Division 11 - Low Density Residential Zone

4.11.1 Introduction

(1) This division contains the provisions for the Low Density Residential Zone. They are -

(a) The Low Density Residential Zone Tables of Assessment, that incorporates -
(i) Levels of assessment for development in the Low Density Residential Zone (section 4.11.2);
(ii) Assessment criteria for development in the Low Density Residential Zone (section 4.11.3);
(iii) Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises (section 4.11.4);
(iv) Low Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises (section 4.11.5).

(b) The Low Density Residential Zone Code, that incorporates -
(i) Compliance with the Low Density Residential Zone Code (section 4.11.6);
(ii) Overall Outcomes for the Low Density Residential Zone Code (section 4.11.7);
(iii) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 4.11.8).

4.11.2 Levels of assessment for development in the Low Density Residential Zone

(2) Sections 4.11.4 and 4.11.5 identify the level of assessment for development in the Low Density Residential Zone, as follows -

(a) section 4.11.4 Low Density Residential Zone - Table of Assessment for Making a Material Change of Use of Premises[4.87] -
(i) column 1 identifies uses that are exempt, self-assessable or assessable;
(ii) column 2 identifies the level of assessment for the uses listed in column 1;
(iii) the use is impact assessable where -
a. it is defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses and is not listed in column 1; or
b. it is listed in column 1 and does not comply with the level of assessment qualifications listed in column 2; or
c. it is not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses.

(b) section 4.11.5 Low Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises -
(i) column 1 identifies other development that is exempt, self-assessable or assessable;
(ii) column 2 identifies the level of assessment for other development listed in column 1;
(iii) where the other development is not listed in column 1 it is exempt.

(3) Overlays may alter the level of assessment identified in (1)(a) and (b)[4.88].

[4.87] Works associated with an application for a material change of use of premises may be assessed together with the material change of use.
[4.88] Refer to Part 5 - Overlays to determine the level of assessment for the use or other development where an Overlay affects the lot and Part 1, section 1.2.5(10)(f) that explains how the highest level of assessment applies.

4.11.3 Assessment criteria for development in the Low Density Residential Zone

(4) Development in the Low Density Residential Zone is assessed against the assessment criteria listed in column 3 of sections 4.11.4 and 4.11.5, as follows -

(a) acceptable solutions of applicable codes for self-assessable development; or

(b) applicable codes for code assessable development.

(5) Self-assessable development that does not comply with all the acceptable solutions of the applicable codes is assessable development. Non compliance with only the acceptable solutions for self-assessable development in relation to setbacks and site cover under the QDC or nominated "Alternative Provisions" or Building Assessment Provisions will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. In these instances, the local government will undertake the functions of a referral agency with Concurrence Agency jurisdiction under SPA to assess and determine these matters.

(6) Impact assessable development will be assessed against all relevant provisions of the Redlands Planning Scheme.

Note -

- The level of assessment indicated within section 4.11.4 - Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises may be affected by Division 2 of the Regulatory Provisions of the *SEQ Regional Plan 2005-2026*.
- The level of assessment for reconfiguration as indicated within section 4.11.5 - Low Density Residential Zone -Table of Assessment for Other Development not associated with a Material Change of Use of Premises, where within the Regional Landscape and Rural Production Area or Investigation Area of the *SEQ Regional Plan 2005-2026* -
  - complies with Division 3 of the Regulatory Provisions;
  - has a minimum lot size of 100 hectares, unless the subdivision meets an exclusion documented in Division 3.

4.11.4 Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.89]	**Level of Assessment**[4.90]	**Assessment Criteria**
Bed and Breakfast	Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code ■ Low Density Residential Zone Code ■ Bed and Breakfast Code ■ Infrastructure Works Code ■ Landscape Code
Display Dwelling	Code Assessable	■ Low Density Residential Zone Code ■ Display Dwelling Code
Dwelling House	Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable.	■ Acceptable Solutions in section 6.11.5 of the Dwelling House Code ■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a)and (c) in section 7.6.4 of the Excavation and Fill Code ■ Low Density Residential Zone Code ■ Dwelling House Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code
Estate Sales Office	Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code ■ Low Density Residential Zone Code ■ Estate Sales Office Code

[4.89] See Schedule 3 - Dictionary, Division 1 - Uses.
[4.90] See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.89]	**Level of Assessment**[4.90]	**Assessment Criteria**
		■ Access and Parking Code
Home Business	Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 6.15.4 of the Home Business Code ■ Low Density Residential Zone Code ■ Home Business Code ■ Access and Parking Code And where being carried out in a Domestic Outbuilding - ■ Domestic Outbuilding Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Minor Utility	Exempt	
Park	Self-Assessable If - (1) Being undertaken by the local government; (2) On land in the ownership or control of the local government; (3) Complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 6.20.4 of the Park Code ■ Low Density Residential Zone Code ■ Park Code ■ Access and Parking Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code
Road	Exempt	
Telecommunications Facility	Self-Assessable[4.91] If complying with the assessment criteria being the acceptable solutions listed in column 3	■ Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention

[4.91] If not self-assessable, a Telecommunication Facility in the Low Density Residential Zone is impact assessable.

Low Density Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.89]	**Level of Assessment**[4.90]	**Assessment Criteria**
	Otherwise - Impact Assessable	and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code
Utility Installation	Code Assessable	■ Low Density Residential Zone Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code
Defined uses not listed in column 1	Impact Assessable	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	Impact Assessable	
Uses not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses	Impact Assessable	

4.11.5 Low Density Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Low Density Residential Zone - Table of Assessment for Other Development

column 1 Other Development	column 2 Level of Assessment[4.92]	column 3 Assessment Criteria
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan[4.93]	Code Assessable	■ Low Density Residential Zone Code ■ Reconfiguration Code ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code
Creating lots by subdividing another lot by - ■ Building Format Plan; or ■ Volumetric Format Plan	Code Assessable	■ Low Density Residential Zone Code ■ Reconfiguration Code
■ Rearranging the boundaries of a lot by registering a plan of subdivision; or ■ Dividing land into parts by Agreement; or ■ Creating an easement giving access to a lot from a constructed road	Code Assessable	■ Reconfiguration Code
Building Work for -		
Communications Structures	Exempt If minor building work[4.94] Self-Assessable If - (1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code ■ Communications Structures Code

[4.92] See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.
[4.93] Whether or not having a Community Management Statement.
[4.94] See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of minor building work.

Low Density Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	**Level of Assessment**[4.92]	**Assessment Criteria**
Domestic Additions	Self-Assessable Code Assessable If not self-assessable	■ Acceptable Solutions A1(1) and (2) in section 6.11.5 of the Dwelling House Code ■ Dwelling House Code
Domestic Outbuilding	Exempt If minor building work[4.94] Self-Assessable If - (1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 **Note -** Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Domestic Outbuilding Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.5.2 of the Domestic Outbuilding Code. Code Assessable If not self-assessable	■ Acceptable Solutions in section 7.5.5 of the Domestic Outbuilding Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Low Density Residential Zone Code ■ Domestic Outbuilding Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Private Tennis Court	Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 7.9.4 of the Private Tennis Court Code ■ Private Tennis Court Code ■ Erosion Prevention and

Low Density Residential Zone - Table of Assessment for Other Development

column 1 Other Development	column 2 Level of Assessment[4.92]	column 3 Assessment Criteria
		Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code
Retaining Wall	Exempt If minor building work Self-Assessable If - (1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3; Code Assessable If – (1) Not self-assessable; (2) Greater than 1 metre but no more than 2.5 metres in height from ground level Otherwise - Impact Assessable	■ Acceptable Solutions in section 7.6.4 of the Excavation and Fill Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Secondary Dwelling	Self-assessable Code Assessable If not self-assessable	■ Acceptable Solutions A1(1), (2) and (5) in section 6.11.5 of the Dwelling House Code ■ Dwelling House Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Domestic Driveway Crossover Code
Excavation and Fill	Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

Low Density Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	**Level of Assessment[4.92]**	**Assessment Criteria**
Placing an Advertising Device on Premises	Self-Assessable If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not self-assessable	■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	Code Assessable	■ Reconfiguration Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code
Private Waterfront Structure	Code Assessable	■ Private Waterfront Structure Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
All other development not listed in column 1	Exempt	

4.11.6 Compliance with Low Density Residential Zone Code

(1) Development that is consistent with the specific outcomes in section 4.11.7 complies with the Low Density Residential Zone Code.

Note -

The following will assist in achieving specific outcomes within the Low Density Residential Zone Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

4.11.7 Overall Outcomes for Low Density Residential Zone Code

(1) The overall outcomes are the purpose of the Low Density Residential Zone Code.

(2) The overall outcomes sought for the Low Density Residential Zone Code are described by five key characteristics[4.95] -

(a) Uses and Other Development;
(b) Built Form and Density;
(c) Amenity;
(d) Environment;
(e) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

(i) Provide for a range of low density residential uses that -
a. are predominantly low-rise detached houses on individual lots;
b. encourage opportunities for working from home.

(ii) Provide for a limited range of non-residential uses that -
a. fulfill a local community need and provide opportunities for social interaction and activity;
b. are accessible to the residents served;
c. are located on the major road network or entry points to land in this zone rather than local residential streets;
d. do not compromise the role and function of centres;
e. do not result in commercial ribbon development.

(b) Built Form and Density

(i) The scale of uses and other development contribute to a predominantly detached built form by -
a. limiting building height to maintain a low-rise appearance;
b. protecting the spacious nature of the zone;
c. buildings are sited and of a width, depth and bulk that are consistent with the lot size and a residential streetscape;
d. non-residential uses being consistent with the preferred building types expected in the zone.

(ii) The density of uses and other development maintains existing streetscapes and lot sizes established in this zone.

(iii) Lot layout is climatically responsive.

[4.95] In combination, the overall outcomes in section 4.11.7 (2)(a)-(e) define the character of the Low Density Residential Zone.

(iv) Buildings incorporate a mix of materials that are responsive to local conditions and styles.

(c) Amenity

(i) Uses and other development achieve a high standard of residential amenity by -
a. protecting and enhancing of places of cultural significance or streetscape value;
b. having access to natural light and ventilation, privacy and private open space commensurate with the use;
c. providing high quality useable public open space that meets the needs of the community;
d. maintaining the safety of people and property;
e. eliminating or mitigating impacts associated with light, noise, air and traffic.

(ii) The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

(d) Environment

(i) Uses and other development minimise adverse impacts on environmental and scenic values by -
a. responding to topographical features;
b. minimising the need for excavation and fill;
c. protecting the site from erosion;
d. maximising the retention of native vegetation;
e. maximising the use of planting species that are native and characteristic to the area;
f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

(i) Uses and other development -
a. provide for the extension of urban infrastructure in a orderly and cost effective manner;
b. do not result in unacceptable risk to community infrastructure.

(ii) Uses and other development are serviced by urban infrastructure including -
a. reticulated water;
b. reticulated sewerage;
c. stormwater drainage;
d. constructed road access;
e. energy;
f. telecommunications;
g. waste and recycling collection.

(iii) Uses and other development reinforce an integrated, legible, efficient and safe movement network that -
a. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
b. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

4.11.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Uses and Other Development -		
S1.1	Uses identified as inconsistent in Table 1 are not established in the zone.	**P1.1**	No probable solution identified.
S1.2	(1) Non-residential uses, such as local shopping, medical facilities, churches, child care centres and the like may be contemplated in appropriate locations and subject to detailed development requirements including - (a) being located on the major road network; (b) co-locating with other similar uses; (c) providing only for the identified convenience needs of the local community; (d) not impacting on the role and function of the City's network of centres; (e) resulting in positive economic and social benefits for the local community. **Note -** Refer to Part 11 - Planning Scheme Policy 12 - Social and Economic Impact Assessment.	**P1.2**	(1) Non-residential uses - (a) locate on the corner of collector or higher order roads; (b) where of - (i) retail or commercial nature - a. are co-located with other similar uses; b. are 600m^2 or less gross floor area, with no one tenancy exceeding 400m^2 gross floor area; c. are not within 800 metres of any similar uses or a centre zone; (ii) community facilities, health care centres, child care centres, or uses of a similar community nature - a. are 400m^2 or less of gross floor area per use; b. are co-located with other similar uses or retail or commercial uses.
S1.3	(1) The following uses are encouraged - (a) bed and breakfast; (b) home business;	**P1.3**	(1) No probable solution identified. **Note -** Refer to Part 6 - ■ Division 5 - Bed and Breakfast Code; ■ Division 15 - Home Business Code;
	Built Form and Density -		
S2.1	(1) The height of buildings and structures maintain a low-rise built form by - (a) being compatible with the existing streetscape; (b) adopting the predominant height of surrounding buildings; (2) Where a use proposes a building height greater than that of the adjoining, building, site layout and building design minimises any	**P2.1**	(1) Building height 8.5 metres or less above ground level; (2) No probable solution identified. **Note -** Refer to the relevant use code for specific building height assessment criteria.

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	potential impacts of overshadowing and loss of privacy.		
S2.2	(1) Site coverage of buildings balance built and unbuilt areas to - (a) be consistent with maintaining the spacious nature of the zone; (b) provide solar access to living and open space areas; (c) assist in retaining existing native plants; (d) enhance privacy between buildings; (e) provide useable open space for the occupants; (f) provide space for service functions including car parking and clothes drying.	**P2.2**	(1) Site coverage is a maximum of 30 percent or less. **Note -** Refer to the relevant use code for site specific site coverage assessment criteria.
S2.3	(1) Setbacks - (a) complement existing front setbacks in the street; (b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.	**P2.3**	(1) No probable solution identified. **Note -** Refer to the relevant use code for specific site coverage assessment criteria.
S2.4	Density of reconfiguration provides for lot sizes that accommodate detached dwellings and are compatible with the spacious character of the zone.	**P2.4**	Minimum lot size is 2000m^2. **Note -** Refer to Part 7 - Division 11 - Reconfiguration Code for additional assessment criteria.
S2.5	(1) Building design incorporates architectural elements that - (a) exhibit a high degree of interest through the use of colour, angles and materials; (b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow; (c) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street; (d) minimise adverse overshadowing and reflective impacts on adjoining dwelling units; (e) integrate with landscape planting and features.	**P2.5**	(1) No probable solution identified. **Note -** Refer to the relevant use code for specific built form assessment criteria.
S2.6	(2) Reconfiguration results in pleasant environments and reduces energy	**P2.6**	(1) No probable solution identified.

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	consumption through being climatically responsive by - (a) lots being orientated and of a length and width to - (i) maximise solar access to the north in winter; (ii) minimise solar access to the east and west in summer; (b) having regard to the topography of the land.		**Note -** Refer to the relevant use code or Part 7 - Division 11 - Reconfiguration Code for specific climate control assessment criteria.
	Amenity -		
S3.1	Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	**P3.1**	No probable solution identified.
S3.2	(1) Uses are capable of - (a) receiving solar access; (b) maintaining solar access to the habitable rooms and open space areas of adjoining uses.	**P3.2**	(1) No probable solution identified. **Note -** Refer to relevant use code for specific solar access assessment criteria.
S3.3	(1) Building layout and design maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they are not directly overlooking habitable rooms of adjoining uses; (b) separating noise generating areas from sleeping areas.	**P3.3**	(1) No probable solution identified. **Note -** Refer to the relevant use code for specific privacy assessment criteria.
S3.4	(1) Private open space areas are - (a) clearly defined for private use; (b) easily accessible from living or common areas; (c) useable in size and dimension; (d) of a suitable slope; (e) capable of receiving solar access.	**P3.4**	(1) No probable solution identified. **Note -** Refer to the relevant use code for specific private open space assessment criteria.
S3.5	(1) Areas set aside for public open space - (a) provide for recreational, aesthetic and environmental needs; (b) incorporate stormwater management needs, while not hindering the function of the open space.	**P3.5**	(1) No probable solution identified. **Note -** For additional assessment criteria for public open space refer - ■ Part 6 - Division 20 - Park Code; ■ Part 7 - Division 11 - Reconfiguration Code.
S3.6	(1) Uses and other development are designed in accordance with the	**P3.6**	(1) No probable solution identified.

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention, including being - (a) orientated towards the street or parkland to provide opportunities for casual surveillance; (b) designed and well lit to ensure casual surveillance opportunities, particularly for parkland and pedestrian and cycle paths.		
S3.7	(1) Artificial lighting does not result in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun are minimised through material and glazing choice.	**P3.7**	(1) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (2) No probable solution identified.
S3.8	(1) Noise generated by the use or other development is compatible with that experienced in a residential environment.	**P3.8**	(1) The use achieves the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2008.*
S3.9	Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by no emission of vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference beyond the premises.	**P3.9**	No probable solution identified. **Note -** Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
S3.10	(1) Traffic movements are compatible with that experienced in a residential environment	**P3.10**	(1) Non-residential uses for commercial, retail and community facilities and services, or similar are - (a) located on collector or higher order roads; (b) do not gain access from local roads. **Note -** Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on air quality and noise impacts.
	Environment -		
S4.1	(1) Protect the environment from impacts associated with the use or other development including - (a) stormwater run-off;	**P4.1**	(1) No probable solution identified.

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(b) water quality; (c) erosion and sediment run-off; (d) weed infestation.		
S4.2	Uses and other development are designed to complement, rather than detract from the landscape setting.	**P4.2**	No probable solution identified.
S4.3	(1) Minimise the need for excavation and fill by uses and other development being located and designed to - (a) prevent the unnecessary removal of native plants; (b) protect overland drainage flows; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off.	**P4.3**	(1) No probable solution identified. **Note -** Refer to Part 7 - Division 6- Excavation and Fill Code for specific assessment criteria.
S4.4	(1) Uses and other development - (a) retain native plants over 30 percent of the lot, particularly stands of mature native trees; (b) roads and driveways are aligned and designed to maximise the retention of mature native plants; (c) associated development, such as swimming pools, tennis courts, domestic outbuildings and the like are located to minimise removal of native plants.	**P4.4**	(1) No probable solution is identified.
S4.5	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape setting of the local area; (c) supports the retention and rehabilitation of enhancement areas and corridors; (d) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (e) incorporate landscaping as a component of the stormwater management system; (f) filters views of the built environment from higher order roads; (g) establishes a treed streetscape.	**P4.5**	(1) Species used for landscaping are selected from the native plant species listed in - (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees where within the road reserve. **Note -** For additional assessment criteria refer to Part 8 - ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code.
	Infrastructure -		

Assessable Development			
Specific Outcomes		**Probable Solutions**	
S5.1	(1) All uses and other development are serviced by infrastructure including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications; (g) waste and recycling collection facilities.	**P5.1**	(1) No probable solution identified.
S5.2	Road, driveway and utility infrastructure alignment and design do not adversely impact the environmental values of the area and maximise the retention of mature native trees.	**P5.2**	No probable solution identified.
S5.3	Uses and other development maximise opportunities to provide and to upgrade pedestrian and cycle paths.	**P5.3**	No probable solution identified. **Notes -** Refer to - ■ Part 8 - Division 7 - Infrastructure Works Code for further information on provision, design and construction of utility infrastructure, roads and pedestrian and cycle paths; ■ Part 8 - Division 9 - Stormwater Management Code for requirements on roof and surface drainage; ■ Where creating new lots refer to Part 7 - Division 11 - Reconfiguration Code.
S5.4	(1) Waste and recycling is managed to minimise impacts on the environment by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.	**P5.4**	(1) No probable solution identified. **Note -** Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.
S5.5	Community infrastructure is able to function effectively during and immediately after flood events.	**P5.5**	Community infrastructure is located at or above the recommended flood levels in Table 2 - Recommended Flood Levels for Community Infrastructure.

Table 1 - Inconsistent Uses

Inconsistent Uses
Agriculture
Airport
Animal Keeping
Apartment Building
Brothel
Bulky Goods Showroom
Car Wash Facility
Cemetery
Commercial Office - where having more than 400m^2 gross floor area
Display and Sale Activity
Drive Through Restaurant
Dual Occupancy
Extractive Industry
Forestry
Funeral Parlour
General Industry
Heavy Industry
High Impact Industry
Hotel
Intensive Agriculture
Landscape Supply Depot
Marine Services
Mobile Home Park
Multiple Dwelling
Night Club
Passenger Terminal
Produce Store
Refreshment Establishment - where having more than 400m² gross floor area
Retail Warehouse
Roadside Stall
Rural Enterprise
Service Industry
Service Station
Shop - where having more than 400m² gross floor area
Temporary Use
Tourist Park
Vehicle Depot
Vehicle Parking Station
Vehicle Repair Premises
Warehouse

Table 2 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*.