 - New residential buildings and other works are designed and constructed in the context of the collective qualities which create the sense of visual cohesion or distinctiveness within the adjacent or surrounding character area streetscapes; - New non-residential buildings and other works are designed and constructed in the context of the collective qualities which create the sense of visual cohesion or distinctiveness within the adjacent or surrounding character area streetscapes or reflect traditional building styles;	AO2.1 No accepted outcome provided.
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- c. New buildings and other works enhance the sense of harmony, uniformity or variety evidenced by other character buildings within the streetscape or hillscape including scale, form, mass and rhythm;
- d. The influence of topography resulting in the use of stumps in built form in character areas is maintained in streetscapes and hillsclapes;
- e. Topography is utilised to reduce the impact of raising required to build in under; and
- f. Retaining walls and cut and fill is only used where such works are not visible from the public realm, which may include beneath a building.

Editor's Note: Secondary dwellings are to be considered an extension of the existing character building and are to meet all benchmarks applicable.

13

Building Articulation

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

PO17.1

- a. New buildings and extensions to existing character places or buildings in character areas are designed to accommodate the existing sloping topography and the proposed new surface levels across the site (refer to Figure 8.2.3.3.17.1);
- b. New buildings and extensions to character areas maintain the stepping of roofs in the streetscape or hillscape;
- c. Stump supported structures are utilised on sloping sites in order to minimise the extent of cut and fill and retaining;
- d. ~~Cut~~Other than minor earthworks, operational works for cut and fill is located in areas not visible from the street or public realm;
- e. Where building in under a character dwelling or building a new dwelling in a character area, cut and fill may be used to minimise the amount a

AO17.1

No accepted outcome provided.

- dwelling needs to be lifted to maintain the height of the building to the street;
- f. Boundary retaining walls are designed to minimise the visual inconsistency between existing character buildings and new buildings or works, and are located to have minimal impact on the streetscape or hillscape; and
 - g. Decorative treatments such as painted timber battens or lattice work which match existing or adjoining character buildings are used to soften the visual starkness of the underneath areas of post supported buildings.

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures.

18

Fences, Gates and Retaining Walls

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures.

PO18.1

- a. ~~Original fences, or fences with cultural heritage significance are retained, conserved~~
Development retains and incorporated into new uses conserves the original fabric and works;
- b. ~~New fences visible from the finish of existing fencing, gates and retaining walls along any common boundary to a street and the or public realm (including corner lots) which are part of new uses constructed during or works are designed before 1946, including fencing to properties on Schedule 7—Local Character Places and constructed:~~
 - i. ~~of materials and in a style sympathetic to the era of building construction for:~~
 - A. ~~the existing character building(s) on site;~~

AO18.1

- ~~No accepted outcome provided.~~
Fences, gates and retaining walls along any common boundary to a street or public realm constructed during or before 1946, or on properties in Schedule 7—Local Character Places and Areas, are retained and conserved, including:
- a. retaining the original fabric and finish;
 - b. repair work being limited to the restoration to the original condition; and
 - c. materials and detailing used for repair work, are a like for like replacement.

- B. adjacent character buildings; or
- C. the predominant pattern of character buildings in the surrounding character area;
- ii. to not detract from or significantly obscure the view of a character building or character place;
- iii. to enhance the overall appearance of the streetscape;
- iv. to enable outlook from buildings to the street and from the street into front yards, in order to allow casual surveillance and to enhance personal safety and security;
- v. to assist in highlighting entrances;
- vi. to provide positive visual interest to the streetscape;
- vii. no more than 1.2 metres in height; and
- viii. constructed with painted pickets with sufficient gap between each picket to allow an overall minimum 30% transparency or open wire mesh (chain wire) set within a painted timber frame.

Areas.

Note:

- Fences that are contemporary with the building or have aesthetic value have cultural heritage significance.
- Hedging or no fencing is also an appropriate design response where fencing is not a feature of the streetscape.

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

PO18.2

Development provides fencing, gates and retaining walls along any common boundary to a street or public realm, including fencing to the side boundary where forward of the main building line to the front boundary, that contributes to the

AO18.2

New fences and gates provided along any common boundary to a street or public realm, including fencing to the side boundary where forward of the main building line to the front boundary, is designed and constructed with:

cultural heritage value of character places, including:

- a. constructed using complementary materials in a design and finish that is sympathetic to the era of the main character building;
- b. enhances the overall appearance and provides positive visual interest to the streetscape;
- c. facilitates casual surveillance of the street and public realm;
- d. assists in highlighting entrances to the property; and
- e. is permeable and do not detract from or significantly obscure the view of a character building or character place.

- a. a maximum of 1.2m in height;
- b. a transparency no less than 30% using painted pickets or battens with sufficient gap between each picket or batten, or open wire mesh (chain wire) set within a painted timber frame; and
- c. materials, finish and design sympathetic with the era of the main character building.

Editor's Note:

- The Building Regulations apply to all construction standards.
- Hedging or no fencing is also acceptable along any common boundary to a street or public realm.

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

20

Outbuildings, including Garages Class 10 buildings and Carports structures

Reason for change: update of character code to improve clarity and include relevant RO provisions upfront that align with the trigger changes made in the categorisation table that focus on dealing with and clarifying character requirements for class 10 buildings and structures

PO20.1

- a. Class 10 buildings and structures are sympathetic with the overall design of any existing character building on site and that of character buildings in the surrounding character area, particularly in terms of scale, detailing, materials and roof form.
- b. Class 10 buildings and structures complement and contribute to the cultural heritage value of character places, and:
 - i. maintain the visual dominance of the existing character building in the streetscape or landscape;
 - ii. are avoided between character buildings and the front boundary or public realm;
 - iii. are independent from the main character building;
 - iv. are constructed using complementary materials, in a style and finish that is

AO20.1

When building in Area A to the rear of the main building (refer to Figure 8.2.3.3.20.1) the following applies:

- a. may include open and enclosed Class 10 buildings and structures, including car accommodation, sheds, pools and other buildings and structures;
- b. is detached from the main building; and
- c. has a gross floor area no greater than 50% of the existing main building.

AO20.1.2

- a. Garages, carports and other Open Class 10 outbuildings are erected buildings and structures, including car accommodation may also be located to the rear or side of the main building, in Area A and B (refer to Figure 8.2.3.3.20.1);
- b. Enclosed garages, or carports may be erected at the rear of where taking

- sympathetic to the era of the main character building;
- v. comprise the dominant traditional materials used on character buildings within the streetscape;
- vi. enhance the overall appearance and provide positive visual interest to the streetscape;
- vii. facilitate casual surveillance of the street and public realm; and
- viii. do not detract from or significantly obscure the view of a character building or character place.

- a building, located in Area A (refer to Figure 8.2.3.3.20.1);
- c. Car accommodation at the side or rear of a building with a single frontage (refer to Figure 8.2.3.3.20.1 in Areas A and B) takes the form of an open or battened carport which that:
 - i.
 - a. is detached from the main building;
 - b.
 - c. is open or battened where facing the street or public realm;
 - d. is in alignment with or set back behind the line of the internal ~~front~~ frontage verandah wall;
 - e.
 - f. is a maximum of 6 metres wide;
 - g.
 - h. where including a roof:
 - i. has a roof pitch which is a minimum of 15 degrees;
 - ii.
 - iii. has a gable or hip roof form;
 - iv.
 - v. has roof overhangs that are a minimum of 300mm on all sides;
 - vi. has 100mm x 100mm support posts (timber or steel);
 - vii.
 - viii. contains corrugated metal roofing material or matches the roofing material used on the main building;

	ix. has a quad gutter profile or matches the gutter profile used on the main building; x. the carport may be enclosed on any or all sides with timber battens (30% transparency); xi. rear enclosures of carports should have horizontal cladding to match existing buildings on site; xii. doors (swing, panel lift or tilt) are battened (30% transparency); and xiii. the carport may contain an enclosed space at the rear of the carport (refer to Figure 8.2.3.3.20.2, Figure K); i. Where the side setbacks are less than 3 metres and access to the side or rear of a dwelling is not possible due to existing dwelling placement, a single carport can be erected between the dwelling and the primary street alignment in a location to minimise obscuring the view of the character dwelling; j. Car accommodation in front of a building (refer
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to Area C on Figure 8.2.3.3.20.1) takes the form of a carport which:

- i. is detached from the main building;
 - ii. is a maximum of 3.6 metres wide and 6 metres long;
 - iii. has a roof pitch which matches the main building's predominant roof pitch;
 - iv. has roof overhangs on all sides that are a minimum of 300mm;
 - v. has a gable or hip roof form;
 - vi. has 100mm x 100mm support posts;
 - vii. contains corrugated metal roofing material or matches the roofing material used on the main building;
 - viii. has a quad gutter profile or matches the gutter profile used on the main building; and
 - ix. the carport may be enclosed with timber battens and timber battened door.
- k. Where car accommodation in the secondary frontage of

a corner site (refer to Area D on Figure 8.2.3.3.20.1):

- i. a single or double width carport is constructed detached from the house; and
- ii. a single gable for single carports;
- iii. for double carports, double gables or hips to give the appearance of two attached single carports (refer Figure 8.2.3.3.20.2, Figures B, F & G);
- iv. a pair of gabled or hipped roofs of equal width facing the side boundary (refer Figure 8.2.3.3.20.2, Figures B, F & G);
- v. a maximum of 6 metres wide and 6 metres long;
- vi. roof pitches which match the main building's predominant roof pitch;
- vii. roof overhangs on all sides that are a minimum of 300mm;
- viii. 100mm x 100mm support posts;
- ix. corrugated metal roofing

	material or matches the roofing material used on the main building; and x. xi. <u>has</u> a quad gutter profile or matches the gutter profile used on the main building; l. <u>has 100mm x 100mm support posts (timber or steel); and</u> m. <u>where enclosed:</u> i. <u>with timber battens, maintaining a minimum 30% transparency by providing spacing between each batten;</u> ii. <u>doors facing the street (swing, panel lift or tilt) maintain a minimum 30% transparency by providing spacing between each batten; and</u> iii. <u>enclosed spaces are located at the rear of the building or structure (refer to Figure 8.2.3.3.20.2, Figure K) and use horizontal cladding to match existing buildings on site.</u> <u>AO20.3</u>
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Where the side setbacks are less than 3 metres and access to the side or rear of an existing dwelling is not possible due to existing dwelling placement, a single carport can be erected between the dwelling and the primary street alignment in Area C in a location that minimises obscuring the view of the character dwelling (refer to Figure 8.2.3.3.20.1) where taking a form that:

- a. is detached from the main building;
- b. is a maximum of 3.6 metres wide and 6 metres long;
- c. has a roof pitch which matches the main building's predominant roof pitch;
- d. has roof overhangs on all sides that are a minimum of 300mm;
- e. has a gable or hip roof form;
- f. has 100mm x 100mm support posts (timber or steel);
- g. corrugated metal roofing material or matches the roofing material used on the main building;
- h. has a quad gutter profile or matches the gutter profile used on the main building; and
- i. the carport may be enclosed using:
 - i. timber battens, maintaining a minimum 30% transparency by providing spacing between each batten; and
 - ii. doors facing the street (swing, panel lift or tilt) maintain a minimum 30% transparency by providing spacing between each timber batten.

AO20.4

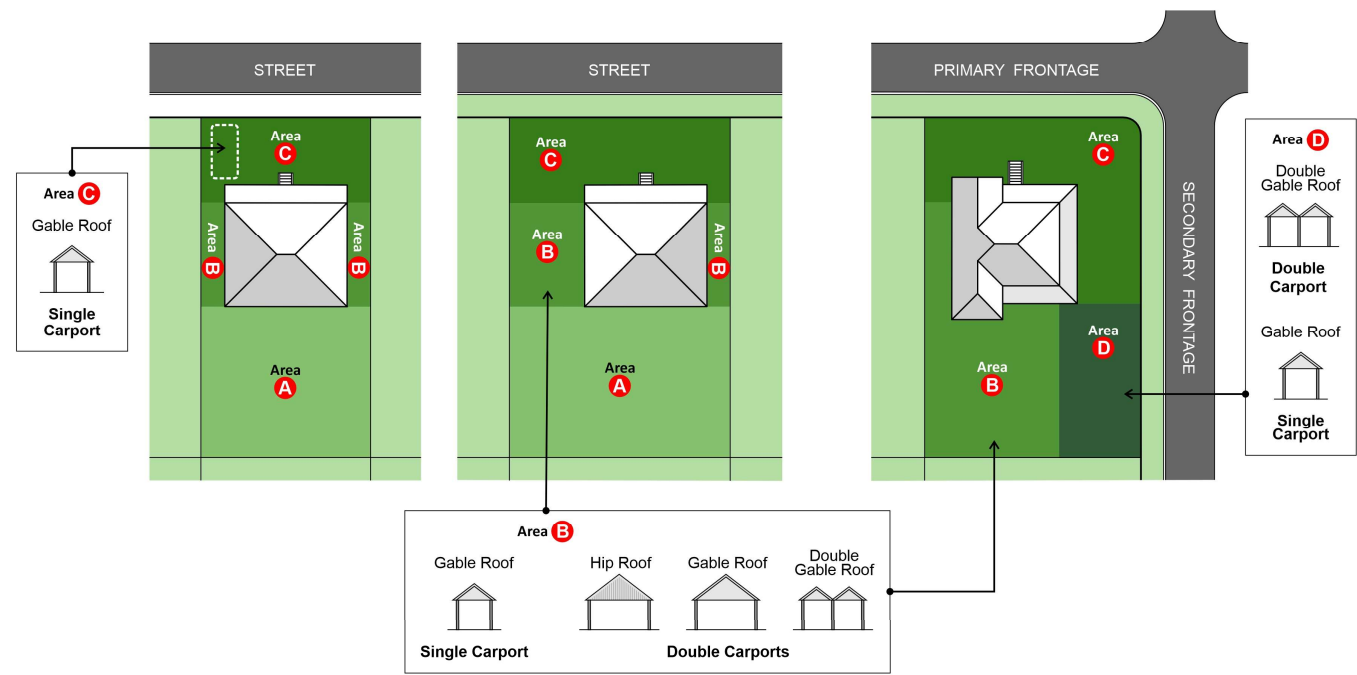
On a secondary frontage of a corner site (refer to Area D on Figure 8.2.3.3.20.1) open car accommodation may also be located where taking a form that:

- a. is detached from the main building;
- b. is a single or double width carport detached from the main building;
- c. is a single gable for single carports;
- d. for double carports, provide a pair of gabled or hipped roofs of equal width facing the secondary frontage (refer Figure 8.2.3.3.20.2, Figures B, F & G);

-
- e. is a maximum of 6 metres wide and 6 metres long;
 - f. has a roof pitch which matches the main building's predominant roof pitch;
 - g. provides roof overhangs on all sides that are a minimum of 300mm;
 - h. has 100mm x 100mm support posts (timber or steel);
 - i. provides corrugated metal roofing material or matches the roofing material used on the main building; and
 - j. has a quad gutter profile or matches the gutter profile used on the main building.

Reason for change: Updated figure to improve alignment and functionality of the associated benchmarks

Figure 8.2.3.3.20.1 — Placement of Class 10 Buildings and Structures



Reason for change: Updated to improve the functionality of the code and protect individual places of character value, including clarifying the need to provide a conservation assessment report

27 Vegetation, Landscaping and Trees in Schedule 7 — Local Character Places Individual place of local cultural heritage significance	
27 Schedule 7 — Individual place of local cultural heritage significance Reason for change: New benchmark to protect Schedule 7 listings in accordance with a Conservation Management Plan	
PO27.1	AO27.1

- a. **Vegetation**
The cultural heritage significance of cultural significance or streetscape value is conserved and appropriately managed, to ensure longevity and the retention of an individual place of its local cultural or aesthetic values;
- b. Appropriate landscaping, including street trees, is used to soften building outlines and to enhance the overall appearance of new uses and works;
- c. New uses and works are designed in a manner that retains existing large and mature vegetation located in character areas or character places of heritage significance listed in Schedule 7, or culturally significant vegetation listed in Schedule 7, is conserved and integrates the built form into the surrounding landscape;
- d. Landscape design emphasises a clear pedestrian entry point and supports opportunities for casual surveillance of public spaces and vulnerable areas;
- e. In areas with highly distinctive streetscape patterns, existing landscape and street tree planting themes are enhanced;
- f. Particular attention is given to the retention of existing vegetation:
 - i. in areas of high streetscape prominence e.g. within or along elevated hill sides and ridgelines, view corridors and vistas;
 - ii. where the vegetation itself forms a landmark or focal point; and
 - iii. where the vegetation is rare or endangered;
- g. Any changes which may reduce the cultural significance of a garden or cultural landscape should be capable of being reversed;
- h. The following key elements of character gardens and cultural landscapes are conserved where

The pruning Development is compatible with a Conservation Management Plan for the individual place of vegetation of local cultural heritage significance or streetscape value, approved as identified in Schedule 7:

- a. removes dead or diseased growth;
- b. involves crown thinning through the removal of no more than 25% part of the crown development application.
Note: An approved Conservation Management Plan is prepared in order to increase light penetration accordance with the Queensland Government Guideline - Conservation Management Plans, and air movement into the crown;
- c. retains the natural shape principles of the vegetation;
- d. retains at least half Australian ICOMOS Charter for Places of the canopy in the lower two-thirds of the tree;
Cultural Significance (Burra Charter).
- e. involves the removal of no branches greater than 75mm in diameter;
- f. involves the removal of vegetation which is within 300mm of powerlines, or other aerial infrastructure;
- g. in relation to palms:
 - i. involves the removal of flowers or fruit; or
 - ii. does not involve the removal of live fronds at an emergence angle greater than 45° above the horizontal plane; or
- h. the Council determines that the work is not likely to significantly adversely affect the cultural significance or streetscape value of the vegetation.

~~possible:~~

- i. ~~spatial layout relationships and orientation, particularly important character elements relating to symmetry, asymmetry and axial alignment;~~
- ii. ~~important views and vistas;~~
- iii. ~~main circulation systems, including roads, pathways and trails;~~
- iv. ~~places and items of indigenous cultural significance;~~
- v. ~~important archaeological sites and graves;~~
- vi. ~~established planting elements, such as trees, shrubs and hedges; and~~
- vii. ~~important built elements, including historic buildings and structures, terraces, steps, water features, monuments and memorials, historic lights and site furnishings (e.g. benches, planters and sculptured objects); and~~
- i. ~~Herbaceous and perennial plants and bulbs are reused on-site and replacement plants are propagated from original plants on-site, where possible.~~

enhanced.

Note:

- Compliance with this performance outcome will require reporting on how the individual place of local cultural heritage significance is conserved and enhanced by the development, referencing and addressing the Schedule 7 citation, historical theme and criteria for listing.
- Council may require the preparation and submission of a cultural heritage significance or streetscape report and heritage impact assessment for any significant uses or works involving historic gardens or cultural landscapes verifying the development is in accordance with the Guidelines to the Burra Charter - Procedures for Undertaking Studies and Reports.

Reason for change: Updated to improve the functionality of the code and protect individual places of character value, including clarifying the need to provide a conservation assessment report

PO27.2

AO27.2

- a. Vegetation of cultural significance or streetscape value is conserved and appropriately managed, to ensure longevity and the retention of its cultural or aesthetic values;
- b. Appropriate landscaping, including street trees, is used to soften building outlines and to enhance the overall appearance of new uses and works;
- c. New uses and works are designed in a manner that retains existing large and mature vegetation located in character areas or character places listed in Schedule 7, or culturally significant vegetation listed in Schedule 7, and integrates the built form into the surrounding landscape;
- d. Landscape design emphasises a clear pedestrian entry point and supports opportunities for casual surveillance of public spaces and vulnerable areas;
- e. In areas with highly distinctive streetscape patterns, existing landscape and street tree planting themes are enhanced;
- f. Particular attention is given to the retention of existing vegetation:
 - i. in areas of high streetscape prominence e.g. within or along elevated hill sides and ridgelines, view corridors and vistas;
 - ii. where the vegetation itself forms a landmark or focal point; and
 - iii. where the vegetation is rare or endangered;
- g. Any changes which may reduce the cultural significance of a garden or cultural landscape should be capable of being reversed;
- h. The following key elements of character gardens and cultural landscapes are conserved where possible:

The pruning of vegetation of cultural significance or streetscape value, as identified in Schedule 7:

- a. removes dead or diseased growth;
- b. involves crown thinning through the removal of no more than 25% of the crown in order to increase light penetration and air movement into the crown;
- c. retains the natural shape of the vegetation;
- d. retains at least half of the canopy in the lower two-thirds of the tree;
- e. involves the removal of no branches greater than 75mm in diameter;
- f. involves the removal of vegetation which is within 300mm of powerlines, or other aerial infrastructure;
- g. in relation to palms:
 - i. involves the removal of flowers or fruit; or
 - ii. does not involve the removal of live fronds at an emergence angle greater than 45° above the horizontal plane; or
- h. the Council determines that the work is not likely to significantly adversely affect the cultural significance or streetscape value of the vegetation.

- i. spatial layout relationships and orientation, particularly important character elements relating to symmetry, asymmetry and axial alignment;
- ii. important views and vistas;
- iii. main circulation systems, including roads, pathways and trails;
- iv. places and items of indigenous cultural significance;
- v. important archaeological sites and graves;
- vi. established planting elements, such as trees, shrubs and hedges; and
- vii. important built elements, including historic buildings and structures, terraces, steps, water features, monuments and memorials, historic lights and site furnishings (e.g. benches, planters and sculptured objects); and
- i. Herbaceous and perennial plants and bulbs are reused on-site and replacement plants are propagated from original plants on-site, where possible.

Note: Council may require the preparation and submission of a cultural heritage significance or streetscape impact assessment for any significant uses or works involving historic gardens or cultural landscapes.

Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.9 Difficult Topography and Landslide Overlay Code

8.2.9.3 Specific Benchmarks for Assessment

Reason for change: update to improve functionality of build works triggers to enable minor earthworks as ADSR

1 Landslide hazard and slope management	RO1.1 Development, including associated access, is: a. located on land with a slope of 15% or less; or b. <u>involves minor earthworks not exceeding those specified in Column 2, part a. of the definition and results in a slope of 15% or less.</u>
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Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.10 Flood Risk and Overland Flow Overlay Code

8.2.10.3 Specific Benchmarks for Assessment

Reason for change: is of a minor nature that provides for minor earthworks within areas of high and extreme risk conveyance areas to have an ADSR pathway.

1 Flood Risk Compatibility	RO1.1 Development <u>other than for building works stated in RO1.2</u>, does not occur on the part of land that is: a. subject to the medium to extreme flood risk category shown on the Flood Risk and Overland Flow Overlay Map OV12; or b. located in a priority evacuation area shown on the Flood Risk and Overland Flow Overlay Map OV12; or c. located on, or over an Overland flow path area shown on the Flood Risk and Overland Flow Overlay Map OV12. RO1.2 Building work not associated with a material change of use does not occur on the part of the land that is subject to high to extreme flood risk category shown on Flood Risk and Overland Flow Overlay Map OV12, where: a. erecting a <u>walled Class 10 building (outbuilding);</u> b. <u>erecting a wall or enclosing an existing</u> Class 10 building (outbuilding); or c. involving the enclosure, <u>or partial enclosure via a wall,</u> of <u>a ground floor storey of an existing structure below the defined flood level, including for</u> an existing dwelling or dual occupancy; <u>and</u> d. <u>remains open so as to not alter, obstruct, or divert floodwater onto adjoining properties, infrastructure or the environment.</u>
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Reason for change: is of a minor nature that provides for minor earthworks within areas of high and extreme risk conveyance areas to have an ADSR pathway.

3 Earthworks	RO3.1 Development is limited to rehabilitation works. RO3.2 There is no change to existing natural ground level <u>on the part of the land that is subject to high to extreme flood risk category</u>. RO3.3 The clearing of native vegetation within a watercourse, wetland or riparian buffer area is avoided. Note: OV2 Waterway Corridors and Wetlands provides mapped extents of waterway or wetland, or within areas associated with riparian buffer areas. RO3.4 <u>Where earthworks is associated with minor building work or erecting an open Class 10 building (outbuilding);</u> a. <u>earthworks does not involve an area of more than 50 square metres; and</u>
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- b. does not involve retaining walls and does not alter, obstruct or divert stormwater overland flows or floodwater onto adjoining properties, infrastructure or the environment.

Editor's Note: Earthworks listed above refer to necessary earthworks associated with building works for open structures that are minor in scale and require limited change to natural ground levels and existing water flows.

RO3.5

The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate Flood Risk Area identified on Flood Risk and Overland Flow Overlay Map OV12.

Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.11 Regional Infrastructure Overlay Code

8.2.11.3 Specific Benchmarks for Assessment

Reason for change: is of a minor nature that provides a relevant performance outcome for transport corridor noise.

PO4.2

Development is located, designed and constructed to mitigate the impacts of transport noise affecting health and well-being to sensitive land uses meeting all acoustic objectives for amenity and sleep disturbance.

Note: A Noise Impact Assessment prepared in accordance with SC6.9 Noise Impact Assessment Planning Scheme Policy is the preferred method for addressing this outcome.

AO4.2

Development of sensitive land uses located within a road or rail corridor are sited and designed in accordance with Queensland Development Code - MP4.4 – Buildings in a Transport Noise Corridor.

Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.13 Motorsport Activities Overlay Code

8.2.13.3 Specific Benchmarks for Assessment

Reason for change: Correction of assessment table to improve functionality

Table 8.2.13.3.1 — Benchmarks for Accepted Development Subject to Requirements

Reason for change: Correction of assessment table to improve functionality

Benchmarks for Accepted Development Subject to Requirements

Reason for change: Correction of assessment table to improve functionality

1 Subdivision of land

RO1.1

Development does not subdivide land for sensitive land uses in the Motorsport Activities buffer as identified on Map OV14 at Chuwar (formerly known as Tivoli Raceway) and the Ipswich Motorsport Precinct.

2 Sensitive Land Use (except for

RO2.1

Development does not introduce or intensify sensitive land uses (except for Dwelling house and Dual occupancy) in the Motorsport Activities buffer as

Dwelling house and Dual occupancy)

identified on Map OV14 at Chuwar (formerly known as Tivoli Raceway) and the Ipswich Motorsport Precinct.

Note: Dwelling house and Dual occupancies are to be designed and constructed to mitigate predicted noise levels emanating from motorsport activities in accordance with recommendations provided by a qualified acoustic consultant.

Reason for change: Correction of assessment table to improve functionality

Table 8.2.13.3.2.1 — Benchmarks for Assessable Development

Reason for change: Correction of assessment table to improve functionality

1

Noise Sensitive Land Uses

Reason for change: Correction of assessment table to improve functionality

PO1.1

The location and siting of development of development sensitive land uses within the mapped buffer areas identified on Map OV14 avoids adverse impacts compatible with the impacts upon sensitive land uses from noise emissions associated with, and generated by, the activities of the Motorsports Facility at Chuwar (formerly known as Tivoli Raceway) and the Ipswich Motorsports Precinct.

AO1.1.2

Development does not introduce or intensify sensitive land uses (except for Dwelling house and Dual occupancy) in the Motorsport Activities buffer as identified on Map OV14 at Chuwar (formerly known as Tivoli Raceway) and the Ipswich Motorsport Precinct.

Note: Dwelling house and Dual occupancies are to be designed and constructed to address PO1.2 and PO1.3 to mitigate predicted noise levels emanating from motorsport activities in accordance with recommendations provided by a qualified acoustic consultant.

Reason for change: Correction of assessment table to improve functionality

PO1.2

The location and siting of development within the mapped buffer areas identified on Map OV14 avoids adverse impacts upon sensitive land uses from noise emissions.

AO1.2

Development for sensitive land uses within the buffer areas identified on Map OV14 is to achieve internal noise quality objectives in accordance with *Environmental Protection (Noise) Policy 2019*.

Note: An assessment report prepared in accordance with SC6.9 Noise Impact Assessment is the preferred method for addressing this performance outcome.

Reason for change: Correction of assessment table to improve functionality

PO1.2.3

Development does not introduce sensitive land uses unless noise mitigation measures are incorporated into the building.

AO1.2.3

Development for sensitive land uses within the buffer areas identified on Map OV14 is to achieve internal noise quality objectives in accordance with *Environmental Protection (Noise) Policy 2019*.

Note: An assessment report prepared in accordance with SC6.9 Noise Impact Assessment is the preferred method for addressing this performance outcome.

Reason for change: Correction of assessment table to improve functionality

PO1.4

AO1.4

Development for, or the expansion of, a Motor sports facility use minimises adverse or nuisance impact on existing sensitive land uses, through design, siting, separation, buffering and the operation of facilities and infrastructure.

No accepted outcome provided.

Part 8 Overlays \ 8.2 Overlay Codes \ 8.2.14 Water Resource Catchments Overlay Code

8.2.14.2 Purpose and Overall Outcomes

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

(2) The purpose of this code will be achieved through the following overall outcomes:

- a. development protects and improves the quality of surface water and groundwater within water supply catchment areas ~~are managed~~ to ensure the highest level of protection possible to the city's potable ~~a safe, secure and cost-effective drinking~~ water supply;
- b. development ~~is located and designed to ensure that it in~~ drinking water source catchments does not ~~create a result in~~ adverse impact ~~individual site~~ or ~~present a risk~~ cumulative catchment impacts to water quality in bulk water ~~resource catchment areas~~ supply, including on surface and ground water;
- c. development involving wastewater management prevents contamination of development ~~contributes to the maintenance and protection of drinking water quality in water resource catchment areas by preventing contaminants, sedimentation and solid or liquid waste from entering surface water catchments or groundwater infiltration areas;~~
- d. development minimises site disturbance and construction impacts on drinking water catchments and groundwater infiltration areas;
- e. development applies precautionary principles where there is uncertainty regarding impacts on drinking water catchments and groundwater infiltration areas; and
- f. the physical integrity of waterways, wetlands, lakes, springs, riparian areas and natural ecosystems that support water quality ~~contribute to maintaining healthy functioning catchments~~ are protected.

8.2.14.3 Specific Benchmarks for Assessment

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

2 Wastewater Disposal

RO2.1

Development does not generate wastewater located within the Water Resource Catchment Area or Water Supply Buffer Area.

*Note: For further information about requirements for on-site effluent treatment and disposal, refer to the Plumbing and Drainage Act 2018 and the Queensland Plumbing and Wastewater Code 2019. **OR***

RO2.2

The development involves a sewage ~~A site and soil evaluation with wastewater design has been prepared by an appropriately QBCC licensed wastewater designer and the on-site wastewater treatment system (10 EP or less) and disposal~~ area which complies with facilities (both current, if proposed to be utilised

for a new use and/or proposed) achieve the following criteria/outcomes:

- a. Minimum Advanced Secondary treatment standard
- b. 50m setback to a stream-order 1-3 minor waterway;
- c. 100m setback to a stream-order 4 medium or greater major waterway;
- d. 400m setback to the full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply;
- e. is not located on land with slope greater than 10%; and
- f. is not located on land below the 1% Annual Exceedance Probability (AEP) defined flood event level.

Note: For further information about requirements for on-site effluent treatment and disposal, refer to the Plumbing and Drainage Act 2018 and the Queensland Plumbing and Wastewater Code 2019.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

3 Vegetation Management

RO3.1

Vegetation clearing complies with the following criteria:

- a. 25m setback to a stream-order 1-3 minor waterway;
- b. 50m setback to a stream-order 4 medium or greater major waterway;
- c. 200m setback to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply;
- d. is not undertaken at or below the 1% Annual Exceedance Probability (AEP) defined flood event level; and
- e. is not undertaken on a slope greater than 15%.

Reason for change: To reflect the 2024 update to SEQWater's model code for water quality management in drinking water catchments.

4 Stormwater Quality and Hydrology

RO4.1

Development does not involve:

- a. an aggregate impervious area greater than 1,000m²;
- b. the establishment of artificial waterways; and
- c. does not involve extraction of groundwater for a commercial purpose.

RO4.2

Development fences all livestock from waterbodies (except private dams) where a site is being used for animal husbandry and animal keeping activities.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

5 Earthworks

RO5.1

Earthworks comply with the following criteria:

- a. 25m setback to a stream-order 1-3 minor waterway;
- b. 50m setback to a stream-order 4 medium or greater major waterway;
- c. 200m setback to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply;
- d. is not undertaken at or below the 1% AEP defined flood event level; and
- e. is not undertaken on a slope greater than 15%.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

6 Dangerous Goods and Hazardous Materials	RO6.1 The storage or handling of dangerous goods, hazardous substances or environmentally hazardous materials involves an aggregate ~~quantity~~ <u>quantity</u> less than 200L or 200kg. OR The storage or handling of dangerous goods, hazardous substances or environmentally hazardous materials with an aggregate ~~quantity~~ <u>quantity</u> greater than 200L or 200kg and no more than ~~1000L~~ <u>1,000L</u> or ~~1000kg~~ <u>1,000kg</u> and maintains the following separation distances: a. ~~50m to a stream order 1–3;~~ b. 100m to ~~a stream order 4 or greater~~ <u>any waterway</u>; and c. 800m to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply. RO6.2 Dangerous goods, hazardous substances or environmentally hazardous materials are located and stored in the following manner: a. at or above the ~~1% AEP defined~~ flood ~~event~~ <u>level</u>; b. ~~undercover in a building or similar structure~~ <u>free from coastal hazards</u>; c. ~~in roofed~~ or ~~on a dedicated~~ <u>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</u>; d. ~~paved with an~~ impervious ~~secondary containment store or device that permits full recovery of~~ <u>surface and bunded so any</u> spills <u>are retained on-site for removal</u>; e. in a manner that prevents the movement of packages/containers from their place of storage during a flood event <u>where flood or tidal waters impact the premises</u>; and f. in accordance with Australian Standard AS 1940: ~~2004~~ <u>2017</u> The Storage and Handling of Flammable and Combustible Liquids.
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO1.2 ~~Manage stormwater~~ <u>Stormwater run-off is managed</u> during operational (post construction) stages to protect drinking water supply environmental values and facilitate the achievement of water quality objectives for receiving waters. Editors Note: Drinking water supply environmental values are referenced within Schedule 1 of the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i>. ~~AA~~ Site Stormwater Quality Management Plan is to be prepared by a suitably qualified individual such as a Civil Engineer or an Environmental Professional and is to be certified by a Registered Professional Engineer (RPEQ) (Civil or Environmental) to demonstrate compliance with the stormwater design objectives.	AO1.2.1 Development does not involve an impervious area greater than 1,000m². OR AO1.2.2 Development is for reconfiguring a lot that: a. will not create more than two additional lots; or b. involves a land area of less than ~~1000m~~ <u>1,000m</u>². OR
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	AO1.2.3 Stormwater run-off generated during operation (post-construction) demonstrates a minimum reduction in mean annual load from unmitigated development that achieves the following stormwater management design objectives: a. 85% reduction in total suspended solids; b. 65% reduction in total phosphorus; c. 45% reduction in total nitrogen; and d. 95% reduction in gross pollutants. OR AO1.2.4 Stormwater run-off generated during operation is captured and transferred off-site or captured and treated to any applicable re-use standards and reused on-site.
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO1.3 Development avoids and minimises changes to the existing surface water natural hydrological regime so that: a. there is no change to the reference high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from waterways as a result of the development; b. any relevant flows into waterways comply with the relevant flow objectives of the applicable water plan for the area; and c. the collection and re-use of stormwater occurs so there is no increase to the velocity or volume of stormwater flows entering a waterway.	AO1.3 No accepted outcome provided.
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO1.4 <u>Stormwater drainage conveys run-off in a manner that:</u> a. <u>minimises risk to public safety, the environment and drinking water source areas; and</u> b. <u>provides a lawful point of discharge from each lot; and</u> c. <u>does not worsen drainage impacts on neighbouring sites.</u>	AO1.4 <u>No accepted outcome provided.</u>
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO1.5 <u>Development is sited, designed, constructed and managed to avoid or, where it is not possible to avoid, minimise adverse impacts on the environmental values and water quality of surface and ground water from:</u>	AO1.5 <u>No accepted outcome provided.</u>
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- a. altered quality and hydrology; and
- b. the release and mobilisation of nutrients and sediments.

Editors Note: A hydrological assessment and erosion and sediment control plan undertaken by a suitably qualified person may be required to determine no adverse impacts to surface and ground water quality and hydrology.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO1.6

Stormwater is managed during the construction phase of the development so that sediments do not leave the site.

Editors Note: Schedule 1 of the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* references the relevant basin for waters in a particular sub-region. The drinking water *Environmental Values and Water Quality Objectives* are outlined in the corresponding policy document for the basin.

AO1.6

An assessment of the potential for erosion during construction is undertaken in accordance with the requirements of the General Works and Infrastructure Planning Scheme Policy in order to identify the potential for increased suspended solids, turbidity and sedimentation during construction, and the results of this assessment are used to inform an erosion and sediment control plan, ensuring that stormwater quality is maintained at acceptable levels during construction.

Note: The Erosion and Sediment Control Plan addresses the requirements of Part 5 - Standards for Provision of Earthworks (5.1.6 Erosion and Sedimentation Control) and forms part of a Stormwater Management Plan required in Part 3 - Stormwater Quantity, Quality and Floodplain Management (3.5.3 Design)

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO1.7

Development adopts measures that exclude livestock from entering a waterbody or waterway where a site is being used for intensive animal keeping, husbandry or grazing activities, to ensure the maintenance or improvement of the quality of surface water.

AO1.7

No accepted outcome provided.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO2.2

Wastewater is managed to ensure there is no worsening or adverse impacts to health, the environment or water quality. Wastewater treatment systems are designed, constructed and managed in ways that do not compromise the drinking water supply environmental values.

Note: Where development involves the release of wastewater, a wastewater management plan is to be prepared by a suitably qualified person. Plans are to provide an assessment of all risks and associated mitigation strategies for preventing adverse impact on the quality of drinking water and may require a water quality monitoring program.

Developments involving the irrigation of wastewater will need to provide a Modelling Report demonstrating the nominated land area for irrigation is suitably located and sized to accommodate design wastewater loads, storages

AO2.2.2.3

If development generates Where the combined total peak design capacity of wastewater (sewage) treatment is less than 21 Equivalent Persons (EP), the wastewater is collected and contained on-site, and is: design of the system achieves a Low or Medium Risk classification.

- a. lawfully disposed to sewer;
- b. transferred off-site

Editors Note: SeqWater's Land Use Risk Tool for treatment/disposal to an appropriately licensed facility;

- c. reused on-site in a closed-cycle irrigation scheme, industrial

are suitably sized to accommodate design wastewater loads and proposed irrigation practices will not result in any adverse impact on water quality. It is recommended the modelling exercise incorporate scenarios based on both a 10-year and 20-year planning horizon and incorporate a minimum of three irrigation concepts

- processes, washing/cleaning or other purpose; or
- d. treated sewage facilities should be used to meet/determine the drinking water supply environmental values prior to release/risk classification.

OR

AO2.2.3.4

Where the combined total peak design capacity of wastewater (sewage) treatment is 21EP or greater, the system is located and designed in the following manner:

- a. on land at or above the 0.5% AEP flood event;
- b. the hydraulic capacity of the system is five times the average dry weather flow (ADWF);
- c. no direct discharge of sewage to a waterway or water supply source occurs, unless during a bypass event that exceeds peak hydraulic capacity and sewage is screened and disinfected before release;
- d. where treated effluent will be used in irrigation, application is:
 - i. confined to a dedicated area of land suitably located and sized, and using irrigation practices that will not adversely affect groundwater and surface water quality; and
 - ii. located on land at or above the 0.5% AEP flood event.
- e. Where the combined total peak design capacity of wastewater treatment is less than 21 Equivalent Persons (EP) 1,500EP or greater, and direct discharge to a waterway is the only reasonably practical disposal option, the contribution design of flow from the system must be modelled over the range of reasonably expected flow events. If the proportion of flow is:
 - i. <10% of the system achieves a Low total flow, 3-log reduction bacteria and virus, and 4-log reduction protozoa.

minimum pathogen log-reduction values apply; or

- ii. >10% Medium Risk classification of the total flow, it must demonstrate compliance with the *Australian guidelines for water recycling (Phase 2): Augmentation of drinking water supply* (to be undertaken in accordance consultation with Seqwater's Land Use Risk Tool for on-site sewage facilities).

OR

AO2.2.4

.5 Where

A holding tank associated with the combined total peak design capacity on-site sewage management system:

- a. complies with the siting and setbacks in accordance with Table 8.2.14.3.3 'all other development types';
- b. has at least one (1) week of wastewater treatment holding capacity;
- c. is 21EP or greater, the system an above ground tank to enable detection of leaks;
- d. is located on a concrete hardstand, with suitable spill well, bunded edge/lip; and
- e. for designed effluent holding tanks, the following manner:
 - a. achieves landowner must enter into a minimum secondary treatment standard contract with nutrient licensed waste removal and disinfection;
 - b. on land at or above the 0.5% AEP flood event;
 - c. the hydraulic capacity of the system is five times the average dry weather flow (ADWF);
 - d. no direct discharge contractor for scheduled pump out of sewage to a waterway or water supply source occurs, unless during a bypass event that exceeds peak hydraulic capacity and sewage is screened and disinfected before release;

- e. ~~where treated effluent will be used in irrigation, application is:~~
- i. ~~confined to a dedicated area of land suitably located and sized, and using irrigation practices that will not adversely affect groundwater and surface water quality; and~~
 - ii. ~~located on land at or above the 0.5% AEP flood event.~~

OR

AO2.2.5.6

Where utilising an existing on-site sewage management system, provide certification from a licensed plumber that the combined total peak design capacity of on-site wastewater treatment is 1500EP or greater and disposal facilities are functioning efficiently, and direct discharge have been regularly inspected and serviced, are of adequate capacity and in good condition to a waterway is service the only reasonably practical disposal option, the contribution of flow from the system must be modelled over the range of reasonably expected flow events development. If the proportion of flow is:

- a. ~~<10% of the total flow, 3-log reduction bacteria and virus, and 4-log reduction protozoa, minimum pathogen log reduction values apply; or~~
- b. ~~>10% of the total flow, it must demonstrate compliance with the Australian guidelines for water recycling (Phase 2): Augmentation of drinking water supply (to be undertaken in consultation with Seqwater).~~

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO2.4

Solid wastes generated by the development must be managed, stored and disposed in a manner that does not adversely impact on the quality of any surface water or groundwater.

AO2.4.1

No accepted outcome provided for Intensive Animal Industry. The following activities are not undertaken on site: reuse of waste litter, manure and other organics as soil conditioners or fertilizers; composting activities; and Carcasses are not buried except as required in accordance with any emergency

animal disease directive by a biosecurity agency.

AO2.4.2

The following activities are not undertaken on site:

- a. reusestockpiling of waste litter, manure and other organics is undertaken as soil conditioners or fertilizers follows:
 - a. on surfaces constructed with permanent impervious underlay to prevent leaching (groundsheets are acceptable where stockpiling is temporary);
 - b. composting activities; and located outside of an effluent irrigation area;
 - c. Carcasses are not buried except as required in accordance located 3m above the seasonal high-water table and away from recharge areas;
 - d. sized to accommodate the proposed disposal timeframes;
 - e. designed with any emergency animal disease directive by a biosecurity agencyrun-off diversion drainage upstream to prevent uncontaminated stormwater movement into the area;
 - f. bunded to capture contaminated run-off for appropriate treatment and disposal; and
 - g. roofed or covered to prevent the ingress of rainfall and run-off, and that water is piped away from the stockpile area.

AO2.4.3

The stockpiling of waste litter, manure and other organics is undertaken as follows:

- a. on surfaces constructed with permanent impervious underlay to prevent leaching

- (groundsheets will only be accepted where stockpiling is temporary);
- b. located outside of an effluent irrigation area;
- c. located 3m above the seasonal high-water table and away from recharge areas;
- d. sized to accommodate the proposed disposal timeframes;
- e. designed with run-off diversion drainage upstream to prevent uncontaminated stormwater movement into the area;
- f. bunded to capture contaminated run-off for appropriate treatment and disposal; and
- g. covered, desirably within a shed but otherwise with weatherproof material.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO2.5

Intensive animal industries within the water resource catchment area do not create a microbial risk to public health or the environment.

AO2.5

Development involving stockpiling of manure wastes with microbial risks are to be pasteurized for pathogen kill-off before it leaves the site.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO3.3

Development maintains the existing groundwater hydrological regime.

AO3.3.1

Development does not change the existing groundwater hydrological regime by lowering or raising the water table and hydrostatic pressure outside the bounds of variability of existing predevelopment conditions.

AO3.3.2

Development does not result in the ingress of saline water into freshwater aquifers.

~~Editor's~~ Note: Where development is likely to impact on the water table, a hydrological assessment ~~undertaken~~ undertaken by a suitably qualified professional may be required to demonstrate no adverse impact on the groundwater hydrological regime.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO3.4

Clearing of vegetation is avoided in a watercourse, waterbody or buffer areas, to protect natural ecosystems and processes so that water quality is not adversely impacted.

AO3.4

No acceptable outcome provided.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO3.5

Development protects and enhances riparian vegetation so that it protects against bank erosion and filters sediments, nutrients and other pollutants to ensure the environmental values for the supply of drinking water are not compromised.

AO3.5

Vegetation clearing does not occur within the following separation distances:

- a. 25m to a minor waterway;
- b. 50m to a medium or major waterway;
- c. 200m to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply;
- d. at or below the defined flood level;
- e. on a slope greater than 15%.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO3.7

Development is not located within the defining bank of a watercourse or on steep, unstable or erosion prone land.

Note: Where development is undertaken on land exceeding 15%, a geotechnical assessment must be undertaken by a suitably qualified and experienced geotechnical engineer and certified by a Registered Professional Engineering of Queensland (RPEQ) with geotechnical qualifications.

AO3.7.1

Development does not involve in-stream extractive industries (e.g. commercial removal of sand or gravel materials).

AO3.7.2

Development does not occur on a slope greater than 15%.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO4.1

The siting and design of earthworks minimises impacts on the natural landform that may cause contamination or interfere with the flow of a waterway or water supply source.

AO4.1

Earthworks comply with the following criteria:

- a. 25m setback to a ~~stream order 1-~~ 3minor waterway;
- b. 50m setback to a ~~stream order~~ 4medium or ~~greater~~ major waterway;
- c. 200m setback to a full supply level of a dam, lake or reservoir or watercourse which serves as a potable water supply;
- d. is not undertaken on land at or below the ~~1% AEP~~ defined flood level; and
- e. is not undertaken on a slope greater than 15%.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO5.1

When reconfiguring a lot, all resultant lots requiring an on-site wastewater treatment system do not compromise water quality objectives or the environmental values of drinking water supply.

Editor's Note: Drinking water supply environmental values are referenced within Schedule 1 of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 references the relevant basin for waters in a particular sub-region. The drinking water Environmental Values and Water Quality Objectives are outlined in the corresponding policy document for the basin.

A Site and Soil Evaluation and Concept Wastewater Design prepared by a suitably qualified professional demonstrating future on-site wastewater management facilities on new lots can achieve a medium (or lower) risk rating under Seqwater's Land Use Risk Tool is the preferred method for achieving this outcome.

AO5.1.1

Any new lot can accommodate an area for on-site wastewater treatment and disposal complying with the following:

- 50m setback to a ~~stream order 1-~~ 3minor waterway;
- 100m setback to a ~~stream order 4medium~~ or ~~greatermajor waterway~~;
- and
- 400m setback to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply.

AO5.1.2

Any new lot can accommodate an area for on-site wastewater treatment and disposal on land that is not ~~withinat or below~~ the ~~1%~~ AEPdefined flood ~~event andlevel or~~ on a slope at or less than 10%.

AO5.1.3

Any proposed lots that are to accommodate a future on-site wastewater system, maintain an average lot size of at least 2.5ha, with no lots less than 4,000m².

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO6.1

Dangerous goods, hazardous substances or environmentally hazardous materials are stored and handled in a manner that minimises the potential for contamination of surface and groundwater in the event of a leak or spill.

AO6.1.1

The storage or handling of dangerous goods, hazardous substances or environmentally hazardous materials involves an aggregate quantity less than 200L or 200kg.

OR

The storage or handling of dangerous goods, hazardous substances or environmentally hazardous materials with an aggregate quantity greater than 200L or 200kg and less than ~~1000L~~ 1,000L or ~~1000kg~~ 1,000kg maintains the following separation distances:

- 100m to a ~~minor~~ waterway;
- ~~100m to a stream order 4 or greater~~;
- and
- 800m to a full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply.

AO6.1.2

- a. Dangerous goods, hazardous substances or environmentally hazardous materials are located and stored in the following manner:
- a. is not undertaken on land within the **1%** **AEP defined flood event level**;
 - b. undercover in a building or similar structure;
 - c. in or on a dedicated impervious secondary containment store or device that permits full recovery of spills;
 - d. in a manner that prevents the movement of packages/containers from their place of storage **during during a flood event where flood impacts the premises**; and
 - e. in accordance with Australian Standard AS 1940-**2004-2017** The Storage and Handling of Flammable and Combustible Liquids.

OR

The storage of dangerous goods, hazardous substances or environmentally hazardous materials (other than petroleum products) in aggregate quantities greater than **1000L 1,000L** or **1000kg 1,000kg** is not undertaken unless a site-specific risk assessment presents minimal risk to drinking water quality.

AO6.1.3

The storage of petroleum products in bulk (greater than 1000L) aboveground uses self-bunded vessels that meet Australian Standard AS 1692 Steel Tanks for Flammable and Combustible Liquids.
OR

The storage of petroleum products in bulk (greater than 1000L) aboveground uses single-skin vessels installed within a bundled compound that:

- a. is sufficiently impervious (permeability should be $<10^{-9}$ m/s) to retain and recover spillage; and
- b. has a net capacity of at least 100% of the bundled vessel or aggregate quantity of vessels where operated as a single unit.

OR

Petroleum products belowground (greater than 200L) are stored in vessels that are non-corrodible, double walled with an interstitial space between, and meet the requirements of Australian Standard AS 1692 Steel Tanks for Flammable and Combustible Liquids and/or UL 1316 Glass fibre reinforced plastic underground storage tanks for petroleum products, alcohols and alcohol gasoline mixture.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO6.2

Development involving the storage of petroleum products, including a service station, in water resource catchments avoids contamination risk to surface and ground water.

AO6.2.1

The storage of petroleum products in bulk (greater than 1,000L) aboveground uses self-bundled vessels that meet Australian Standard AS 1692:2006 Steel Tanks for Flammable and Combustible Liquids.

OR

AO6.2.2

The storage of petroleum products in bulk (greater than 1,000L) aboveground uses single-skin vessels installed within a bundled compound that:

- a. is sufficiently impervious (permeability should be $<10^{-9}$ m/s) to retain and recover spillage; and
- b. has a net capacity of at least 100% of the bundled vessel or aggregate quantity of vessels where operated as a single unit.

OR

AO6.2.3

Petroleum products belowground (greater than 200L) are stored in vessels that are non-corrodible, double walled with an interstitial space between, and meet the requirements of Australian Standard AS 1692:2006 Steel Tanks for Flammable and Combustible Liquids and/or UL 1316 Glass fibre reinforced plastic underground storage tanks for petroleum products, alcohols and alcohol gasoline mixture.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO6.3 Development is designed, sited and constructed to prevent the emission of contaminants to land or waters and suitably addresses risks to water quality.	AO6.3.1 Development does not result in hazardous materials discharging to land or waters. AO6.3.2 Development ensures the storage of hazardous materials is: a. roofed or covered to prevent the ingress of rainfall and run-off, ensuring roof water is piped away from an area of potential spills or contamination; b. paved with an impervious surface and bunded so any spills are retained on-site for removal; c. above the defined flood level; and d. free of coastal hazards. AO6.3.3 Development provides: a. on-site covered storage for equipment, vehicles and machinery; b. wash down facilities for equipment, vehicles and machinery; c. continuous paved surfaces for vehicle maneuvering and access to all parts of the premises which require vehicle access; and d. appropriate infrastructure to capture and/or treat all waste liquids and solids, other than stormwater, to prevent the emission of contaminants to land or waters.
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

7 Use of fertilisers, herbicides and pesticides

7 Use of fertilisers, herbicides and pesticides

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO7.1 Development involving the handling and use of herbicides, pesticides and fertilisers is to be supported by an Environmental Impact Assessment to demonstrate no environmental harm or impacts to drinking water quality.	AO7.1 Development ensures that the handling and use of herbicides, pesticides and fertilisers is not undertaken within: a. 250m of a water supply source; and b. 50m of a watercourse or waterbody.
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

8 MCU for Extractive Industries

8 MCU for Extractive Industries

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO8.1
Extraction activities do not impact on erosion, natural fluvial processes, river bank stability or the storage capacity volume of the floodplain.

AO8.1
No acceptable outcome provided.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO8.2
Extraction activities within water resource catchments does not discharge run-off to drinking water source areas from blasting, extraction, desludging, dewatering, concrete products, overburden, waterway crossings, haulage routes or other sources.
Editor's Note: The drinking water source areas are any areas of land, including waterways and waterbodies, used for the collection of drinking water, being the water resource catchment and the water supply buffer area.

AO8.2
No acceptable outcome provided.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO8.3
Upon ceasing operations, premises used for extractive industry are rehabilitated by enhancing ecological functions and visual amenity of the premises and facilitating reuse of the land for a range of appropriate activities.

AO8.3
No acceptable outcome provided.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

9 Development over groundwater aquifers

9 Development over groundwater aquifers

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO9.1
Development in drinking water source areas does not:

- compromise the water treatment process or treatment barriers;
- create a public health risk;
- increase operational and water treatment costs;
- impact ground water quality;
- exceed the capacity of water treatment plants; and
- result in significant upgrades or expansion of water treatment infrastructure.

AO9.1
No acceptable outcome provided.

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO9.2 <u>Development involving the handling, storage or disposal of hazardous materials and chemicals, does not occur over or near land with a groundwater aquifer, bore fields or drawdown sites used for sourcing drinking water to avoid localised contamination of the groundwater aquifer.</u>	AO9.2 <u>No acceptable outcome provided.</u>
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO9.3 <u>Development protects the water quality, supply and security and environmental values of groundwater aquifers.</u> <u>Editor's Note: A groundwater model and development staging or sequencing plan prepared by an appropriately qualified person is the preferred method to demonstrate this outcome.</u>	AO9.3 <u>Development is set back from groundwater aquifers, bore fields and drawdown sites by 500m from the defined wellhead protection zone.</u>
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO9.4 <u>Groundwater aquifers, bore fields and drawdown sites are protected from the intrusion of human and animal waste, including pollution from on-site wastewater management facilities.</u>	AO9.4.1 <u>An exclusion zone is established between groundwater aquifers, bore fields and drawdown sites, and on-site wastewater management systems.</u>
	AO9.4.2 <u>Animal keeping does not occur within 500m of the defined wellhead protection zone for groundwater aquifers, bore fields and drawdown sites.</u>

Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

PO9.5 <u>Development is not proposed in the groundwater flow path of a groundwater aquifer's capture zone or in proximity to its production bores.</u>	AO9.5 <u>No acceptable outcome provided.</u>
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Reason for change: To reflect the 2024 update to SEQwater's model code for water quality management in drinking water catchments.

Development type and activities	Stream Order 1 to 3 Minor Waterways	Stream Order 4 or greater Medium and Major Waterways	Full supply level of a dam, lake or reservoir or watercourse that serves as a potable water supply	Required Flood Immunity
Animal husbandry (including ancillary stockpiling of litter and manure)	50m	100m	800m	AEP 1% at 2100
Intensive animal industry (including ancillary stockpiling of litter and manure)	50m	100m	800m	AEP 1% at 2100
Aquaculture	Case-by-case basis	Case-by-case basis	Case-by-case basis	N/A
All other agricultural or forestry land uses	50m	100m	400m	Buildings - AEP 1% at 2100 Other areas - AEP 20%
Extractive industry	50m	100m	400m	AEP 1% at 2100

All other industry uses	100m	100m	800m	
Motor sport facility	50m	100m	400m	Buildings - AEP 1% ~~at 2100~~ Other infrastructure (e.g. trails) - AEP 20%
Outdoor sport and recreation				
Major sport, recreation and entertainment facility				
Service station	50m	100m	800m	AEP 1% ~~at 2100~~
All other development types	50m	100m	400m	AEP 1% ~~at 2100~~

Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.2 Tourism and Short-Term Visitor Accommodation Code

9.3.2.3 Specific Benchmarks for Assessment

Reason for change: is of a minor nature and removal of a redundant or outdated term in the instrument

PO5.1

Development provides sufficient on-site car parking to accommodate the number and type of vehicles likely to be generated by the tourist activity having regard to the number of guests, staff and visitors.

AO5.1.1

Development for Nature-based tourism provides:

- 1 space per site / cabin / ~~rooming~~ unit; plus
- 1 additional space for visitors per 10 sites; plus
- 1 space per employee.

AO5.1.2

Development for Short-term accommodation provides:

- 1 space per site / cabin / ~~rooming~~ unit; plus
- 1 additional space for visitors per 10 sites; plus
- 1 motorcycle / scooter space per 10 rooming units (minimum of 1); plus
- 0.5 space per employee.

AO5.1.3

Development for Tourist Park provides:

- 1 space per site / cabin; and
- 1 additional space for visitors per 10 sites; and
- 0.5 space per employee;
- a caravan holding bay with dimensions of 4 metres by 20 metres is provided adjacent to the entrance/~~exit~~ / ~~exit~~ road; and
- boat/~~trailer~~ / ~~trailer~~ storage.

AO5.1.4

	For all other Tourist activities development generally provides: a. a minimum of 1 car parking space per accommodation site; and b. sufficient on-site car parking so that that all vehicles associated with the use can be parked on the site having regard to the number of guests, staff and visitors, and Visitor parking spaces are accessible at all times during the operating times of the use. Note: This outcome must be read in conjunction with the SC6.4 — Transport and Parking Planning Scheme Policy in order to determine car parking requirements for each of the uses at the site.
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Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.4 Community Activities Code

9.3.4.3 Specific Benchmarks for Assessment

Reason for change: a factual matter incorrectly stated in the instrument, aligning with the activity group in Sch 1.1.1

PO3.2 Community usesactivities are operated in a manner that minimises the impact of noise at sensitive land uses, particularly residential uses. Note: A noise impact assessment report prepared in accordance with Noise Impact Assessment Planning Scheme Policy may assist in demonstrating achievement of this performance outcome.	AO3.2.1 Where within a Residential zone, the hours of operation including deliveries are limited to between 7:00am and 6:30pm, Monday to Friday.
	AO3.2.2 Within District, Major and Principal Centres, hours of operation including deliveries are limited to between 6:00am and Midnight.
	AO 3.2.3 Within other zones, hours of operation including deliveries are limited to between 7:00am and 6:30pm, Monday to Friday.

Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.7 Dwelling House and Dual Occupancy Code

9.3.7.3 Specific Benchmarks for Assessment

Reason for change: is of a minor nature that improves the interpretation of the existing benchmark.

3 Site Cover and	RO3.1.1 Dwelling houses and Dual occupancies have a maximum site cover of 60%; OR RO3.1.2
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Building Height	Where a 'terrace style' building (built to both boundaries) is located in the New Suburban precinct of the Low Density Residential zone, the Low-Medium Density zones or a Centres zone, development has a maximum site cover of 75%. RO3.2.1 Maximum building height is 9.5m to the peak of the roof; OR RO3.2.2 The building does not exceed the maximum building height of the Building Height and Density Overlay (OV6).
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Reason for change: updated to remove fencing controls in residential areas to align with the Building Regulation, where not assessable development

7 Fencing	RO7.1 For residential areas, where fencing is provided: - road frontage fencing is a maximum of 1.2m high, or 1.8m high if greater than 30% transparent; - where adjoining a secondary road frontage that does not provide access, drainage reserve, recreation or open space, fencing is a maximum of 1.8m high, solid up to 1.5m, with 80% transparency from 1.5m to 1.8m (as shown in Diagram A in AO7.1 below); and - otherwise, perimeter fencing may be solid and a maximum of 1.8m high.
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Reason for change: is of a minor nature that improves the interpretation of the existing benchmark.

PO3.2 Dwelling houses and Dual occupancies have a height that: - does not dominate the streetscape; - is responsive to the topography of the area; - is responsive to site constraints; and - does not unduly overshadow adjoining dwelling houses and their private open space.	AO3.2.1 Maximum building height is 9.5m to the peak of the roof; OR AO3.2.2 The building does not exceed the maximum building height of the Building Height and Density Overlay (OV6), if the Overlay specifies a height greater than 2 storeys.
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Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.8 Centres and Commercial Activity Code

9.3.8.3 Specific Benchmarks for Assessment

Reason for change: is of a minor nature providing improved clarification

PO2.4 Development provides shelter for pedestrian movement: - on a street frontage; - through a site with a cross block link; and - to key building entrances or publicly accessible parts of the site.	AO2.4 Development includes a footpath awning which: - is consistent with the character of the centre in which the development is located; - abuts footpaths is constructed for the full width: - of an existing footpath; or - for a required footpath; - is provided and maintained by the building owner on their premises; - protects the normal flow of pedestrians; - is continuous across the frontage of a site;
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- f. aligns to provide continuity with shelter on an adjoining premises; and
g. uses ~~materials that provide appropriate shade~~ materials that provide appropriate shade.

Reason for change: Improves the functionality of the PO

PO7.1

Development is integrated and coordinated:

- a. both within the site and in relation to surrounding land uses;
- b. does not isolate, prevent or otherwise negatively impact on the development potential or future amenity ~~of of~~ an adjoining site; and
- c. provides for vehicular and fine-grained pedestrian connectivity within the site and to surrounding land.

AO7.1

~~Development ensures that:~~ No accepted outcome provided.

- a. ~~the site area and frontage width of an adjoining site within a zone in the centre zones category:~~
 - i. ~~complies with the minimum requirements set out in a local framework; or~~
 - ii. ~~does not isolate lots less than 800m² in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or~~
- b. ~~a concept plan demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone, precinct and local framework requirements.~~

Reason for change: Inclusion of an editor's note to reference a technical guideline to assist applicants.

PO8.1

Areas are provided for waste management, storage, treatment and disposal that is:

- a. designed, located and screened so as not to present an unsightly appearance, when viewed from a:
 - i. street or the public realm; or
 - ii. sensitive land use or residential zone;
- b. designed and located to facilitate access by waste removal vehicles;
- c. designed and located not to cause an odour or noise nuisance;
- d. covered, contained and managed so as not to create an attraction for wildlife, particularly where the site is within 8km of the Amberley Air Base runway and the use may attract birds;
- e. not located or serviced along a sensitive receiver boundary;

AO8.1.1

A dedicated waste area or waste handling system is provided to ensure access to, processing and removal of refuse and recycling.

AO8.1.2

Refuse and recycling collection and storage do not have adverse impact (including odour, noise or visual impacts) on the amenity of adjoining land uses and are not visible from a street or public space, or an adjacent residential use.

AO8.1.3

All bulk waste areas or bin receptacles must be serviced on site with no on street collection. Access and maneuvering for waste vehicles must provide for loading and unloading and entry and exit from the site in a forward motion.

- f. regularly serviced to remove putrescible waste;
- g. designed and constructed to effectively handle regulated waste streams or clinical waste; and
- h. bin washdown waters are managed to prevent water pollution.

Note: Bin washdown waters are to be directed to sewer infrastructure or contained within a sump to be collected via commercial arrangement.

Editor's Note: The Waste and Resource Recovery Service Guideline - Multiple Dwellings, Mixed-use and Commercial Developments, provides guidance on the preferred approach to meet Council's operational, safety and environmental requirements for waste servicing.

Part 9 Use and Development Codes \ 9.3 Use Codes \ 9.3.10 Multiple Dwelling and Accommodation Code

9.3.10.3 Specific Benchmarks for Assessment

Reason for change: cross-references in the instrument - fixed links to tables

PO3.1

Development height, bulk, scale, siting and layout ensures that:

- a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street;
- b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale to transition to the character of adjoining residential areas;
- c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained for habitable rooms and private and communal open space, for both the development and residences on adjoining and nearby sites;

AO3.1

Development is designed and constructed to be contained within the building envelope for the site created by applying:

- a. the maximum building height in the Building Height and Density Overlay Map;
- b. front, rear and side boundary setback requirements in Table 9.3.10.3.6;
- c. building separation requirements in Table 9.3.10.3.8;
- d. building height transitions specified in Table 9.3.10.3.9, where applicable;

Note: This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.

- d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;
- e. the development is consistent with the setback pattern and contributes to the character of the streetscape; and
- f. adequate landscape buffering is achieved, including the retention and provision of large shade trees in deep planting areas.

Reason for change: Inclusion of an editor's note to reference a technical guideline to assist applicants.

PO7.1

Development provides refuse and recycling collection and storage facilities that:

- a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;
- b. are not located along the primary street frontage;
- c. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;
- d. provide for refuse and recycling including at-source separation;
- e. are of a design that allows low-frequency service collection; and
- f. minimise ongoing building management cost for occupants.

Editor's Note: The Waste and Resource Recovery Service Guideline - Multiple Dwellings, Mixed-use and Commercial Developments, provides guidance on the preferred approach to meet Council's operational, safety and environmental requirements for waste servicing.

AO7.1

- a. Residential development is to utilise kerbside collection where the locations for both the bin storage area and kerbside collection point can be accommodated based on the number of bins required to be serviced;
- b. On-site collection of bulk bins is provided for:
 - i. development consisting of 10 or more dwellings; or
 - ii. where the kerbside collection cannot appropriately or adequately be provided.
- c. refuse and recycling collection for a mixed-use development ensures residential and commercial bins are stored separately with separate access to each;
- d. all entry and exit points are of a width and design that allows for sufficient ingress and egress for the refuse collection vehicle including a 6.5m crossover;
- e. access for a refuse collection vehicle to the collection point is maintained at all times; and
- f. the required vertical and horizontal clearances are provided for the service to operate safely and efficiently including access and manoeuvring of waste and service vehicles and storage areas for waste bins.

Reason for change: correction of provision for consistency

PO9.1

Development provides fencing and retaining walls that:

- a. facilitate casual surveillance of the street and public space;
- b. enable use of private open space;
- c. assist in highlighting entrances to the property;
- d. provide a positive interface to the streetscape; and
- e. protect the privacy and amenity for residents and dwellings adjoining the site.

AO9.1.1

Development ensures that, where fencing is provided:

- a. along any common boundary to a street or public space, it is a maximum of:
 - i. ~~2m~~1.2m in height, where fence construction is solid or less than 50% transparent;
 - ii. ~~5m~~1.5m in height, where fence construction is at least 50% transparent;
 - iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road;
- b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line
- c. along any side boundary, where forward of the main building line to the front boundary, it is:
 - i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or
 - ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.

AO9.1.2

Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more in height and longer than 10m, provide indentations, material variation and landscaping to add visual interest and soften the visual impact.

AO9.1.3

Development for a retaining wall is:

- a. stepped to minimise impact on the streetscape and pedestrian environment; and
- b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.

Reason for change: cross-references in the instrument - fixed links to tables

	Minimum Boundary Setback (m) (other than built to boundary wall)
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	Front (primary)		Front (secondary)		Rear		Podium	Side
	To balcony	To Wall	To balcony	To wall	To balcony	To wall		
Townhouses	3.5	5	1.5	1.5	3	5	Not applicable	0m built to boundary where permitted (Refer to PO3AO3.3), 1.5m in all other circumstances.
Low Rise Apartments	2	4	1.5	1.5	4	6	Not Applicable	3
Mid Rise and High Rise Apartments	2	4	0m for non-habitable rooms, 3m in all other instances		9 metres up to 8 storeys or 12 metres up to 15 storeys.		10	An average of 4m with 5m to balconies or habitable rooms; 3m to non-habitable rooms or blank walls.

Part 9 Use and Development Codes \ 9.4 Development Codes \ 9.4.3 Earthworks Code

9.4.3.3 Specific Benchmarks for Assessment

Reason for change: update to external link

PO9.1 The construction or filling of a dam does not adversely affect natural physical processes or ecosystems and creates a safe and stable dam wall surface.	AO9.1 The dam is constructed in a rural zone and: - the land has a slope of less than 25% (1:4); - all earthworks for the dam are set back a minimum of 50m from the property boundary; and - the size of the lot on which the dam is located is greater than 5 hectares. Note: Dams and levees may be assessable development under the <i>Water Supply (Safety and Reliability) Act 2008</i>. Where more than two people may be at risk from the failure of the dam, the dam is considered a referable dam. For information on referable dams contact damsafety@rdmw.qld.gov.au. Note: Construction works for dams must be in accordance with Part 5 – Standards for the Provision of Earthworks of the SC6.2 General Works and Infrastructure Planning Scheme Policy. Also see Small the Queensland Government, Small Dam Safety, 2020 document.
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Part 9 Use and Development Codes \ 9.4 Development Codes \ 9.4.4 Landscape Code

9.4.4.3 Specific Benchmarks for Assessment

Reason for change: Correction of link to specification manual

PO11.1

Irrigation systems minimise the use of potable water and stormwater harvesting is maximised.

Note: The ~~Ipswich City Council~~ ~~Irrigation~~ Assets Specification ~~Irrigation~~ Manual ~~provides~~ ~~provides~~ guidance for the specification and design of irrigation systems in landscape works that are to be dedicated to Council.

AO11.1

Irrigation systems use only water collected on site.

Reason for change: Grammatical and link correction

PO11.3

Landscaping is provided in accordance with the principles of water sensitive urban design including:

- a. maximising stormwater harvesting;
- b. using alternatives to impervious pavement where ~~landscaping~~ ~~landscaping~~ and existing vegetation will benefit from infiltration of rainwater; and
- c. using natural channel design (maintaining and enhancing natural drainage lines and riparian buffers).

Note: Part 3 ~~Stormwater~~ ~~Stormwater~~ Quantity, Quality ~~and~~ ~~and~~ Floodplain Management of the SC6 ~~7 Landscape, 2 General~~ Works ~~and Infrastructure~~ Planning Scheme Policy provides guidance for the design and construction stormwater systems.

Note: The stormwater management system design should align with the goals of the *Natural Resources Management Plan 2009 - 2031 (Healthy land and water)*.

AO11.3

No accepted outcome provided.

Part 9 Use and Development Codes \ 9.4 Development Codes \ 9.4.5 Advertising Devices Code

9.4.5.3 Specific Benchmarks for Assessment

Reason for change: a factual matter incorrectly stated in the instrument, which referred to wall signs instead of ground signs

Ground signs	a. are of a shape, design and colour to complement the style and architecture of the surrounding buildings; b. form a part of the landscaped area surrounding a development and incorporate landscape elements where reasonably possible; c. are located at the front of the property; d. are no higher than 1.8m above natural ground level; e. have a total maximum signface area of 10m²; f. are comprised of no more than 2 faces; g. are limited to 1 ground sign per site; and h. where a permanent entry sign: i. are only used as an identifier for an estate; ii. contain the official suburb name in the same font and orientation, and not less than half the size of the estate name; iii. are located wholly within a lot; and iv. are to be designed and constructed to ensure that they do not compromise safety by maintaining clear sight lines and appropriate sight distances. Note: • Where a lot contains a permanent entry sign, the developer will be required, as a condition of approval, to notify a purchaser that the sign is located on the subject land; and • Permanent entry signs will not be accepted within public land, so as not to become a maintenance burden for Council. Editor's Note: Incorrect use of official place names contravenes the <i>Place Names Act 1994</i>.	
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Part 9 Use and Development Codes \ 9.4 Development Codes \ 9.4.6 Transport and Parking Code

9.4.6.1 Application

Reason for change: Administrative amendment to correct numbering.

(1) This code applies to accepted development subject to requirements and assessable development for which the Transport and Parking Code is identified in the Category of Development and Assessment Benchmarks and Required Outcomes column in Table 5.7.2 - Categories of Development and Assessment - Operational Works.

Reason for change: Administrative amendment to correct numbering.

(3) When using this code, reference should be made to Part 5.2 Reading the Tables and Part 5.3 Categories of Development and Assessment to determine the requirements for assessment of particular development.

9.4.6.3 Specific Benchmarks for Assessment

Reason for change: is of a minor nature that does not include zoning changes to split benchmark and improve clarity

PO4.1

~~Development which is freight-dependent ensures that the traffic generated by the Freight dependent~~ development does not negatively impact on:

- a. the operation of the transport network;
- b. the safety and amenity of a residential area; and
- c. a road not constructed to accommodate a non-standard vehicle.

Note: ~~A standard~~ Development that requires servicing by an Articulated Vehicle, B-double or Multi-combination vehicle ~~is a vehicle that has a legal right of access~~ access should refer to all roads, which includes Austroads vehicles classes 1-9 Planning Scheme Policy – Transport and Parking (SC6.4) to identify additional reporting requirements to address potential transport impacts. Freight-dependent development relies on access for Non-standard vehicles, these being B-doubles (Austroad class 10 vehicles), multi-combination vehicles or over-dimension vehicles.

AO4.1.1

~~Development which is freight-dependent development is located on a site that has direct access to the freight network via an industrial collector or industrial access street,~~
~~OR~~

AO4.1.2

~~Access from the site is upgraded to allow access to the freight network by non-standard vehicles~~ No accepted outcome provided.

PO4.2

~~Development located within an industrial area and adjacent to a gazetted heavy vehicle route, provides appropriate on-site and off-site access infrastructure to support efficient and safe freight movements and to future proof industrial-zoned land.~~

Note: Gazetted heavy vehicle routes are published by the National Heavy Vehicle Regulator.

AO4.2

No accepted outcome provided.

Reason for change: a factual matter incorrectly stated in the instrument

PO6.1

Development contributes to a convenient and legible network of footpaths, shared pathways and cycleways that:

AO6.1

No accepted outcome provided.

- a. achieve a high level of safety and accessibility, and are connected to public transport facilities and high trip generating land uses located internally and externally to the site;
- b. encourage walking and cycling, recognising the different needs of pedestrians and cyclists and providing for safe and convenient joint usage;
- c. allow for the retention of trees and other significant features;
- d. maximise the visual interest provided by views and landmarks where they exist;
- e. do not compromise the operation of, or access to, other infrastructure and services;
- f. are widened at potential conflict points;
- g. are well lit and located where there is casual surveillance from nearby premises; and
- h. incorporate safe street and road crossings for pedestrians and cyclists with adequate sight distances, pavement markings, warning signs and safety rails.

Note: ~~The active transport network is identified on Pedestrian Network Mapping / Strategic Active Transport Network Map SFM5B.~~ Planning Scheme Policy – Transport and Parking (SC6.4) provides further information on the requirements for the cycle network. Construction requirements for pathways including the pedestrian and cyclist network are provided in Planning Scheme Policy - General Works and Infrastructure (SC6.2).

Schedule 1 Definitions \ SC1.1 Use Definitions

Table SC1.1.1.1 — Index of Defined Activity Groups

Reason for change: a factual matter incorrectly stated in the instrument - correcting the activity group name

• Accommodation activity • Centre activity • Community activity • Community infrastructure for essential services	• Hazard vulnerable uses • Industry activity • Sensitive land use • ~~Recreation~~<u>Sport and entertainment</u>~~recreation~~ activity	• Rural activity • Tourist activity • Utility • Waste activity
--	--	---

Table SC1.1.1.2 — Defined Activity Groups

Reason for change: the format or presentation of the instrument to make it alphabetical

Community activity	Community activity means: a. cemetery b. childcare centre c. club d. community care centre e. community residence f. community use g. crematorium h. detention facility i. educational establishment j. emergency services k. funeral parlour l. ~~hospital~~ m. health care service n. ~~hospital~~ o. outstation p. place of worship q. residential care facility r. tourist park accommodation, or accommodation for employees that is ancillary to a use stated in paragraphs (a) to (i) s. a commercial use that is ancillary to a use stated in paragraphs (a) to (i)
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Schedule 1 Definitions \ SC1.2 Administrative Definitions

Table SC1.2.2 — Administrative Definitions

Reason for change: Double up

Flood risk categories	The flood risk categories shown on Overlay Map OV12 - Flood Risk and Overlay Flow are as described in Table 6.11.5.3 and include: a. Extreme risk area; b. High risk area; c. Medium risk area; d. Low risk area; e. Very low risk area (PMF); f. Priority Evacuation Areas; and g. Flood Resilient Precincts.
-----------------------	---

Reason for change: is of a minor nature to improve the functionality of the benchmark

Freight-dependent development	Freight-dependent development means any development required to be serviced by ~~aan~~ <u>Articulated Vehicle</u>, B-double (Austroad
-------------------------------	---

	class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road.
--	---

Reason for change: the format or presentation of the instrument

Matters of environmental significance	Matters of environmental significance means any of the following: a. matters of local environmental significance <u>(MLES)</u> ; b. matters of state environmental significance <u>(MSES)</u> ; and c. matters of national environmental significance <u>(MNES)</u> .
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Reason for change: Removal of duplication

<u>Priority infrastructure area</u>	<u>Priority infrastructure area, see <i>Planning Act 2016</i></u>
-------------------------------------	---

Reason for change: a redundant or outdated term in the instrument

<u>Small lot</u>	<u>Small lot means Table 9.3.1.3.6 – Small Lot Size, Frontage and Special Characteristics</u>
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Reason for change: Double up

<u>Trunk infrastructure</u>	<u>Trunk infrastructure, see <i>Planning Act 2016</i>.</u>
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Schedule 6 Planning Scheme Policies \ SC6.2 General Works and Infrastructure Planning Scheme Policy \ Part 3 - Stormwater Quantity, Quality and Floodplain Management

3.3 Flood and Floodplain Management

Reason for change: a redundant or outdated term in the instrument referring to information in the 2006 Planning Scheme. Alignment of the policy with the OV12 Flood Risk and Overland Flow terminology. The assessment of flooding impacts is required where the proposed development is constrained by flood prone land and urban catchment overland flow paths (refer Planning Scheme Map OV12).

Council's policy on floodplain development is that no earthworks shall occur within the 5% AEP High and Extreme flood extents risk areas unless directly related to riparian rehabilitation or approved prescribed tidal works. Compensatory earthworks may be acceptable between the 5% AEP event Medium, Low and up to the Adopted Defined Flood Regulation Line Event (DFE), however, modelling is required to determine the likely flood impacts including flood storage. Where no information is currently available regarding these extents, modelling shall be undertaken. Where there is a risk of loss of life and/or significant damage to property and infrastructure, the Probable Maximum Flood (PMF) shall also be modelled. Where works are proposed as part of any development proposal within the floodplain must demonstrate 'no adverse impact' considering no loss of floodplain storage. It is expected that a wide range of AEP's and storm durations flood modelling would be required to ensure no external impacts resulting from the proposed cut/fill on the subject site. The developer must provide details of the proposed earthworks used in the flood modelling in relation to the proposed development works including cut/fill depths, batter slopes, retaining wall heights and typical cross-sections.

To ensure sustainable development works within the floodplain a minimum of the following requirements must be satisfied:

- no loss of flood plain storage;
- no increase in flood levels for all events;
- minimise flood hazard and flood risk;
- no negative impact due to any increase in peak flood velocities;
- no morphological impact resulting from flow characteristic changes;

Written consent from any affected owners should also be submitted to Council for consideration should there be an adverse impact from the proposed development works.

Placement of fill (including structures such as levees or basins) within a floodway or within flood storage areas will not generally be accepted.

Editor's Note: For further technical guidance for demonstration of the suitability of proposed works see SC6.3 Flood Risk and Overland Flow Planning Scheme Policy.

Schedule 6 Planning Scheme Policies \ SC6.4 Transport and Parking Planning Scheme Policy

6.4.8 Freight Movements

Reason for change: a redundant or outdated term in the instrument

(1) ~~The strategic freight network is identified within the strategic road network mapping (SFM5A).~~

Reason for change: is of a minor nature to improve the functionality of the benchmark

(2(1) Development that requires Articulated Vehicle, B-double or Multi-combination vehicle access should refer to [Table 6.4.15.1 and](#) Section 6.4.3 of this PSP to identify additional reporting requirements to address potential transport impacts.

Reason for change: is of a minor nature to improve the functionality of the benchmark

(3(2) ~~Multi-combination vehicles such as 26m~~ B-doubles, over-dimensional vehicles and other special vehicles identified by the Queensland Government agencies are required to operate under a permit system. The truck operator is to obtain the relevant permit to operate their vehicles on specified routes from the Queensland Government. A development proposing to use these permit classes of trucks is to demonstrate how the site is serviced by the vehicle. The applicant is to indicate whether the roads accessing the site have been approved for use by the vehicle classification and permit type.

6.4.9 Car Parking

Reason for change: updating a redundant, incorrect or outdated term in the instrument

Adult store	1 space per 20m ² GFA	1 space per 50m ² GFA
Agricultural supplies store	1 space per 20m ² GFA where ≤ 100m ² ; 1 space per 50m ² for component GFA where > 100m ²	
Air service	No minimum parking rate specified	
Animal husbandry	No minimum parking rate specified	

Animal keeping	1 space per employee not residing on the site in addition to parking provided for the dwelling	
Aquaculture	1 visitor space plus 0.5 space per employee	
Bar	1 space per 15m ² of Total Use Area	1 space per 50m ² Total Use Area
Brothel	1 space per room plus 0.5 space per employee	
Bulk landscape supplies	1 space per 200m ² GFA and a minimum of 4 spaces	
Car wash	1 space per employee and a queuing space to accommodate 5 vehicles behind each car wash bay	
Caretakers' accommodation	1 space per dwelling	1 space per dwelling
Cemetery	No minimum parking rate specified	
Childcare centre	1 space per 8 children plus 1 space per employee	1 space per 50m ² GFA and a pick-up / drop-off area.
Club	1 space per 30m ² GFA	1 space per 50m ² GFA
Community care centre	1 space per 20m ² GFA	1 space per 50m ² GFA and a pick-up / drop-off area.
Community residence	2 spaces per dwelling; plus 1 space per employee	
Community use	1 space per 10m ² GFA	1 space per 50m ² GFA
Crematorium	1 space per 10m ² GFA	
Cropping	No minimum parking rate specified	
Detention facility	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment.	

	Refer to Appendix 1 - Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts	
Dual occupancy	1 covered space per dwelling plus 2 visitor spaces	
Dwelling house	No minimum parking rate specified	
Dwelling unit	1 space per unit	
Educational establishment	Primary and secondary schools - as per the Queensland Department of Transport and Main Roads – <i>Planning for Safe Transport Infrastructure at Schools: Technical Guidance for the provision of effective and safe transport infrastructure at schools</i> ; Tertiary – To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1; Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.	Primary and secondary schools - as per the Queensland Department of Transport and Main Roads – <i>Planning for Safe Transport Infrastructure at Schools: Technical Guidance for the provision of effective and safe transport infrastructure at schools</i> ; Tertiary – To be determined upon submission of a car parking assessment.
Emergency services	No minimum parking rate specified	
Environment facility	No minimum parking rate specified	
Extractive industry	No minimum parking rate specified	
Food and drink outlet	1 space per 10m ² GFA and if a single drive through, 12 vehicles behind the drive-through service window, and if a multi-lane drive through, 12 vehicles behind the drive-through service window.	1 space per 50m ² GFA
Function facility	1 space per 10m ² GFA	1 space per 50m ² GFA
Funeral parlour	1 space per 10m ² GFA plus 0.5 space per employee	1 space per 50m ² GFA

Garden centre	1 space per 100m ² external use (display) area plus 1 space per 20m ² GFA (internal retail area)	
Hardware and trade supplies	1 space per 30m ² GFA where ≤ 300m ² ; 1 space per 50m ² where > 300m ²	
Health care service	3 visitor spaces per health practitioner plus 1 space per employee	1 space per 50m ² GFA
High impact industry	1 space per 100m ² GFA and 2 spaces per tenancy	
Home based business	1 space per visitor plus 1 space per employee not residing on the site in addition to parking provided for the dwelling	
Hospital	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.
Hotel	1 space per 15m ² GFA plus 1 space per ancillary accommodation room	1 space per 50m ² GFA and a pick-up / drop-off area.
Indoor sport and recreation	Gym: 1 space per 10m ² GFA; Squash or tennis: 6 spaces per court; Indoor cricket: 15 spaces per court; Swimming pool: 15 spaces plus 1 space per 100m ² GFA; All other cases: 3 spaces per court or 5 spaces per 100m ² GFA.	
Intensive animal industry	1 space per employee not residing on the site in addition to parking provided for the dwelling	
Intensive horticulture	1 space per employee not residing on the site in addition to	

	parking provided for the dwelling if within 100 metres of a road	
Landing	No minimum parking rate specified	
Low impact industry	1 space per 100m ² GFA and 2 spaces per tenancy	
Major electricity infrastructure	No minimum parking rate specified	
Major sport, recreation and entertainment facility	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.
Marine industry	1 space per 100m ² GFA and 2 spaces per tenancy	
Market	6 spaces per 100m ² Total use area (stalls and circulation)	
Medium impact industry	1 space per 100m ² GFA and 2 spaces per tenancy	
Motor sport facility	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.	
Multiple dwelling (other than within the High Density Residential Zone)	1 space per 1 bedroom dwelling; 1.5 spaces per 2 bedroom dwelling; 2 spaces per 3+ bedroom dwelling; 1 visitor space per 4 dwellings Note: The number of spaces is to be rounded up to the next whole number of parking spaces with the 'rounded up' space being provided in a communal area.	1 space per 1 & 2 bedroom dwelling; 1.5 spaces per 3+ bedroom dwelling; 1 visitor space per 10 dwellings Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1.

Multiple dwelling where located within the High Density Residential Zone	1 space per 1 & 2 bedroom dwelling; 1.5 spaces per 3+ bedroom dwelling; 1 visitor space per 10 dwellings Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1.	
Nature-based tourism	1 space per site/cabin/unit plus 1 visitor space per 10 sites plus 1 employee space	
Nightclub entertainment facility	1 space per 15m ² GFA	1 space per 50m ² GFA
Non-resident workforce accommodation	No minimum parking rate specified	
Office	1 space per 30m ² GFA	1 space per 50m ² GFA Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1.
Off-road motorcycling facility	No minimum parking rate specified	
Outdoor sales	1 space per 150m ² Total use area	
Outdoor sport and recreation	Swimming pool or aquatic sport: 15 spaces plus 1 space per 100m ² Total use area; Tennis court: 4 spaces per court; Sports grounds: 50 spaces per field; Lawn bowls: 30 spaces per green; Other court games: 20 spaces per court	
Outstation	No minimum parking rate specified	
Park	No minimum parking rate specified	
Parking station	No minimum parking rate specified	
Party house	No minimum parking rate specified	
Permanent plantation	No minimum parking rate specified	

Place of worship	1 space per 10m ² GFA	1 space per 50m ² GFA
Relocatable home park	1 space per dwelling plus 1 visitor space per 5 dwellings (where developments contain 5 or more dwellings)	
Renewable energy facility	No minimum parking rate specified	
Research and technology industry	1 space per 30m ² GFA	
Residential care facility	1 visitor space per 5 beds plus 1 space per employee plus 1 ambulance parking space	
Resort complex	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.	
Retirement facility	1 space per dwelling plus 1 visitor space per 5 dwellings (where developments contain 5 or more dwellings)	1 visitor space per 10 dwellings plus 1 space per employee
Roadside stall	No minimum parking rate specified	
Rooming accommodation	0.5 space per ~~Rooming Unit~~ <u>rented room</u> , plus 0.25 visitor space per ~~Rooming Unit~~ <u>rented room</u> , plus one (1) space for an on-site manager (if applicable)	1 visitor space per 10 rooms
Rural industry	1 space per employee not residing on the site in addition to parking provided for the dwelling	
Rural workers' accommodation	No minimum parking rate specified	
Sales office	3 spaces per 100m ² GFA	
Service industry	1 space per 20m ² GFA	1 space per 50m ² GFA
Service station	Queuing space for at least two cars behind the last car at each	Queuing space for at least two cars behind

	petrol pump lane; plus 1 space per 20m ² GFA for shop; plus 4 spaces per vehicle service bay; plus 0.5 space per employee	the last car at each petrol pump lane; plus 1 space per 20m ² GFA for shop; plus 4 spaces per vehicle service bay; plus 0.5 space per employee
Shop	1 space per 20m ² GFA	1 space per 50m ² GFA
Shopping centre	1 space per 20m ² GFA	1 space per 50m ² GFA
Short-term accommodation (other than within the High Density Residential Zone)	1 space per room plus 1 visitor space per 10 rooms plus 0.5 space per employee	1 space per room Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1.
Short-term accommodation where located within the High Density Residential Zone	1 space per room Note: Further concessions to car parking rates may be permissible with the application of Travel Demand Management measures - Table 6.4.10.1.	
Showroom	1 space per 20m ² GFA where ≤ 100m ² ; 1 space per 40m ² for component GFA where > 100m ²	1 space per 50m ² GFA
Special industry	1 space per 100m ² GFA and 2 spaces per tenancy	
Substation	No minimum parking rate specified	
Telecommunications facility	No minimum parking rate specified	
Theatre	1 space per 15m ² GFA or 1 space per 5 seats	1 space per 50m ² GFA
Tourist attraction	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and SC6.4.3 Assessment of Transport Impacts.	To be determined upon submission of a car parking demand assessment, as part of a Transport Impact Statement or a Transport Impact Assessment. Refer to Appendix 1: Determination of the level of transport impact and

		SC6.4.3 Assessment of Transport Impacts.
Tourist park	1 space per site; plus 1 visitor space per 10 sites; plus 1 space per employee	
Transport depot	1 space per vehicle plus 0.75 space per employee	
Utility installation	No minimum parking rate specified	
Veterinary service	1 space per 20m ² GFA	1 space per 50m ² GFA
Warehouse	1 space per 100m ² GFA up to 10,000m ² then 1 space per 200m ² thereafter.	
Wholesale nursery	1 space per 100m ² Total Use Area (TUA)	
Winery	1 space per 20m ² of retail GFA plus 1 space per employee	

Table 6.4.10.1 — Travel Demand Management Measures, Eligible Land Uses and Indicative Reductions

Reason for change: an explanatory matter about the instrument

Note: A maximum 20% reduction in parking is available when applying the indicative TDM measures in Table 6.4.10.1 for eligible Short-term accommodation and Multiple dwelling development.

6.4.14 Cycle Network

Reason for change: is of a minor nature to correct and clarify mapping link

(1) The cycle network hierarchy is identified in the iGO Active Transport Action Plan, with the principal cycle routes and strategic recreational routes (both existing and future routes) also being reflected within the strategic active transport network mapping (Figure 6.4.14 in the Planning Scheme Policy online mapping).

6.4.15 Pedestrian Network

Reason for change: a factual matter incorrectly stated in the instrument

(1) The pedestrian network hierarchy is identified in the iGO Active Transport Action Plan, ~~with the pedestrian activity streets and transport corridors also being reflected in the Active Transport Map (Figure 6.4.14).~~

Table 6.4.15.1 — Pedestrian Network Characteristics

Reason for change: a factual matter incorrectly stated in the instrument

~~Note: The pedestrian network is identified in the iGO Active Transport Action Plan, and is reflected in the Active Transport Map (Figure 6.4.14)~~

Note: This table should be interpreted in conjunction with the footpath requirements in the road characteristics table – Section 6.4.4 of this Planning Scheme Policy.

Schedule 7 Local Character Places

7.3.2 Aboriginal and Torres Strait Islander Places, Historic and Miscellaneous Places, Places with Trees and Vegetation of Significance

Reason for change: New citation for new listing

Place Name	(Former) Medical Superintendent's Residence, Ipswich Hospital		
Address	81 East Street, Ipswich (fronting Court Street)		
Historical Theme	6.4	Criteria for Listing	1 (Historical), 3 (Typological), 4 (Aesthetic), 5 (Spiritual)
Statement of Significance			Location
The former Medical Superintendent's residence is a purpose-built dwelling completed in 1941 within the Ipswich Hospital Health campus. The first and longest residing tenant was Dr. David Trumpy and family, who was also instrumental in advocating for the build, selecting the site and approving the design. Dr Trumpy is an important and celebrated figure in the post-war civic life of Ipswich. The residence is the work of recognised architect, Douglas Francis Woodcraft Roberts (1906 - 1941) and later services by prominent SEQ architectural firm Conrad Gargett Architects and was constructed by Builder A.A. Newall in 1941. Uncommon in Ipswich, this two-storey masonry and tile building is an example of the late Art-Deco style, moving towards a modernist aesthetic. The elevated siting at the intersection of Nicholas and Court Street with impressive prospect easterly to Brisbane, reflects the importance placed upon the Superintendent's role in both health and civic standing. The residence and adjacent nurses' accommodation building illustrates the development of the Ipswich health campus and reflects the State lead housing policies for essential health workers. The dwelling contributes greatly to the Nicholas Street streetscape and the Denmark Hill viewshed. The dwelling's distinct form, detailing and tiled roof provides a landmark to the corner of the Hospital and residential precincts.			

Reason for change: Removal of incorrect listing

Place Name	Rosewood Realty		
Address	5 John Street, Rosewood		
Historical Theme	3.8	Criteria for Listing	1 (Historical)
Statement of Significance			Location

~~The shop with its footpath awning is a good example of a type now becoming rare. The shop is significant for its use of traditional form and materials.~~

Reason for change: Correction to listing

Place Name	<u>Rosewood Realty and</u> Hoop Pine (<i>Araucaria cunninghamii</i>)		
Address	7–9 John Street, Rosewood		
Historical Theme	2.8, 2.9, <u>3.8</u>	Criteria for Listing	1 (Historical), 4 (Aesthetic)
Statement of Significance			Location
~~The shop with its footpath awning is a good example of a type now becoming rare. The shop is significant for its use of traditional form and materials.~~ The mature hoop pine is significant as a rare natural feature in a main street setting. ~~The~~ <u>The</u> tree has streetscape and aesthetic value and it is a landmark feature in Rosewood's main street.			

Reason for change: New citation for new listing

Place Name	<u>(Former) Ipswich Baby Clinic</u>		
Address	<u>16 Wharf Street, Ipswich</u>		
Historical Theme	<u>10.1</u>	Criteria for Listing	<u>1 (Historical), 3 (Typological), 4 (Aesthetic)</u>
Statement of Significance			Location
<u>The Ipswich Baby Clinic was officially opened on Monday, 10 December 1923, marking a significant step in Queensland's early public health initiatives.</u> <u>The Clinic was one of ten State-designed, built and operated baby clinics constructed between 1923 and 1930, based upon a standardised architectural design aimed at promoting improved maternal and infant welfare. As the central hub for such services in the Ipswich region, the clinic played a vital role in improving early childhood outcomes and raising public awareness of health and hygiene practices among mothers and young families.</u> <u>The building was a purpose designed health facility and retains its single storey masonry form, symmetrical plan with classical columns and detailing and a hipped roof topped by a prominent fleche. The modest domestic scale is layered with distinctive civic architectural elements appropriate to its original public health function. The building reflects the Department of Public Works, stripped classical architectural style of the period and the almost panopticon centralised planning principles for public health buildings of the period.</u>			

The former Ipswich Baby Clinic contributes to the inner-city context and streetscape.

(3) Schedule of Local Places of Interest

Reason for change: Removal of incorrect listing

Place Name	
Address	~~68 Lunds Road, Mt Mort~~
Description	Location
~~Farm complex~~	

Reason for change: Removal of incorrect listing - silo and hay shed have been removed

Place Name	
Address	~~164-190 Marburg Quarry Road, Marburg~~
Description	Location
~~Silo and Hay Shed~~	

Reason for change: Removal of incorrect listing - dwelling has been relocated

Place Name	
Address	~~326 Mt Forbes Road (1 Murrimo Road), Ebenezer~~
Description	Location
~~Dwelling~~	

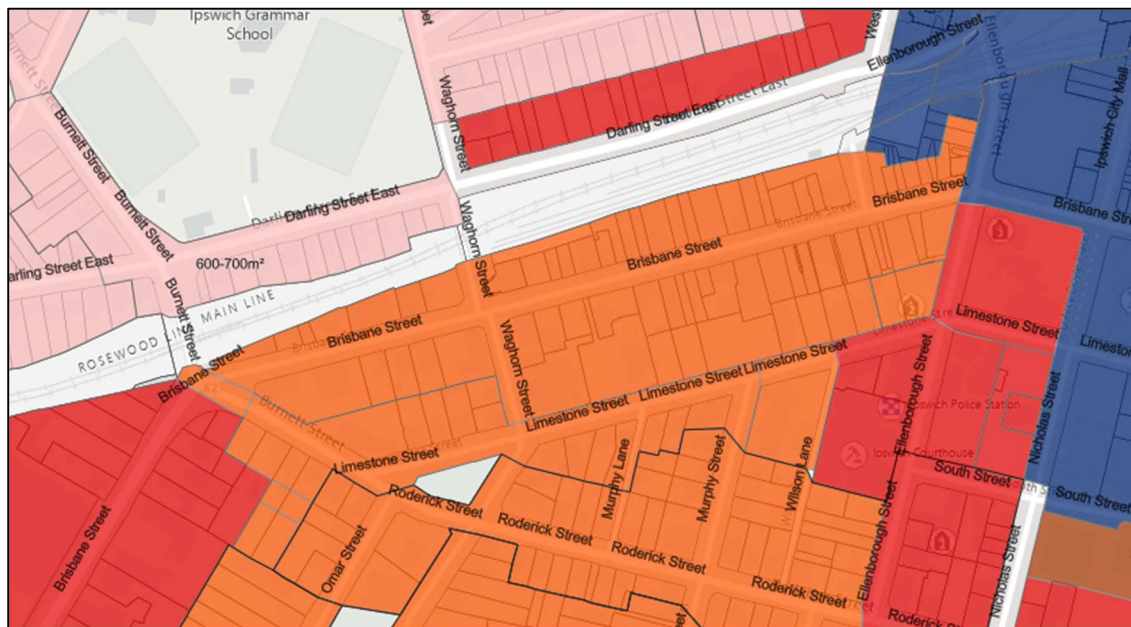
Mapping Amendments – Amendment Package 1

1. OV6 - Building Height and Density Overlay

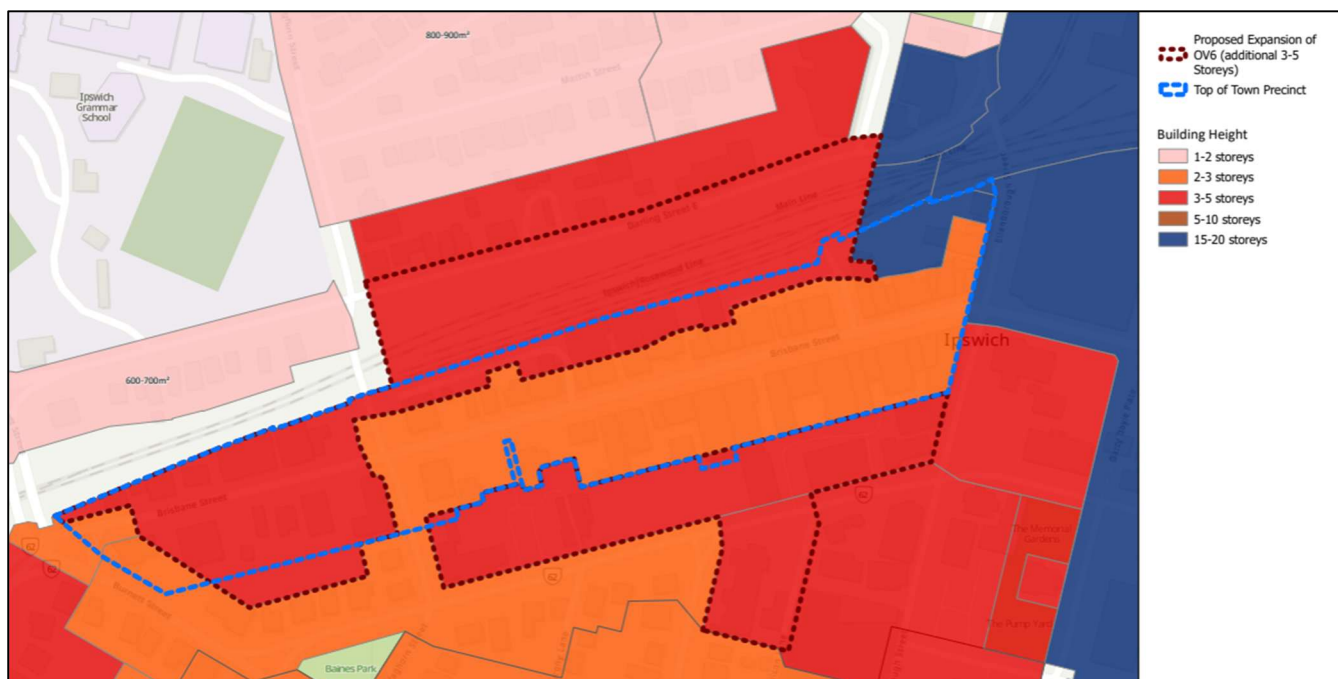
Overlay Mapping

- Amendment to provide for a transition in building height across the 'Top of Town' area (as depicted by the blue line with this line not part of the amendment).

Current



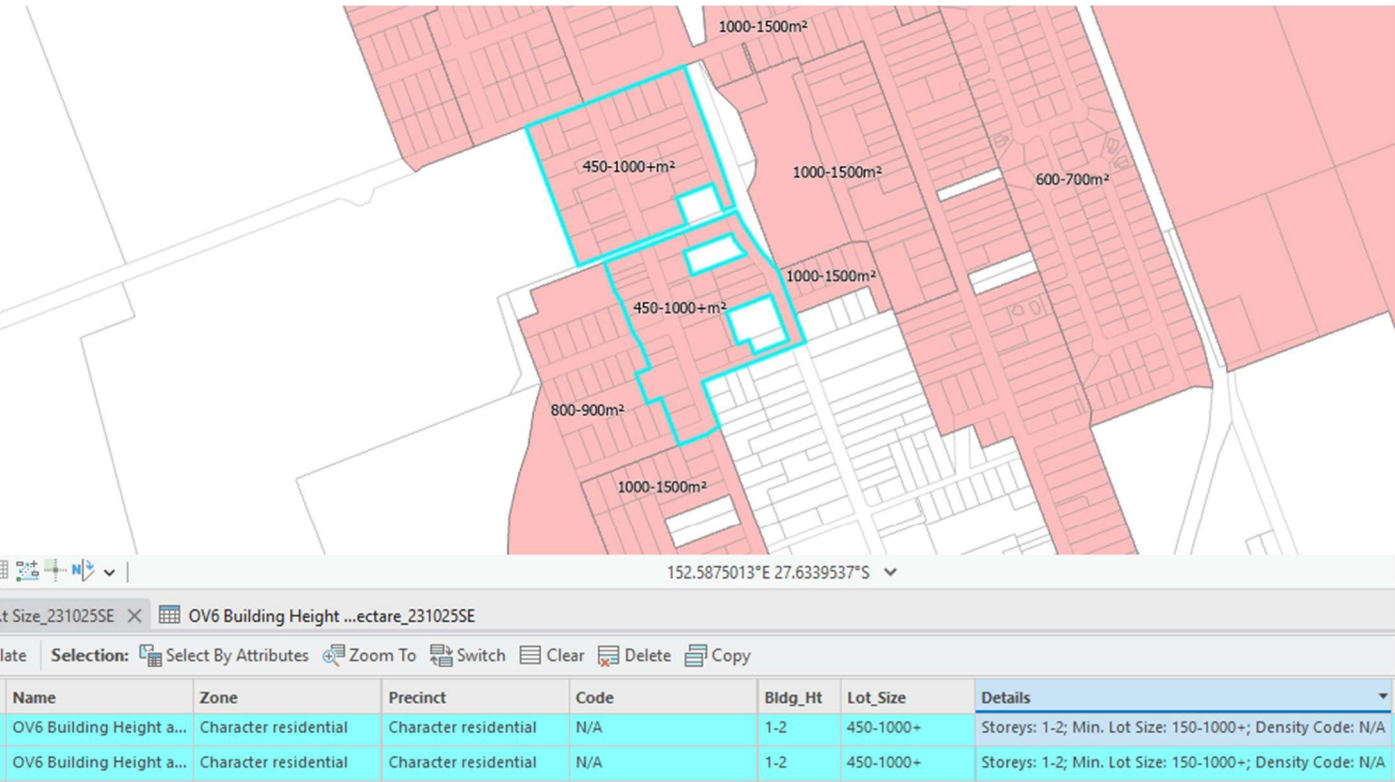
Proposed



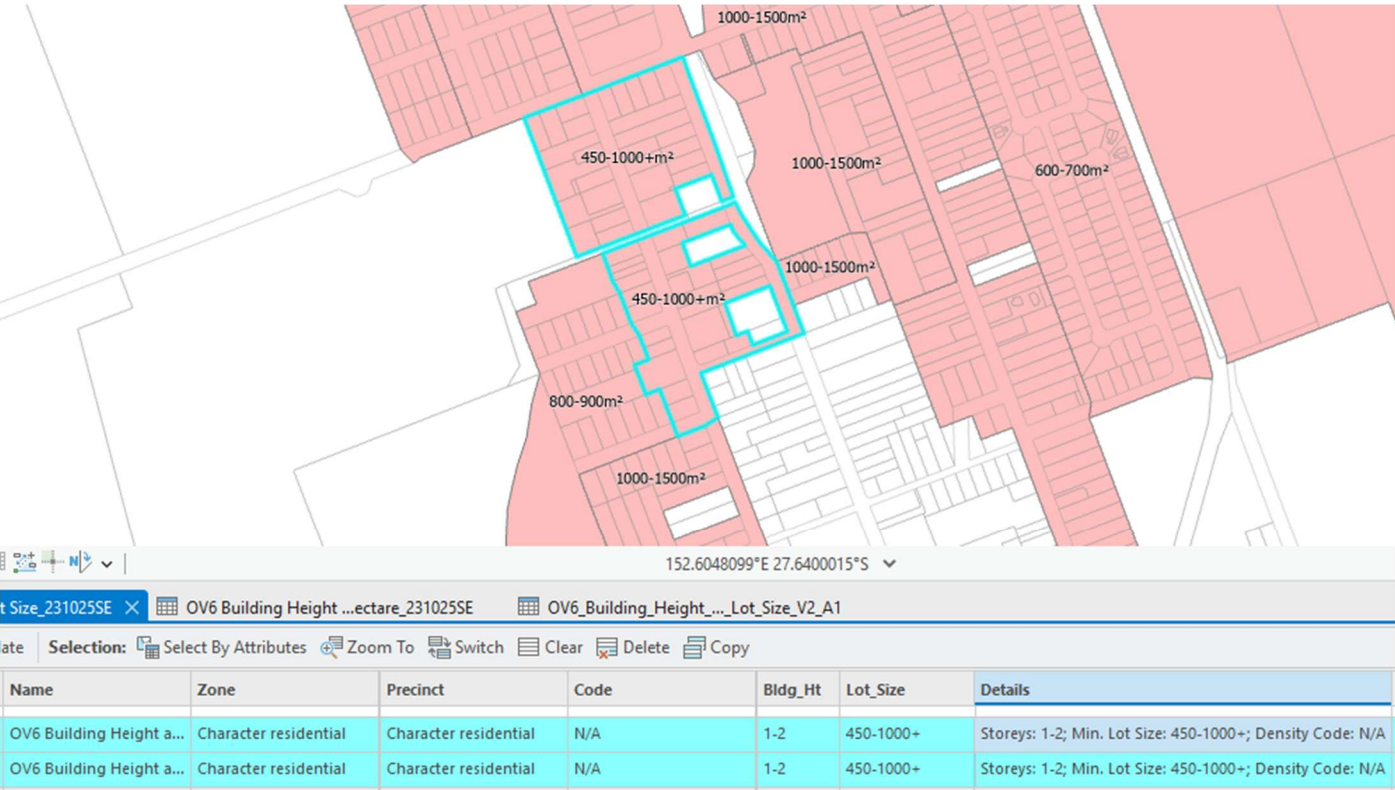
Other mapping system changes

- Correction of property flags showing incorrect height and density information details over 2 polygons in Rosewood

Current



Proposed



2. OV3 Character Places and Areas Overlay

New Individual Places of Local Significance Listings

16 Wharf Street, Ipswich



81 East Street, Ipswich (known as 7 Court Street, Ipswich)



Other mapping changes

- inclusion of the listing information for 5 John Street, Rosewood on 7-9 John Street (correction)
- removal of mapping from 5 John Street (correction – is located on 7-9 John Street)
- removal of the mapping listing for 9 Roderick Street, Ipswich (historic tree is no longer on site)
- removal of mapping from 68 Lunds Road, Mt Mort (incorrectly mapped)
- removal of mapping from 326 Mt Forbes Road, Ebenezer (house relocated)
- removal mapping from 164-190 Marburg Quarry Road, Marburg (silo and hay shed removed)