APPENDIX J COUNCIL CODES
SPECIAL PURPOSE ZONE CODE

Performance Outcome	Acceptable Outcome	ERM Response
Where involving a new building or expansion to an existing building		
PO1 Development is of a height and scale that: 1. complements the scale of the locality; 2. maintains the residential amenity in adjoining residential zones; 3. minimises overshadowing and overlooking of residential areas; and 4. avoids impacts on the operational airspace of the Rockhampton Airport.	**AO1.1** The height of buildings and structures does not exceed: 1. two (2) storeys and 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; and 2. two (2) storeys and ten (10) metres above ground level where the ground has a slope equal to or greater than of fifteen (15) per cent. Note—Within the Rockhampton Airport precinct and sub-precincts, building heights on the airport obstacle limitation surface map OM-2A prevail over building heights detailed in the zone codes. **AND** **AO1.2** Site cover does not exceed sixty (60) per cent of the total site area.	**PO1 Not Applicable** The Proposed Development is for a BESS and does not involve new building or expansion to an existing building within the special purpose zone.
PO2 Building setbacks contribute to an attractive streetscape and provide for landscaping at the front of the site.	**AO2.1** Buildings are set back from street frontages: 1. within twenty (20) per cent of the average front setback of adjoining buildings; or	**PO2 Not Applicable** The Proposed Development is for a BESS and does not involve new building or expansion to an existing building within the special purpose zone.

Performance Outcome	Acceptable Outcome	ERM Response
	2. where there are no adjoining buildings a minimum of six (6) metres.	
PO3 Development reflects the operational and functional needs of the use and provides design features when having regard to visibility of buildings to street frontages.	**AO3.1** Except where a wall is built directly against another wall, all exterior walls are: 1. articulated so they do not exceed a length of fifteen (15) metres without a change in plane of at least 0.75 metre depth; or 2. painted with at least two colours, each of which covers at least ten (10) per cent of total exterior wall area; or 3. covered with at least two (2) different types of cladding material, each of which covers at least ten (10) per cent of total exterior wall area. **AND** **AO3.2** Where applicable, the ancillary office space and sales areas of each building are sited on and oriented towards the primary street frontage.	**PO3 Not Applicable** The Proposed Development is for a BESS and does not involve new building or expansion to an existing building within the special purpose zone.
Where located in the Depot Hill precinct		
PO4 Where adjoining land in a residential zone or within proximity of an existing sensitive land use not located within an industrial or special purpose zone, development does not create adverse impacts by way of noise, light, dust, odour, hours of operation or unsightly activities.	**AO4.1** Development where adjoining land in a residential zone or an existing sensitive land use not located within an industrial or special purpose zone is to ensure that the following is complied with:	**PO4 Not Applicable** The Proposed Development is not located within the Depot Hill precinct

Performance Outcome	Acceptable Outcome	ERM Response
	1. buildings, plant and equipment, active outdoor use areas, servicing or outdoor storage areas are set back a minimum of five (5) metres from any boundary adjoining a residential zone; 2. where sites have two (2) road frontages, access is from the frontage furthest away from the adjoining residential zone or sensitive land use; 3. vehicular access is not located along a common boundary shared with a residential zone or sensitive land use; 4. vehicles with a load greater than 4.5 tonne tare in weight do not exit or enter via an urban access; Editor's note— Urban access is shown on the road hierarchy overlay map. 1. vehicles with a load greater than 4.5 tonne tare in weight are limited in their operation to between the hours of 07:00 and 19:00 Monday to Saturday; 2. noise generating activities, access, driveways and outdoor activities are not directly adjoining a residential zone or sensitive land use and are restricted to between the hours of 07:00 to 19:00 Monday to Saturday; and 3. windows that have direct views into adjoining residential buildings	

Performance Outcome	Acceptable Outcome	ERM Response
	are provided with fixed screening that is a maximum of seventy-five (75) per cent transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	
Where located in the airport terminal sub-precinct		
PO5 Development is of a height and scale that: 1. complements the scale of the locality; 2. maintains the residential amenity in adjoining residential zones; and 3. minimises overshadowing and overlooking of residential areas; and 4. avoids impacts on the operational airspace of the Rockhampton Airport.	**AO5.1** The height of buildings and structures within the airport terminal sub-precinct does not exceed three (3) storeys and twelve (12) metres above ground level. **AND** **AO5.2** Site cover does not exceed sixty (60) per cent of the total site area. Note—Within the Rockhampton Airport precinct and sub-precincts, building heights on the airport obstacle limitation surface map OM-2A prevail over building heights detailed in the zone codes.	**PO5 Not Applicable** The Proposed Development is not located within the airport terminal sub-precinct.
Streetscape and landscaping		
PO6 Landscaping and streetscaping is provided to: 1. enhance public streets and spaces; 2. create an attractive environment that is consistent with, and defines, the local character of the zone; 3. enhance the appearance of the development;	**AO6.1** Development includes a minimum landscaped area of ten (10) per cent of the total site area. **AND** **AO6.2** Where buildings are set back from the street, a landscape planting bed with a minimum	**PO6 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and therefore will not require landscaping and streetscaping.

Performance Outcome	Acceptable Outcome	ERM Response
4. screen components of development from adjoining sensitive land use(s) and from the street; and 5. allow shading for pedestrian comfort	length of one (1) metre is provided along the full frontage of any road frontage (excluding vehicle and pedestrian access ways). **AND** **AO6.3** For non-residential uses a two (2) metre wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a sensitive land use. **AND** **AO6.4** For non-residential uses a 1.8 metres high solid screen fence is provided along side and rear property boundaries. **AND** **AO6.5** Windows that have direct views into adjoining residential buildings in residential zones are provided with fixed screening that is a maximum of seventy-five (75) per cent transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	
Land Use - Caretakers accommodation		
PO7 The development does not compromise the productivity of the use.	**AO7.1** No more than one (1) caretaker's accommodation is established on the site.	**PO7 Not Applicable** The Proposed Development is for a BESS and does not involve caretaker's accommodation.

Performance Outcome	Acceptable Outcome	ERM Response
Effects of Development		
PO8 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	**AO8.1** Outdoor lighting is designed, installed and maintained in compliance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time. AND AO8.2 Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, as updated from time to time.	**PO8 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and therefore will not require outdoor lighting within this zone.
PO9 Development provides for the appropriate storage, collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. All storage areas are screened from the streetscape and adjoining residential zones.	**AO9.1** Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: 1. being wholly enclosed in storage bins; or 2. a watering program so material can not become airborne. **AND** **AO9.2** Roof water is piped away from areas of potential contamination.	**PO9 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and therefore will not require the storage, collection, treatment and disposal of liquid wastes or sources of contamination.

Performance Outcome	Acceptable Outcome	ERM Response
	AO9.3 Outdoor storage areas are: 1. located behind the front building line; 2. screened from view from off-site public places; and 3. screened from adjoining sensitive land use(s) by a 1.8 metre high solid screen fence.	
Built form – additional provisions		
PO10 Buildings which are located in prominent positions such as corner sites or with frontages to public spaces are designed to express or emphasise the importance of their location.	AO10.1 The building's main entrance faces the public place. AND AO10.2 Buildings on corner sites provide active frontages to both street frontages and the main entrance faces the principal street or the street corner.	**PO10 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and therefore will not require buildings.
PO11 The design of new buildings: 1. has vertical and horizontal articulation to create shadow and break up the built form, such as steps, recesses and splays; 2. has a roof form that creates visual interest, is not flat and can conceal plant equipment; 3. fits responsively into the streetscape;	No acceptable outcome is nominated.	**PO11 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and therefore will not require buildings.

Performance Outcome	Acceptable Outcome	ERM Response
4. accommodates local climatic conditions; 5. creates an engaging, high quality built environment; and 6. provide a continuous pedestrian friendly facade at a human scale.		
PO12 Development avoids the creation of 'heat islands' such as large expanses of roofing and parking areas.	**AO12.1** Hard surface areas are interspersed with spaces between buildings and car park areas, vegetated or covered with fabric sails	**PO12 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and therefore will not require buildings.
PO13 Development facilitates the security of people and property having regard to: 1. opportunities for passive surveillance and sightlines; 2. exterior building design that promotes safety; 3. adequate lighting; 4. appropriate way finding mechanisms; 5. minimisation of entrapment locations; and **6.** building entrances, loading and storage areas that are well lit and lockable after hours.	No acceptable outcome is nominated. Editor's note—Applicants should have regard to Crime Prevention Through Environmental Design Guidelines for Queensland.	**PO13 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and therefore will not require buildings.
Effects of development		
PO14 Development is located and designed to respond sensitively to on-site and surrounding landscape and topography such that:	No acceptable outcome is nominated.	**PO14 Complies** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and

Performance Outcome	Acceptable Outcome	ERM Response
1. hazards to people or property are avoided; 2. earthworks are minimised; 3. the retention of natural drainage lines is maximised; 4. the retention of existing vegetation is maximised; 5. damage or disruption to sewer, stormwater and water infrastructure is avoided; and 6. there is adequate buffering from locally significant natural features.		appropriately responds to the surrounding landscape and topography. During the construction phase, erosion and sediment control will be managed as part of the Construction Environmental Management Plan.
PO15 Hours of operation of a non-residential use do not impact on the amenity or privacy of adjoining residential zones.	No acceptable outcome is nominated.	**PO15 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility.
PO16 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the centre, having regard to: 1. noise; 2. hours of operation; 3. traffic; 4. visual impact; 5. signage; 6. odour and emissions; 7. lighting; 8. access to sunlight; 9. privacy; and 10. outlook.	No acceptable outcome is nominated.	**PO16 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility.
Streetscape and landscaping		

Performance Outcome	Acceptable Outcome	ERM Response
PO17 On-site landscaping is provided to: 1. create an attractive environment that is consistent with, and defines, the local character of the zone; 2. soften and enhance the appearance of the development; and 3. provide shade for visitors and adjoining footpaths.	No acceptable outcome is nominated. Editor's note—A landscape concept plan may be required in accordance with SC6.12 — Landscape design and street trees planning scheme policy.	**PO17 Not Applicable** The infrastructure for the Proposed Development located within the Special Purpose zone is an underground transmission line to connect to the existing Powerlink substation facility and therefore will not require landscaping.
Where located in the Rockhampton Airport precinct		
PO18 Where development is within the Rockhampton Airport precinct, development which is ancillary to the primary use of the precinct and is designed and sited in a manner that is compatible with and supports the development of the precinct and sub-precincts for air services.	No acceptable outcome is nominated	**PO18 Not Applicable** The Proposed Development is not located within the Rockhampton Airport precinct.
PO19 Development primarily consists of commercial, retail or community related activities at ground level and, where they occur, residential uses above ground level.	No acceptable outcome is nominated	**PO19 Not Applicable** The Proposed Development is not located within the Rockhampton Airport precinct.
PO20 Development does not compromise the intended role or successful functioning of centres, and in the airport terminal sub-precinct, food and drink outlets, shops and offices do not exceed 250 square metres in gross floor area. Note—Large-scale office activities are to be consolidated into the principal centre – core precinct.	No acceptable outcome is nominated Note—Development involving an increase in gross floor area exceeding the nominated threshold is accompanied by an economic impact report which assesses the likely economic impacts on the principal centre and major centre. The report is to be in accordance with SC6.9 – Economic impact assessment planning scheme policy.	**PO20 Not Applicable** The Proposed Development is not located within the Rockhampton Airport precinct.

RURAL ZONE CODE

Performance Outcomes	Acceptable Outcomes	ERM Response
Built Form		
PO1 Development does not adversely impact on the rural character of the locality, having regard to the scale and visibility of buildings.	**AO1.1** The height of new buildings and structures does not exceed two (2) storeys and ten (10) metres above ground level, excluding silos, windmills and similar structures ancillary to rural uses. Note—Building heights on the airport obstacle limitation surface map OM-2A prevail over building heights detailed in the zone codes.	**PO1 Complies** The Proposed Development is for a BESS and will not adversely impact on the rural character of the locality and is located adjacent to an existing BESS and substation facility. Further to this, there exists a Development Approval (Council Reference D18-2017) over the Project Area for the construction and operation of a Solar Farm facility, and consequently will not adversely impact the surrounding landscape.
Aquaculture		
PO2 Aquaculture that is low impact in nature is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values.	**AO2.2**1 Aquaculture activities using ponds or tanks that are less than or equal to ten (10) hectares in total water surface area are carried out in accordance with the Department of Agriculture and Fisheries accepted development requirements for material change of use that is aquaculture, as updated from time to time.	**PO2 Not Applicable** The Proposed Development is for a BESS and does not involve aquaculture.
Dwelling house and dwelling unit		
PO3 Development does not compromise the continued operation of an intensive animal industry, extractive industry, or a similar potential use on neighbouring rural land.	AO3.1 **Development:** 1. is set back a minimum of twenty (20) metres from all site boundaries; and 2. is separated from an existing or approved: 1. intensive animal industry by a minimum of 1,000 metres; and 1. extractive industry operation as follows:	**PO3 Not Applicable** The Proposed Development is for a BESS and does not involve dwellings.

<table>
<tr><th>Performance Outcomes</th><th>Acceptable Outcomes</th><th>ERM Response</th></tr>
<tr><td></td><td>
<table>
<tr><th>Operation</th><th>Separation distance</th></tr>
<tr><td>Extractive industry operation involving blasting</td><td>1,000 metres</td></tr>
<tr><td>A hard rock extractive industry</td><td>500 metres</td></tr>
<tr><td>A sand and gravel extractive industry</td><td>200 metres</td></tr>
<tr><td>A designated haul route</td><td>100 metres</td></tr>
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AND
AO3.2
Where a secondary dwelling is proposed, that dwelling:

is contained within the same lot; and
is no more than eighty (80) square metres gross floor area.

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<tr><td>PO4
Dwellings have adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.</td><td>AO4.1
A dwelling:
has a legal access to a constructed road; and
where within a water supply area has a legal connection to Council's reticulated water supply.
Editor’s note—A constructed road can be sealed, graded or gravel.

Editor’s note—Where development is located outside of the</td><td>PO4 Not Applicable
The Proposed Development is for a BESS and does not involve dwellings.</td></tr>
</table>

Performance Outcomes	Acceptable Outcomes	ERM Response
	water supply area refer to the requirements under the Plumbing Code of Australia.	
Caretaker's accommodation		
PO5 The development does not compromise the productivity of the use.	**AO5.1** No more than one (1) caretaker's accommodation is established on the site.	**PO5 Not Applicable** The Proposed Development is for a BESS and does not involve caretaker's accommodation.
PO6 A caretaker's accommodation has adequate access to services to ensure the safety and well-being of residents and the water supply is adequate for the current and future needs of the development.	**AO6.1** A caretaker's accommodation: 1. has a legal access to a constructed road; and 2. where within a water supply area has a legal connection to Council's reticulated water supply. 1. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the water supply area refer to the requirements under the Plumbing Code of Australia.	**PO6 Not Applicable** The Proposed Development is for a BESS and does not involve caretaker's accommodation
Home-based business		
PO7 Development for a home-based business is operated, designed and sited in a manner that: 1. is an appropriate scale and intensity; 2. is integrated with the primary use of the site for a dwelling house; 3. does not adversely affect the safety and private recreation needs of adjoining premises; 4. does not adversely affect the streetscape and street function; and	**AO7.1** The home-based business has a maximum gross floor area of 100 square metres. **AND** **AO7.2** The home-based business is carried out within an existing building or structure. Note—This does not include the parking of vehicles. **AND**	**PO7 Not Applicable** The Proposed Development is for a BESS and does not involve home-based business.

Performance Outcomes	Acceptable Outcomes	ERM Response
5. does not compromise the character and amenity of the surrounding area by way of noise, light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	**AO7.3** Hours of operation are between the hours of 07:00 and 19:00 Monday to Saturday and 08:00 and 19:00 Sunday and public holidays (except for a bed and breakfast accommodation or home-based child care). **AND** **AO7.4** The home-based business involves a minimum of one (1) resident of the dwelling. **AND** **AO7.5** A maximum of one (1) worker, not residing in the dwelling house, is employed in the home-based business. **AND** **AO7.6** The home-based business contains visitor parking within the site. **AND** **AO7.7** The home-based business where for bed and breakfast accommodation: 1. the combined total number of guests and permanent residents does not exceed twelve (12) persons at any one time; and 2. guests stay a maximum of fourteen (14) consecutive nights. **AND**	

Performance Outcomes	Acceptable Outcomes	ERM Response
	AO7.8 Goods or services for sale or hire are not displayed where they are visible from the street frontage or an adjoining residential premise. **AND** **AO7.9** No more than one (1) commercial vehicle is associated with the business and the vehicle does not exceed a gross vehicle mass of 4.5 tonnes tare weight unless associated with a home-based business involving heavy vehicles. Editor's note—Refer to provisions under additional outcomes for home-based business involving heavy vehicles. **AND** **AO7.10** The home-based business does not generate traffic exceeding ten (10) vehicle trips per day and the trips are not by a vehicle exceeding a gross vehicle mass of 4.5 tonnes tare weight. **AND** **AO7.11** Noise levels do not exceed acoustic quality objectives under the *Environmental Protection (Noise) Policy 2019*, as updated from time to time.	
Additional outcomes for home-based business involving heavy vehicles		
PO8 Development does not compromise the character and amenity of the surrounding area by way of noise,	**AO8.1** A maximum of two (2) heavy vehicles and two (2) heavy trailers are stored on site at any one time.	**PO8 Not Applicable** The Proposed Development is for a BESS and does not involve home-based business.

Performance Outcomes	Acceptable Outcomes	ERM Response
light, dust, fumes, vibration, odour or storage of potentially hazardous materials.	**AND** **AO8.2** Heavy vehicles and heavy trailers: 1. are not started or manoeuvred on site between the hours of 22:00 and 06:00, or left running unattended for any period up to five (5) minutes; 2. if used for the transport of cattle or waste disposal, are stored a minimum of 100 metres away from an adjoining dwelling; and 3. do not have a refrigeration unit running while on-site if within 100 metres of a sensitive land use on an adjoining lot. **AND** **AO8.3** The business does not include the loading or unloading of vehicles or storage of goods. **AND** **AO8.4** The site has direct access to a minor urban collector road or higher order road, but not to a state controlled road. **AND** **AO8.5** Heavy vehicles are stored onsite and located a minimum distance of: 1. twenty (20) metres from the frontage; and 2. fifteen (15) metres from side and rear boundaries. **AND** **AO8.6** Only minor maintenance is carried out on the property and does not involve major body work and mechanical repairs	
Roadside stall		
PO9 A roadside stall:	**AO9.1** Any structure used for a roadside stall: 1. has a maximum floor area of twenty (20) square metres;	**PO9 Not Applicable** The Proposed Development is for a BESS and does not involve a roadside stall. .

Performance Outcomes	Acceptable Outcomes	ERM Response
1. does not impact on the amenity of adjoining land uses and the surrounding area; 2. does not adversely affect the safety and efficiency of the road network; 3. is ancillary to the farming use conducted on the same site; and 4. sells only fresh produce grown locally.	2. is located entirely within the property and not on the road reserve; and 3. is set back from any boundary adjoining residential premises a minimum of six (6) metres. **AND** **AO9.2** Site **access, car parking and storage areas:** 1. are located entirely within the property and not on the road reserve; and 2. use the same driveway as the primary property access. **AND** **AO9.3** The roadside stall is associated with a rural use conducted on the same site.	
Rural worker's accommodation		
PO10 The amenity of the rural workers' accommodation is not adversely impacted upon and appropriately separated from intensive rural and industrial uses.	**AO10.1** On-site cabins or dwellings housing workers are sited no closer than 250 metres to intensive rural uses and industrial uses.	**PO10 Not Applicable** The Proposed Development is for a BESS and does not involve a rural worker's accommodation.
PO11 The rural workers' accommodation has adequate access to services to ensure the safety and well-being of occupants and the water supply is adequate for the current and future needs of the development.	**AO11.1** Rural workers' accommodation: 1. has a legal access to a constructed road; and 2. where within a water supply area has a legal connection to Council's reticulated water supply. Editor's note—A constructed road can be sealed, graded or gravel. Editor's note—Where development is located outside of the	**PO10 Not Applicable** The Proposed Development is for a BESS and does not involve a rural worker's accommodation.

Performance Outcomes	Acceptable Outcomes	ERM Response
	water supply area refer to the requirements under the Plumbing Code of Australia.	
Effects of development		
PO12 Outdoor lighting maintains the amenity of any adjoining residential zoned premises and does not adversely impact the safety of vehicles or pedestrians on the adjoining streets as a result of light emissions, either directly or by reflection.	**AO12.1** Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of the Australian Standard AS 4282 — Control of the obtrusive effects of outdoor lighting, as updated from time to time.	**PO12 Complies** The Proposed Development is for a BESS facility and any outdoor lighting required for the development will not adversely impact the safety of road users or pedestrians.
Where in the Alton Downs precinct **Note—Where acceptable outcomes in this section vary from this code, the precinct based acceptable outcomes take precedence.**		
PO13 Residential uses are sufficiently separated from road frontages in order to protect the amenity of residents and to ensure the character of the area is maintained.	**AO13.1** A dwelling house is setback a minimum of six (6) metres from front boundaries. Note—There is no specific setback to any other boundary.	**PO13 Not Applicable** The Proposed Development is not located within the Alton Downs precinct.
General		
PO14 Development that does not involve rural uses: 1. is located on the least productive parts of a site and not on land identified on the agricultural land classification (ALC) overlay maps; 2. does not restrict the ongoing safe and efficient use of nearby rural uses; and 3. is adequately separated or buffered where it is likely to be sensitive to the operational characteristics	No acceptable outcome is nominated.	**PO14 Complies** The Proposed Development is for a BESS facility and is located adjacent to the existing Bouldercombe BESS facility and substation. Further to this, there exists a Development Approval (Council Reference D18-2017) over the Project Area for the construction and operation of a Solar Farm facility, and consequently will not adversely impact the surrounding landscape.

Performance Outcomes	Acceptable Outcomes	ERM Response
associated with rural uses, rural industries or extractive industries. Editor's note—Agricultural land classified as Class A or Class B is shown on the agricultural land classification overlay map OM-13. Editor's note—Applicants should have regard to the State Planning Policy - State Interest Guideline - Agriculture.		
PO15 Uses that require isolation from urban areas are accommodated only where: 1. they cannot be more appropriately located in an industrial or other relevant zone; 2. they can be adequately separated from sensitive land use(s) (whether or not in the rural zone); and 3. potential impacts can be appropriately managed. Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy – State Interest Guideline – Agriculture and consult with the relevant state government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy 2019 or Environmental Protection (Noise) Policy 2019.	No acceptable outcome is nominated.	**PO15 Complies** The Proposed Development is for a BESS facility and is located adjacent to the existing Bouldercombe BESS facility and substation. Further to this, there exists a Development Approval (Council Reference D18-2017) over the Project Area for the construction and operation of a Solar Farm facility, and consequently will not adversely impact the surrounding landscape.

Performance Outcomes	Acceptable Outcomes	ERM Response
PO16 Ecological values, habitat corridors and soil and water quality are protected, having regard to: 1. maximisation of vegetation retention and protection of vegetation from the impacts of development; 2. avoidance of potential for erosion and minimisation of earthworks; 3. retention and protection of natural drainage lines and hydrological regimes; and 4. avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	No acceptable outcome is nominated.	**PO16 Complies** The Proposed Development is located on land that is not categorised as ecologically important and does not involve works impacting on water and soil quality.
Animal keeping – kennels or catteries		
PO17 Animal keeping (being kennels or catteries) is sited, constructed and managed such that: 1. animals are securely housed; 2. the use does not create a nuisance beyond the site boundaries; and 3. the use does not create adverse environmental impacts.	**AO17.1** Animal keeping (being kennels or catteries) is located on a site having a minimum site area of three (3) hectares. **AND** **AO17.2** Animal enclosures are set back a minimum of 250 metres from any sensitive land use. **AND** **AO17.3** Buildings used for animal keeping are: 1. constructed with impervious reinforced concrete floors; and 2. gravity drained to the effluent collection/treatment point.	**PO17 Not Applicable** The Proposed Development is for a BESS facility and does not involve animal keeping.

Performance Outcomes	Acceptable Outcomes	ERM Response
	AND **AO17.4** Animals are kept in fenced enclosures that are located inside buildings at all times between the hours of 18:00 and 07:00. **AND** **AO17.5** A person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times. **AND** **AO17.6** Animal enclosures are set back to roads, streets and water resources as follows:	

Location	**Setback**
Road frontages	50 metres
Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100 metres
Top bank of dry or perennial gully	30 metres

Performance Outcomes	Acceptable Outcomes	ERM Response
Aquaculture		
PO18 Aquaculture is located and designed on sites of sufficient size and dimension, to minimise adverse impacts on the amenity, water quality and ecological values and existing fish habits.	**AO18.1** Aquaculture activities using ponds or tanks that are greater than ten (10) hectares in total water surface area are carried out in accordance with State Planning Policy – State Interest Guideline – Agriculture, as updated from time to time.	**PO18 Not Applicable** The Proposed Development is for a BESS facility and does not involve aquaculture.
Bulk landscape supplies, rural industry or wholesale nursery		
PO19 Development is located on sites: 1. of sufficient size, to minimise adverse impacts on the amenity of adjoining land, in particular noise, odour, light and dust emissions; 2. where the operation is within the safe and effective design capacity of the road system; and 3. where the operation does not impact upon water quality.	**AO19.1** A minimum site area of two (2) hectares is required with at least fifteen (15) metre setback from any adjoining premises. **AND** **AO19.2** Sales, storage, handling, packaging and production areas are set back a minimum of: 1. 100 metres from any dwelling on surrounding land; 2. fifty (50) metres from state controlled roads and twenty (20) metres from all other roads; and 3. thirty (30) metres from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water. **AND** **AO19.3** Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding ten (10) per cent. **AND**	**PO19 Not Applicable** The Proposed Development is for a BESS facility and does not involve bulk landscape supplies, rural industry or wholesale nursey.

Performance Outcomes	Acceptable Outcomes	ERM Response
	AO19.4 There is direct access to a minor urban collector or higher order road.	
Intensive animal industry		
PO20 Intensive animal industry uses are sited, constructed and managed such that: 1. animals are securely housed; 2. the use does not create a nuisance on adjoining sensitive land use(s); 3. buildings used for intensive animal industry are constructed with floors, that are gravity drained to the effluent collection/treatment point; 4. animal proof fencing or other appropriate barrier feature is provided of an appropriate height within the site to prevent the escape of animals; and 5. a person who is responsible for the supervision of the operation of the development is accommodated on the premises at all times. Editor's note—Applicants seeking approval for intensive animal industries are to refer to State Planning Policy – State Interest Guideline – Agriculture and consult with the relevant State government department prior to the lodgement of a development application. Council may require a study that, amongst other matters, identifies how the development is in accordance with Environmental Protection (Air) Policy	No acceptable outcome is nominated.	**PO20 Not Applicable** The Proposed Development is for a BESS facility and does not involve intensive animal industry.

Performance Outcomes	Acceptable Outcomes	ERM Response
2019 or Environmental Protection (Noise) Policy 2019.		
PO21 Intensive animal industry does do not detract from the amenity of a nearby sensitive land use and community related activities and are not visible from any road or other public view point.	No acceptable outcome is nominated.	**PO21 Not Applicable** The Proposed Development is for a BESS facility and does not involve intensive animal industry.
PO22 Intensive animal industry is not located within: 1. a declared catchment area; or 2. a declared groundwater area.	No acceptable outcome is nominated.	**PO22 Not Applicable** The Proposed Development is for a BESS facility and does not involve intensive animal industry.
PO23 Intensive animal industry has suitable access to road or rail infrastructure via a sealed road to an access point with a state controlled road.	No acceptable outcome is nominated.	**PO23 Not Applicable** The Proposed Development is for a BESS facility and does not involve intensive animal industry.
Intensive horticulture		
PO24 The region's water quality is protected from the inflow of waste water or run-off from intensive horticulture activities. Waste water or run-off from intensive horticulture: 1. is contained and treated so that nutrients and sediments can be removed from the water; 2. where possible, treated water is re-used; and (c) waste water is only disposed of when acceptable nutrient levels are achieved.	No acceptable outcome is nominated.	**PO24 Not Applicable** The Proposed Development is for a BESS facility and does not involve intensive horticulture.

Performance Outcomes	Acceptable Outcomes	ERM Response
Editor's note—Applicants should have regard to the State Planning Policy Guideline – State Interest – Agriculture. Editor's note—The Environmental Protection (Water and Wetland Biodiversity) Policy 2019 applies to intensive horticultural uses.		
PO25 Intensive horticulture activities are not located within: 1. a declared catchment area; or 2. a declared groundwater area.	No acceptable outcome is nominated.	**PO25 Not Applicable** The Proposed Development is for a BESS facility and does not involve intensive horticulture.
Outdoor sport and recreation or community use		
PO26 Development is provided primarily to service the needs of the surrounding rural area or is inappropriate in urban areas (as a result of amenity impacts or land area requirements). The development is located and designed to: 1. minimise adverse impacts on the agricultural productive capacity of the site and the locality; 2. minimise impacts on the amenity of the locality, in particular noise (including limiting the hours of operation), odour, light and dust emissions; and 3. operate within the safe and effective design capacity of the region's road system.	No acceptable outcome is nominated.	**PO26 Complies** The Proposed Development is for a BESS facility and would be inappropriate in an urban area. The Proposed Development has been designed and located to minimise adverse impacts to the rural amenity and agricultural capacity of the land and surrounding region. Desktop analysis of the site shows the Project Area is not utilised for cropping purposes, with vegetation on site being highly disturbed due to historic use for cattle grazing. Further to this, there exists a Development Approval (Council Reference D18-2017) over the Project Area for the construction and operation of a Solar Farm facility, thereby not further removing agricultural land.

Performance Outcomes	Acceptable Outcomes	ERM Response
Renewable energy facility – wind farms		
PO27 Wind farms are located, designed and operated to minimise impacts on the environment and residential amenity, having regard to such matters as shadow flicker, noise (including low frequency noise), avifauna, separation from dwellings and site boundaries and scenic amenity.	No acceptable outcome is nominated.	**PO27 Not Applicable** The Proposed Development is for a BESS facility and does not involve a wind farm facility.
Rural workers accommodation, farm stay and tourism uses		
PO28 Tourism, short-term accommodation (farm stay), and rural workers' accommodation uses are: 1. associated with and compatible with rural production, natural resources and scenic landscape features in the immediate vicinity; and 2. not located in areas identified on the agricultural land classification (ALC) overlay maps.	No acceptable outcome is nominated.	**PO28 Not Applicable** The Proposed Development is for a BESS facility and does not involve tourism, short term accommodation or rural workers accommodation.
Transport and freight uses		
PO29 Transport and freight uses, which do not meet the definition of a home based business involving (heavy vehicles), are not established in the rural zone.	No acceptable outcome is nominated.	**PO29 Not Applicable** The Proposed Development is for a BESS facility and does not involve freight for a home based business.
Effects of development		
PO30 Effective separation distances are provided to minimise conflicts with sensitive land use(s).	No acceptable outcome is nominated.	**PO30 Complies** The Proposed Development is for a BESS facility and is appropriately located away from sensitive land uses.

Performance Outcomes	Acceptable Outcomes	ERM Response
Editor's note—Where potential conflicts between agricultural and sensitive land uses may occur, applicants should refer to State Planning Policy – State Interest Guideline – Agriculture. Applicants should consult with the relevant state government department prior to the lodgement of a development application.		
PO31 Development does not unduly impact on the existing amenity and character of the locality having regard to: 1. the scale, siting and design of buildings and structures; 2. visibility of buildings and structures when viewed from roads and other public view points; and 3. any heritage places.	No acceptable outcome is nominated.	**PO31 Complies** The Proposed Development is for a BESS facility and will not impact on the existing amenity and character of the surrounding locality. Additionally, it is located adjacent to an existing BESS and substation facility on land previously approved for use as a Solar Farm facility (Council Reference D18-2017).
PO32 Development responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land uses, such that: 1. any hazards to people or property are avoided; 2. any earthworks are minimised; 3. the retention of natural drainage lines is maximised; 4. the retention of existing vegetation is maximised; 5. leeching by nutrients, pesticides or other contaminants, or potential for salinity is minimised;	No acceptable outcome is nominated.	**PO32 Complies** The Proposed Development is for a BESS facility and has been located to minimise potential impact to the surrounding locality. Additionally, it is located adjacent to an existing BESS and substation facility on land previously approved for use as a Solar Farm facility (Council Reference D18-2017).

Performance Outcomes	Acceptable Outcomes	ERM Response
6. damage or disruption to sewer, stormwater and water infrastructure is avoided; and 7. there is adequate buffering, screening or separation to adjoining development.		
PO33 Development is designed and managed so that it provides appropriate protection for community safety and health and avoids unacceptable risk to life and property.	No acceptable outcome is nominated.	**PO 33 Complies** The Proposed Development has been designed and located in existing cleared land to minimise potential risk to life and property.
Reconfiguring a lot		
PO34 The further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values.	**AO34.1** Unless otherwise stated in a precinct the minimum lot size is 100 hectares	**PO34 Complies** The reconfiguration of the lot is requested as a lease lot (exceeding 10 years) for the Project Area.
Where in the Alton Downs precinct Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		
PO35 Development: 1. is compatible with the residential amenity of the area and avoids impacts on surrounding dwellings; and 2. has adequate water supply and sewerage treatment and disposal.	No acceptable outcome is nominated.	**PO35 Not Applicable** The Proposed Development is not located within Alton Downs precinct.

Performance Outcomes	Acceptable Outcomes	ERM Response
PO36 The subdivision of land reflects the desired character of the area being smaller rural lots for primarily residential purposes.	**AO36.1** The minimum lot size in the precinct is eight (8) hectares. **AND** **AO36.2** Newly created lots must have access to a sealed road where sequential connection or integration with an existing sealed road can be achieved.	**PO36 Not Applicable** The Proposed Development is not located within the Alton Downs precinct.
Where in the cropping **and** intensive horticulture **precinct** Note—Where outcomes in this section vary from this code, the precinct based outcomes take precedence.		
PO37 Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	**PO37 Not Applicable** The Proposed Development is not located within the cropping and intensive horticulture precinct.
PO38 The subdivision of land is limited to protect the ongoing viability and productivity of existing and potential cropping and horticulture uses.	**AO38.1** The minimum lot size in the precinct is forty (40) hectares.	**PO38 Not Applicable** The Proposed Development is not located within the cropping and intensive horticulture precinct.

RECONFIGURING A LOT CODE

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
Provisions applicable to a boundary realignment only		
PO1 Boundary realignment does not contribute to: a. the fragmentation of land; and b. the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.	AO1.1 No additional lots are created by the realignment of boundaries. AND AO1.2 Boundary realignment is contained entirely within a single zone, precinct or sub-precinct.	**PO1 Not Applicable** The Proposed Development does not involve boundary realignment only.
PO2 Boundary realignment results in all lots being connected to appropriate infrastructure or services.	**AO2.1** All infrastructure connections and services are provided within the sites they serve. Editor's note—This may require relocation of existing infrastructure connections**.**	**PO2 Not Applicable** The Proposed Development does not involve boundary realignment only.
PO3 Boundary realignment results in lots with the appropriate size, dimensions and road access to accommodate uses consistent with the zone, precinct or sub-precinct.	AO3.1 The size of the resulting lots complies with Table 9.3.5.3.2 — Minimum lot sizes and dimensions.	**PO3 Not Applicable** The Proposed Development does not involve boundary realignment only.
Provisions applicable to all other reconfiguring a lot applications		
Lot design – general		
PO4 Lot reconfiguration is integrated with the surrounding natural, urban and rural environment, having regard to: a. the layout, access and dimensions of streets and lots;	No acceptable outcome is nominated.	**PO4 Complies** The Proposed Development is for a BESS facility and is located adjacent to the existing Bouldercombe BESS and Substation facility. The lot reconfiguration is requested as a lease lot (exceeding 10 years).

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
b. connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; c. provision for shared use of public facilities; d. open space networks, retained habitat areas or corridors, landscape features and views and vistas; and e. connections to centres.		
PO5 Lot layout and movement network design protects areas with significant values and generally: a. follows the natural topography, minimising earthworks and avoiding development on steep slopes; b. avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors; c. maintains natural drainage features and hydrological regimes; and d. retains key site characteristics, landmarks, views and vistas and places of cultural heritage significance.	No acceptable outcome is nominated.	**PO5 Complies** The Proposed Development is for a BESS facility and is located adjacent to the existing Bouldercombe BESS and Substation facility. e lot reconfiguration is requested as a lease lot (exceeding 10 years). Additionally, the Project is cited on previously cleared agricultural land and does not contain significant values, being previously approved for the construction and operation of a solar farm facility (Council reference D18-2017).
PO6 Street blocks are: a. rectilinear and arranged to provide an efficient neighbourhood pattern that supports walking, cycling and public transport use; and b. Laid out in a grid pattern taking account of topography and minimising cut and fill on steeper land. Editor's note—Smaller to sizes (below minimum lot	AO6.1 Street block lengths do not exceed 200 metres. AND AO6.2 The use of a cul-de-sac is avoided unless the slope, shape or size of the site provides no alternative. Where provided, a cul-de-sac: a. is less than or equal to eighty (80) metres in length;	**PO6 Not Applicable** The Proposed Development is for a BESS facility and does not involve street blocks.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
size nominated in Table 9.3.5.3.2) may be considered to the grid pattern layout. Editor's note—Figure 9.3.5.3.1a provides a subdivision design that achieves this performance outcome.	b. is straight, with a clear view from the start of the street to the turning head; and c. provides a pedestrian connection from the head of the cul-de-sac to another road with a minimum width of ten (10) metres	
Lot size and dimension		
PO7 Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for: a. appropriate buildings and structures; b. adequate usable open space and landscaping; c. ventilation and sunlight; d. privacy for residents; e. suitable vehicle access and on-site parking where required; and f. any required on-site services and infrastructure such as effluent disposal areas	AO7.1 The dimensions and minimum areas of lots are in accordance with Table 9.3.5.3.2 — Minimum lot sizes and dimensions.	**PO7 Complies** The Proposed Development will maintain a regular lot shape and is of consistent dimensions to facilitate the development of the proposed BESS facility.
PO8 Rear lots are only created where: a. the lots are not to prejudice future subdivisions or development of adjoining land; b. it is not practicable for the site to be reconfigured so that all lots have full frontage to the road;	AO8.1 Only one (1) rear lot is provided behind each standard lot. AND AO8.2 No more than two (2) access driveways are located together. AND	**PO8 Not Applicable** The Proposed Development does not involve the creation of rear lots.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
c. the siting of buildings is not likely to be detrimental to the use and amenity of the surrounding area; d. sufficient width is provided for access for the use of the lot; and e. infrastructure services to the lot can be easily constructed, monitored and maintained.	AO8.3 No more than two (2) rear lots gain access from the head of a cul-de-sac. AND AO8.4 An access strip for a rear lot is in accordance with Table 9.3.5.3.2 — Minimum lot sizes and dimensions. AND AO8.5 In a residential category zone, a rear lot is capable of containing a building envelope of fourteen (14) metres by twenty (20) metres.	
Additional requirements in the low density residential zone and in the emerging community zone when reconfiguring land for residential development		
PO9 Reconfiguration provides for the development of a range and mix of lot sizes to facilitate a range of housing choices and the creation of walkable neighbourhoods in accordance with the intent of the relevant zone. Editor's note—Smaller lot sizes (below the minimum lot size nominated in Table 9.3.5.3.2) may be considered.	AO9.1 In a development which results in the creation of ten (10) or more lots, at least twenty (20) per cent of the lots are smaller than 450 square metres. Editor's note—For all lots smaller than 450 square metres, and on land steeper than ten (10) per cent, a plan is submitted demonstrating that future development can comply with Queensland Development Code: Part 1, MP 1.1 — Design and siting standard for single detached housing – on lots under 450 square metres. AND	**PO9 Not Applicable** The Proposed Development is for a BESS facility and does not involve residential development.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
	AO9.3 Where a row of small lots are located in a development: a. there are no more than eight narrow frontage (less than fifteen (15) metres) lots in a row; and b. attached (terrace or row) housing lots are arranged in groups of four (4) to six (6) to enable group housing construction and integrated streetscape.	
PO10 Reconfiguring in the emerging community zone does not compromise the future development potential of the area for urban purposes.	**AO10.1** Reconfiguring below the minimum lot size specified in Table 9.3.5.3.2 — Minimum lot sizes and dimensions is undertaken only to facilitate new urban development and only in accordance with an approved structure plan prepared in accordance with SC6.19 — Structure plan planning scheme policy.	**PO10 Not Applicable** The Proposed Development is not located within the emerging community zone.
Climatic response		
PO11 Street and lot orientation and lot size facilitate development that enhances climate responsiveness by minimising sun penetration and maximising cooling breezes into buildings by: a. optimising an east-west orientation for the long axis of street blocks or where north-south street orientation is unavoidable, proportioning lots to allow for appropriate building orientation; b. creating lots that are generally rectangular in shape; c. avoiding concentration of small lots where perpendicular to natural air flows	No acceptable outcome is nominated.	**PO11 Not Applicable** The Proposed Development does not involve building work.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
such as south-east prevailing winds; and **d.** locating built to boundary walls, where they are proposed, on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.		

Table 9.3.5.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Provisions applicable to all other reconfiguring a lot applications		
Development near infrastructure corridors		
PO12 Reconfiguration within 100 metres of any trunk gas pipeline does not: 1. affect the long-term operation of the pipe line; or 2. put at risk the safety and lives of people; or 3. put at risk the safety of property.	**AO12.1** No additional lots are created within 100 metres of any trunk gas pipeline.	**PO12 Not Applicable** The Proposed Development is not within 100 metres of any trunk gas pipeline.
PO13 Lots are designed and oriented to: 1. minimise the visual exposure of electricity transmission lines; 2. facilitate a substantive vegetated buffer adjoining electricity transmission line easements; 3. ensure habitable buildings and recreation areas are well separated from electricity transmission line easements; 4. avoid compromising or adversely impacting upon the efficiency and integrity of the major electricity and bulk water supply infrastructure works; and 5. ensure that access requirements of major electricity and bulk water supply infrastructure are maintained.	**AO13.1** Where on land that includes or adjoins a high voltage (above 11kV) electricity easement, lot design and layout incorporates: 1. a vegetated buffer along the boundary of the electricity transmission line easement; and 2. the orientation of the primary lot frontage away from the transmission line easement. **AND** **AO13.2** Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distances set out in Table 9.3.5.3.3 — Separation distances to electricity transmission line easement. **AND**	**P013 Complies** The Proposed Development is for a BESS facility, does not involve habitable buildings and avoids adversely impacting adjacent major electricity infrastructure.

Performance outcomes	Acceptable outcomes	ERM Response
	AO13.3 Residential development including lots and buildings/structures are not located within an easement for, or an area otherwise affected by, a high voltage electricity transmission line as identified on the Regional Infrastructure Corridors Overlay Map OM-18. **AND** **AO13.4** Major electricity or bulk water supply infrastructure traversing or within private land is protected by an easement in favour of the service provider for access and maintenance.	
PO14 Lots near a rail corridor or a regional arterial, sub-arterial or distributor road are of sufficient size and depth to ensure that noise attenuation measures can be facilitated to ensure that future dwellings are not exposed to road or rail noise greater than 63dB La10 (18 hours).	No acceptable outcome is nominated.	**PO14 Not Applicable** The Proposed Development is for a BESS facility and does not involve dwelling structures.
PO15 Reconfiguration does not result in lots being subject to adverse air quality or odour impacts. Editor's note—A report by a suitably qualified person may be required to allow an assessment to be made of the air quality or impacts.	No acceptable outcome is nominated.	**PO15 Complies** The Proposed Development is for a BESS facility and lot reconfiguration will not result in lots being subject to adverse air quality or odour impacts.

Infrastructure

Table 9.3.5.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Provisions applicable to all other reconfiguring a lot applications		
Infrastructure		
PO16 Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that: 1. is adequate for the projected needs of the development; 2. is adaptable to allow for future infrastructure upgrades; 3. minimises risk of adverse environmental or amenity related impacts; and 4. minimises whole of life cycle costs for that infrastructure.	No acceptable outcome is nominated. Editor's note—Services are provided in accordance with the desired standards of service in Part 4 of this planning scheme. Editor's note—All electrical reticulation in new developments or in new stages of existing developments must be underground unless agreed otherwise with Council.	**PO16 Complies** The Proposed Development is for a BESS facility, any infrastructure required to support the development is to be provided in a manner which is adequate for the projected needs of the BESS facility and minimises adverse impacts.
PO17 Reconfiguration of land in areas unable to be connected to the reticulated sewerage system results in sites that are each able to efficiently dispose of domestic effluent in a manner that: 1. minimises any potential adverse ecological impacts, particularly on any nearby sensitive receiving environments; 2. limits any health risks during a system failure; 3. ensures the water quality of existing and/or proposed water supplies remains unaffected;	**AO17.1** The minimum size of a lot is 4,000 square metres in areas unable to be connected to the reticulated sewerage system.	**PO17 Complies** The proposed lease lot size for the Proposed Development is 16.65 ha.

Performance outcomes	Acceptable outcomes	ERM Response
4. ensures the sustainable disposal of domestic effluent; and 5. does not impose a higher than normal cost to future land owners of the site for the installation and maintenance of pipes, pumps, etcetera, and ensures that systems are easily able to be properly maintained.		

Movement network design

Table 9.3.5.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Provisions applicable to all other reconfiguring a lot applications		
Movement network **design**		
PO18 The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: 1. convenient and safe movement between local streets and higher order roads; 2. traffic volumes, vehicle speeds and driver behaviour; 3. on street parking; 4. sight distance; 5. provision for public transport routes and stops; 6. permeability and connectivity for vehicles and pedestrians; 7. provision for pedestrian and cyclist movement, prioritising these where appropriate; 8. multiple access points to every neighbourhood; 9. provision for waste collection and emergency vehicles; 10. lot access; 11. convenience; 12. public safety; 13. amenity; 14. the incorporation of public utilities and drainage; and 15. streetscaping and street furniture.	**AO18.1** Roads and streets are designed in accordance with Capricorn Municipal Development Guidelines, SC6.15 — Road infrastructure and hierarchy planning scheme policy and SC6.19 — Structure plan planning scheme policy. **AND** **AO18.2** No more than 200 lots are served by any one (1) road access point.	**PO18 Not Applicable** The Proposed Development does not involve the creation of new street or road networks.

Performance outcomes	Acceptable outcomes	ERM Response
PO19 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	**PO19 Not Applicable** The Proposed Development is located off the Burnett Highway and will not impact local streets.
PO20 Where lot reconfiguration involves the creation of a new street (other than in a rural zone or the rural residential zone), streetscape and landscape treatments are provided that: 1. create an attractive and legible environment with a clear character and identity; 2. use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; 3. enhance safety and comfort, and meet user needs; 4. complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; 5. assist integration with the surrounding environment; 6. maximise infiltration of stormwater runoff; and 7. minimise maintenance costs through: 1. street pavement, parking bays and speed control devices; 2. street furniture, shading, lighting and utility installations;	No acceptable outcome is nominated. Editor's note—The following provides guidance (but not limited to): 1. SC6.12 — Landscaping design and street trees planning scheme policy; and 2. SC6.15 — Road infrastructure and hierarchy planning scheme policy; and 3. SC6.19 — Structure plan planning scheme policy.	**PO20 Not Applicable** The Proposed Development does not involve the creation of new streets.

Performance outcomes	Acceptable outcomes	ERM Response
3. retention of existing vegetation; and 4. on-street planting.		

Road design

Table 9.3.5.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Provisions applicable to all other reconfiguring a lot applications		
Road design		
PO21 The geometric design features of each type of road: 1. convey its primary function for all relevant design vehicle types; 2. have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; 3. encourage traffic speeds and volumes to levels commensurate with road hierarchy function; 4. ensure unhindered access by emergency and waste collection vehicles and buses; and 5. ensure safe access to lots.	**AO21.1** AO21.1.1 Roads are designed in compliance with the Capricorn Municipal Development Guidelines. OR AO21.1.2 Within the rural residential zone new roads are constructed to a rural minor collector standard or higher. Note—A rural access road does not apply to new subdivisions within the rural residential zone regardless of the vehicles per day as identified by the Capricorn Municipal Development Guidelines Table D.1.21.01.	**PO21 Not Applicable** The Proposed Development does not involve the creation of new roads.
PO22 Intersections and road crossings for the safe and efficient movement of pedestrians and cyclists are provided at regular intervals.	No acceptable outcome is nominated.	**PO22 Not Applicable** The Proposed Development does not involve the creation of new roads.
PO23 Access to each lot is designed to minimise impacts on the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	**AO23.1** Access arrangements are consistent with the characteristics intended for the particular type of	**PO23 Complies** Access to the Proposed Development is off the Burnett Highway. A Traffic Impact Statement (**Appendix B**) has been completed for the

Performance outcomes	Acceptable outcomes	ERM Response
	road or street specified in the Capricorn Municipal Development Guidelines.	Proposed Development with minimal traffic impacts anticipated from the Proposed Development.

Pedestrian and cycle networks
Table 9.3.5.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Provisions applicable to all other reconfiguring a lot applications		
Pedestrian and cycle networks		
PO24 A network of pedestrian paths and cycle ways is provided which links open space networks, employment areas and community facilities, including public transport stops, centres and schools, and is designed having regard to: 1. topography; 2. cyclist and pedestrian safety; 3. cost effectiveness; 4. likely user volumes and types; 5. convenience; and 6. accessibility. Editor's note—The bicycle network is to be in accordance with the SC6.4 — Bicycle network planning scheme policy.	No acceptable outcome is nominated.	**PO24 Not Applicable** The Proposed Development does not involve the creation of pedestrian paths or cycle networks.
PO25 The alignment of pedestrian paths and cycle ways is designed so that they: 1. allow for the retention of trees and other significant features; 2. maximise the visual interest provided by views and landmarks where they exist; 3. are well lit and allow for casual surveillance; 4. do not compromise the operation of or access to other infrastructure services;	No acceptable outcome is nominated.	**PO25 Not Applicable** The Proposed Development does not involve the creation of pedestrian paths or cycle networks.

Performance outcomes	Acceptable outcomes	ERM Response
5. are widened at potential conflict points; and 6. retain existing trees and other features that provide shade. Editor's note—The bicycle network is to be in accordance with the SC6.4 — Bicycle network planning scheme policy.		

Public transport

Table 9.3.5.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Provisions applicable to all other reconfiguring a lot applications		
Public transport		
PO26 The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	**AO26.1** Except in the rural zone and the rural residential zone, at least eighty (80) per cent of proposed lots are within 400 metres safe walking distance from an existing or potential bus route or 500 metres walking distance of an identified bus stop.	**PO26 Not Applicable** The Proposed Development is located within the rural zone.
PO27 Public transport stops are located and designed to: 1. ensure adequate sight distances are available to and for passing traffic; 2. be part of the pedestrian network and allow for safe pedestrian crossing; 3. provide shelter or shade, seats, adequate lighting and timetable information; 4. be in keeping with the character of the locality; 5. be able to be overlooked from nearby buildings where in urban areas; and 6. minimise adverse impacts on the amenity of nearby dwelling units.	No acceptable outcome is nominated.	**PO27 Not Applicable** The Proposed Development is located within the rural zone.

Open space

Table 9.3.5.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Provisions applicable to all other reconfiguring a lot applications		
Open space		
PO28 Neighbourhood design and lot layout provides a balanced variety of local park types, including: 1. small local parks, which are designed to: 1. provide a small open space setting for adjoining dwellings; 2. incorporate and retain existing natural features; and 3. incorporate landscaping to assist in creating neighbourhood identity and way finding; 1. neighbourhood parks, which are designed to: 1. be centrally located; 2. support the local community's recreational needs; and 3. provide opportunities for community and special events; a 1. lineal or corridor parks, which are designed to: 1. connect with existing or planned open space in the locality; 2. incorporate pedestrian and cycle paths;	**AO28.1** Open space is provided in accordance with the rates and desired standards of service contained in SC6.14 — Local parks planning scheme policy.	**PO28 Not Applicable** The Proposed Development is for a BESS facility and does not involve neighbourhood design.

Performance outcomes	Acceptable outcomes	ERM Response
3. protect significant natural features; 4. convey stormwater; and 5. provide for other recreational needs when not flooded; 1. natural parkland areas which: 1. retain locally significant wetlands, regulated vegetation and habitat for fauna; 2. continue ecological corridors and linkages to areas outside of the neighbourhood; and 3. maintain important landscape and visual amenity values.		
PO29 Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that: 1. provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping; 2. enhances the area's local identity and landscape amenity; 3. provides for a range of recreational opportunities to meet community needs; 4. forms a linkage to existing parkland or habitats;	No acceptable outcome is nominated.	**PO29 Not Applicable** The Proposed Development is for a BESS facility and does not involve neighbourhood design.

Performance outcomes	Acceptable outcomes	ERM Response
5. respects and retains existing natural elements; and 6. protects biodiversity values and features. Note—The subdivision layout addresses the elements of crime prevention through environmental design described in the Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland.		

LANDSCAPE CODE

Performance outcomes	Acceptable outcomes	ERM Response
Design		
PO1 Landscaping is professionally designed and provides a suitably sized area to: 1. create an attractive visual addition to a building or place; 2. soften the built form; 3. provide a space for on-site recreation; and 4. enable landscaping to establish and thrive under the local conditions. Editor's note—Landscaped areas may include natural bushland, planted garden beds, grassed areas, vegetated courtyards and pedestrian paths.	**AO1.1** Landscaping is provided in accordance with requirements in zone codes and SC6.12 — Landscape design and street trees planning scheme policy. Note—Where the outcomes vary, the zone code takes precedence. Editor's note—A landscaped plan, prepared by a competent landscape designer is required to meet this acceptable outcome.	**PO1 Complies** A Landscape Concept plan has been prepared for the Proposed Development (refer to **Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility.
PO2 Shade trees are provided in the landscaped areas to provide shade onto buildings, recreation areas, seating, car parking areas and the road verge.	No acceptable outcome is nominated.	**PO2 Not Applicable** No street trees are proposed as part of the development.
PO3 On-site stormwater harvesting is to be maximised with reuse measures and amelioration of stormwater impacts indicated.	**AO3.1** Landscape design incorporates the flow of water along overland flow paths, but does not impede flow paths and watercourses. **AND** **AO3.2** Landscaping maximises opportunities for on-site infiltration by:	**PO3 Complies** A Landscape Concept plan has been prepared for the Proposed Development (refer to **Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility. Vegetation planting proposed will not impede on existing flow paths over the site.

	1. minimising impervious surfaces and incorporating semi-permeable paving products; 2. falling hard surfaces towards pervious surfaces such as turf or mulched areas; 3. maximising the opportunity for turf and planting areas; 4. aligning planting areas parallel to contours to slow the flow of surface water; and 5. ensuring the planting palette comprises canopy tree species. **AND** **AO3.3** Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds, infiltration cells. **AND** **AO3.4** The landscape design incorporates sediment and erosion control measures.	
PO4 Design of pedestrian paths and places reinforces the desired character of the area, and includes features to enhance their use and are of universal design to ensure non-discriminatory access and use.	**AO4.1** The landscape design complies with Australian Standard AS 1428 parts 1, 2, 3 and 4 — Design for access and mobility.	**PO4 Not Applicable** The Proposed Development does not involve pedestrian paths and places.
PO5 Landscaping is designed and maintained to minimise the potential for risk to personal safety and property, through:	**AO5.1** Planting is carried out in accordance with crime prevention through environmental design principles and incorporates:	**PO5 Complies** A Landscape Concept plan has been prepared for the Proposed Development (refer to **Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the

1. maximising casual surveillance of public spaces; 2. increasing opportunity for public interaction; and 3. minimising opportunity for concealment and criminal activity through environmental design principles.	1. plants and trees that do not restrict casual surveillance of paths and landscaped spaces; 2. clear sight lines from private to public space; 3. visually permeable screens and fencing; 4. lighting of landscaped areas; 5. public facilities (toilets, shelters etcetera) located to promote use; 6. dual access points to public spaces; 7. clearly defined public and private spaces; 8. measures to protect solid and blank walls from graffiti; 9. legible universal signage; 10. a selection of species that do not create nuisance and danger by way of thorns, toxins or a common source of allergies; and 11. plant species that do not exacerbate impacts such as bushfire or flash flooding.	Burnett Highway to provide visual screening of the BESS facility. Vegetation planting proposed will not impede result in adverse impacts for risk to personal safety and property. Additionally, the BESS facility will be fenced.

Species selection

Table 9.3.4.3.1 Development outcomes for assessable development (part)

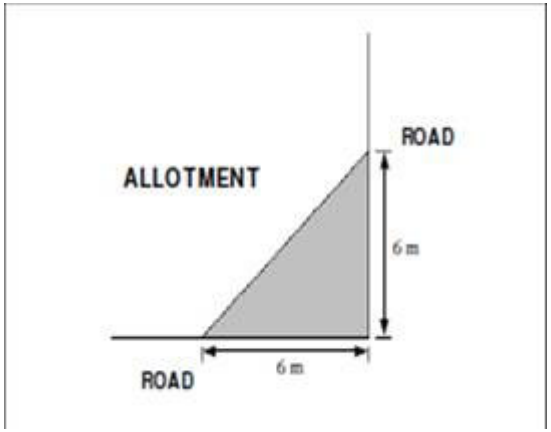
Performance outcomes	Acceptable outcomes	ERM Response
Species selection		
PO6 Landscaping design includes plant species that: 1. suit the local climatic conditions; 2. have low water usage needs or are provided with water harvested on-site; 3. include locally native species; 4. are of a suitable size and density to achieve the purposes of this code; and 5. complement the proposed development; 6. are not classified as a pest species or a noxious or invasive weed; 7. preserve existing vegetation where desirable and protect existing environmental values of the land; and 8. do not exacerbate bushfire or flood hazards.	**AO6.1** Plant species are chosen from sources recommended in SC6.12 — Landscape design and street trees planning scheme policy. **AND** **AO6.2** Plant species do not include undesirable species as listed in SC6.12 — Landscape design and street trees planning scheme policy. **AO6.3** At least fifty (50) per cent of all new plantings are locally native species. **AND** **AO6.4** Plant species are compliant with any adopted planting or landscape design concept/theme for the local area. **AND** **AO6.5** Unless forming part of a landscaping concept approved by Council, planting is carried out to create a 'three-tier' landscaping treatment at the following minimum density rates: 1. trees at five (5) metre intervals;	**PO6 Complies** A Landscape Concept plan has been prepared for the Proposed Development (refer to **Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility. An indicative native vegetation planting palette has been provided with the Landscape Concept Plan for use and consideration.

Performance outcomes	Acceptable outcomes	ERM Response
	2. shrubs at two (2) metre intervals; and 3. groundcovers at 0.5 metre to one (1) metre intervals. **AND** **AO6.6** Existing vegetation is retained and integrated into landscaping. **AND** **AO6.7** The use of palms is avoided in proximity to overland flow paths and watercourses.	

Character and streetscaping

Table 9.3.4.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Character and streetscaping		
PO7 Where the development involves the creation of a new road, street-tree planting is undertaken which takes account of: 1. the hierarchy and function of the street; 2. the selection of appropriate species; 3. avoidance of conflict between the street tree and utilities and services within the road reserve; 4. soil conditions; 5. existing street trees; 6. solar access; and 7. driveway access.	**AO7.1** Street tree planting is carried out in accordance with the requirements of SC6.12 — Landscape design and street trees planning scheme policy.	**PO7 Not Applicable** The Proposed Development does not involve the creation of a new road.
PO8 Vehicle safety is not adversely affected by the location of landscaped areas and/or landscape buffers.	**AO8.1** For any site on a corner bounded by two or more road frontages, landscaping and fences higher than 1.2 metres are not located within the corner truncation illustrated in Figure 9.3.4.3.1a below:	**PO8 Complies** A Landscape Concept plan has been prepared for the Proposed Development (refer to **Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility. The proposed planting will not adversely impact vehicle safety.

Performance outcomes	Acceptable outcomes	ERM Response
	 **Figure 9.3.4.3.1a — Height restriction for corner sites**	
PO9 Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.	No acceptable outcome is nominated.	**PO9 Complies** A Landscape Concept plan has been prepared for the Proposed Development (refer to **Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility. The proposed planting palette incorporates native plants suitable to the surrounding amenity of the existing landscape.
PO10 Fencing (including walls) and acoustic barriers are designed to: 1. be compatible with the existing streetscape; 2. minimise adverse effects on the amenity of an adjoining property; and	**AO10.1** Combined fencing and retaining walls do not exceed three (3) metres in height and require vertical articulation if taller than two (2) metres in height. **AND** **AO10.2** Where acoustic fencing is required by the planning	**PO10 Complies** The Proposed Development will be fenced for safety and security purposes and will be in keeping with the rural amenity of the surrounding landscape. Additionally, the proposed fencing will be screened by the proposed vegetation buffer.

Performance outcomes	Acceptable outcomes	ERM Response
3. complement, but not dominate, the development.	scheme it is designed by an acoustic engineer and incorporates a minimum three (3) metre vegetated buffer (unless otherwise stated by the relevant zone code) with vegetation having a mature height equal to or above the height of the acoustic fencing.	

Car parking and internal access

Table 9.3.4.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Car parking and internal access		
PO11 Car parks and internal access (both on and off-street) are landscaped to: 1. reduce their visual appearance; 2. provide shade; 3. reduce glare; 4. reduce heat stored in hard surfaces; 5. harvest storm water; and 6. be of a design that protects damage from vehicles, minimises risk of crime and contaminated stormwater runoff.	**AO11.1** Shade trees with a minimum height of two (2) metres are provided within car parking areas at the following rate: 1. in single sided, angle or parallel bays — one (1) tree per three (3) car parks; and 2. in double sided, angle or parallel bays — one (1) tree per six (6) car parks. Editor's Note—SC6.12 — Landscape design and street trees planning scheme policy sets out guidance on tree species and planting standards. **AND** **AO11.2** Each shade tree is provided with a minimum planting area of 1.2 square metres with a minimum topsoil depth of 0.8 metres. **AND**	**PO11 Not Applicable** Given the temporary nature of the construction phase, shading for the informal carparking area has not been provided.

Performance outcomes	Acceptable outcomes	ERM Response
	AO11.3 Each shade tree has a clean trunk with a minimum height of two (2) metres. **AND** **AO11.4** Planting bays incorporate ground covers less than one (1) metre in height that allow unobstructed surveillance. **AND** **AO11.5** Trees within car parking areas are planted within a deep natural ground/structured soil garden bed, and are protected by wheel stops or bollards as required. **AND** **AO11.6** Root control barriers are installed where invasive roots may cause damage to car parking areas, pedestrian paths and road carriageways.	

Utilities and other infrastructure
Table 9.3.4.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Utilities and other infrastructure		
PO12 The function, safety and accessibility of utilities and other infrastructure is not compromised by the location and type of landscaping including: 1. overhead wires and equipment; 2. underground pipes and cables; and 3. inspection chambers, transformers, poles and drainage infrastructure.	**AO12.1** A minimum three (3) metre wide densely planted landscaped buffer is provided along the boundary adjoining the identified major electricity transmission corridor, including provision for advanced trees and shrubs that will grow to a minimum height of ten (10) metres. **AND** **AO12.2** Root control barriers are installed where invasive roots may cause damage to car parking areas, pedestrian paths and road carriageways. **AND** **AO12.4** The mature foliage of vegetation is not located within three (3) metres of an electrical substation boundary.	**PO12 Complies** A Landscape Concept plan has been prepared for the Proposed Development (refer to **Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility. The vegetation proposed will reach a height of 5 metres and is not located near any overhead wires and equipment, underground pipes and cables or inspection chambers, transformers, poles and drainage infrastructure.
PO13 Landscape site planning and design must accommodate for maintenance access points and clearances with the following considerations: 1. access by appropriate maintenance or utility vehicles must be demonstrated with slope gradients and ground surface treatments that are stable and usable in all weather; 2. provide an appropriate turn around area for vehicles and secure access entrance; and	**AO13.1** Maintenance access points and clearance must be provided in accordance with Capricorn Municipal Development Guidelines and Queensland Urban Drainage Manual. **AND** **AO13.2** Landscape treatments to be constructed in accordance with SC6.12 — Landscape design and street tree planning policy.	**PO13 Complies** A Landscape Concept plan has been prepared for the Proposed Development (refer to **Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility. The proposed planting has been designed to remain clear of the site access points for the Proposed Development.

Performance outcomes	Acceptable outcomes	ERM Response
3. plant species mature height and habit must not interfere with or compromise underground or overhead utility assets, including storm inlet pits.		

STORMWATER MANAGEMENT CODE

Performance outcomes	Acceptable outcomes	ERM Response
Stormwater management - General		
PO1 Development provides a stormwater management system which achieves the integrated management of stormwater to: 1. ensure that flooding impacts do not increase, including upstream or downstream of the development site; 2. avoid net worsening of stormwater peak discharges and runoff volumes; 3. utilises the use of water sensitive urban design principles; and 4. ensure the site maximizes opportunities for capture and reuse. Editor's note—A stormwater management plan may be required to demonstrate compliance with the performance outcome.	**AO1.1** Development provides a stormwater management system which is designed in compliance with SC6.18— Stormwater management planning scheme policy, SC6.10 — Flood hazard planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. **AND** **AO1.2** Stormwater is conveyed to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.	**PO1 complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities. Additionally, a Site-based Stormwater Management Plan (**Appendix F**) has been prepared to understand flood behaviour across the site. It was concluded that the Burnett Highway will maintain flood immunity, with the overall design effectively managing flood risk and minimizing adverse effects on the surrounding areas.
PO2 Development provides a stormwater management system which: 1. has sufficient capacity to safely convey run-off taking into account increased run-off from impervious surfaces and flooding in local catchments; 2. maximises the use of natural waterway corridors and natural channel design principles; and	**AO2.1** Development provides a stormwater management system which is designed in compliance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.	**PO2 complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities. Additionally, a Site-based Stormwater Management Plan (**Appendix F**) has been prepared to understand flood behaviour across the site. It was concluded that the Burnett Highway will maintain flood immunity, with the overall design effectively managing flood risk and

Performance outcomes	Acceptable outcomes	ERM Response
3. efficiently integrates with existing stormwater treatments upstream and downstream.		minimizing adverse effects on the surrounding areas.
PO3 Development ensures that the location and design of stormwater detention and water quality treatment facilities: 1. minimise risk to people and property; 2. provide for safe access and maintenance; and 3. provide for the safe recreational use of stormwater management features.	**AO3.1** Development provides for stormwater detention and water quality treatment facilities which are located outside of a waterway. **AND** **AO3.2** Development provides for stormwater detention in accordance with SC6.18 — Stormwater management planning scheme policy, Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. **AND** **AO3.3** Development provides a stormwater quality treatment system which is designed in accordance with State Planning Policy - Water Quality.	**PO3 complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities. Additionally, a Site-based Stormwater Management Plan (**Appendix F**) has been prepared to understand flood behaviour across the site. It was concluded that the Burnett Highway will maintain flood immunity, with the overall design effectively managing flood risk and minimizing adverse effects on the surrounding areas.

2. Environmental values

3. Table 9.3.6.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Environmental values		
PO4 Development and drainage works including stormwater channels, creek modification works, bridges, culverts and major drains, protect and enhance the environmental values of the waterway corridors and drainage paths and	**AO4.1** Development ensures natural waterway corridors and drainage paths are retained. **AND**	**PO4 Complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-

permit terrestrial and aquatic fauna movement. Editor's note—Compliance with the performance outcomes and acceptable outcomes should be demonstrated by the submission of a site-based stormwater management plan for development.	**AO4.2** Development incorporates the use of natural channel design principles in constructed components to maximise environmental benefits and waterway stability in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff. **AND** **AO4.3** Development provides stormwater outlets into waterways, creeks, wetlands and overland flow paths with energy dissipation to minimise scour in accordance with the Queensland Urban Drainage Manual, Capricorn Municipal Development Guidelines and Australian Rainfall and Runoff.	construction decommissioning of facilities. Additionally, a Site-based Stormwater Management Plan (**Appendix F**) has been prepared to understand flood behaviour across the site. It was concluded that the Burnett Highway will maintain flood immunity, with the overall design effectively managing flood risk and minimizing adverse effects on the surrounding areas.
PO5 Development protects and enhances the environmental and water quality values of waterways, creeks and estuaries within or external to the site. Editor's note—The State Planning Policy - Guideline - Water Quality and Section 9 of the *Environmental Protection Act 1994* define environmental values as 'a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety.'	No acceptable outcome is nominated.	**PO5 Complies** A Stormwater Assessment (**Appendix C**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities. Additionally, a Site-based Stormwater Management Plan (**Appendix J**) has been prepared to understand flood behaviour across the site. It was concluded that the Burnett Highway will maintain flood immunity, with the overall design effectively managing flood risk and minimizing adverse effects on the surrounding areas.

Overland flow path tenure
Table 9.3.6.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Overland flow path		
PO6 All overland flow paths are maintained under tenure arrangements that facilitate efficient infrastructure and enhance environmental sustainability. Editor's note—As a guide, Council prefers that the location of Council owned assets are contained within a road reserve, drainage system is contained within a road reserve, drainage easement, drainage reserve, public reserve, public pathway, park or waterway corridor.	No acceptable outcome is nominated.	**PO6 Not Applicable** The Proposed Development is not located in an overflow path.

Detention Systems

Table 9.3.6.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Detention Systems		
PO7 Detention basins are designed, located and constructed on land solely dedicated for stormwater management.	**AO7.1** Detention basins are designed in accordance with SC6.18 Stormwater management planning scheme policy.	**PO7 Not Applicable** The Proposed Development does not involve detention basins.
PO8 Development ensures that location and design of stormwater detention and water quality treatment: 1. minimises risk to people and property; 2. provides for safe access and maintenance; and 3. minimises ecological impacts to creeks and waterways.	**AO8.1** Development provides a stormwater management system designed in accordance with SC6.10 Flood hazard planning scheme policy and SC6.18 Stormwater management planning scheme policy.	**PO8 Not Applicable** The Proposed Development does not involve detention basins.
PO9 Flood plain storage and function, and detention system functions are maintained. This shall include ensuring that: 1. detention system design does not remove floodplain storage; and 2. detention systems continue to operate effectively during a major storm event.	No acceptable outcome is nominated.	**PO9 Not Applicable** The Proposed Development does not involve detention basins.
PO10 Detention basins shall not be provided in locations that prevent easy access to or maintenance of the detention basin.	**AO10.1** The location of detention basins are in accordance with SC6.18 Stormwater management planning scheme policy.	**PO10 Not Applicable** The Proposed Development does not involve detention basins.

Efficiency and whole of life cycle cost
Table 9.3.6.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Efficiency and whole of life cycle cost		
PO11 Development ensures that there is sufficient site area to accommodate an effective stormwater management system. Editor's note—Compliance with the performance outcome should be demonstrated by the submission of a site-based stormwater management plan for development.	No acceptable outcome is nominated.	**PO11 Complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities.
PO12 Development provides for the orderly development of stormwater infrastructure within a catchment, having regard to the: 1. existing capacity of stormwater infrastructure within and external to the site, and any planned stormwater infrastructure upgrades; 2. safe management of stormwater discharge from existing and future upslope development; and 3. implications for adjacent and down-slope development.	No acceptable outcome is nominated.	**PO12 Complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities.
PO13 Development provides proposed stormwater infrastructure which: 1. remains fit for purpose for the life of the development and maintains full functionality in the design storm event; and	No acceptable outcome is nominated.	**PO13 Complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities.

Performance outcomes	Acceptable outcomes	ERM Response
2. can be safely accessed and maintained in a cost effective way.		

Erosion and sediment control

Table 9.3.6.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Erosion and sediment control		
PO14 Development ensures that all reasonable and practicable measures are taken to manage the impacts of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, civil construction, installation of services, rehabilitation, revegetation and landscaping to protect: 1. the environmental values and water quality objectives of waters; 2. waterway hydrology; and 3. the maintenance and serviceability of stormwater infrastructure.	**AO14.1** Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines.	**PO14 Complies** The Proposed Development does not involve earthworks.

Water quality within catchment areas
Table 9.3.6.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Water quality within catchment areas		
PO15 For development proposals within the Fitzroy River sub-basin, relevant environmental values are recognised and enhanced, and relevant water quality objectives are addressed. Editor's note—Section 3.2 of Queensland Water Quality Guidelines 2009 identifies values for water quality for waters in the Central Coast Queensland region.	**AO15.1** Development complies with the provisions of the State Planning Policy - Guideline - Water Quality. **AND** **AO15.2** Development adjoining the full supply height above the Fitzroy River Barrage includes the provision of an effective buffer that assists in filtering runoff, including: 1. a buffer distance of 100 metres to the water supply height of the barrage which excludes cropping or grazing of a low intensity nature; and 2. fencing and water troughs installed on the land to prevent encroachment of animals within 100 metres of the full supply height above the barrage.	**PO15 Complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities. Additionally, a Site-based Stormwater Management Plan (**Appendix F**) has been prepared to understand flood behaviour across the site. It was concluded that the Burnett Highway will maintain flood immunity, with the overall design effectively managing flood risk and minimizing adverse effects on the surrounding areas. Furthermore it is recommended that once earthwork and pipe drainage designs are progress, the MUSIC model is updated to ensure Water Quality Objectives are maintained for the site.

Protecting water quality

Table 9.3.6.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Protecting water quality		
PO16 The development is compatible with the land use constraints of the site for: 1. achieving stormwater design objectives; and 2. avoiding or minimising the entry of contaminants into, and transport of contaminants in stormwater.	**AO16.1** Development is undertaken in accordance with a stormwater management plan that: 1. incorporates stormwater quality control measures to achieve the design objectives set out in the State Planning Policy – Guideline – Water Quality; 2. provides for achievable stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosion potential; and 3. accounts for development type, construction phase, local landscape, climatic conditions and design objectives. Editor's note—A stormwater management plan includes the design, construction, operation, maintenance of the stormwater system. Editor's note—SC6.18 — Stormwater management planning scheme policy provides guidance on preparing a stormwater quality management plan.	**PO16 Complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities. Additionally, a Site-based Stormwater Management Plan (**Appendix F**) has been prepared to understand flood behaviour across the site. It was concluded that the Burnett Highway will maintain flood immunity, with the overall design effectively managing flood risk and minimizing adverse effects on the surrounding areas. Furthermore it is recommended that once earthwork and pipe drainage designs are progress, the MUSIC model is updated to ensure Water Quality Objectives are maintained for the site.

Protecting water quality in existing natural waterways
Table 9.3.6.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Protecting water quality in existing natural waterways		
PO17 The waterway is designed for stormwater flow management, stormwater quality management and the following end use purposes: 1. amenity including aesthetics, 2. landscaping and recreation; 3. flood management; 4. stormwater harvesting as part of an integrated water cycle management plan; 5. as a sustainable aquatic habitat; and 6. the protection of water environmental values.	No acceptable outcome is nominated.	**PO17 Not Applicable** The Proposed Development does not involve works within a waterway.
PO18 The waterway is located in a way that is compatible with existing tidal waterways.	**AO18.1** Where the waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: 1. there is sufficient flushing or a tidal range of more than 0.3 metres; or 2. any tidal flow alteration does not adversely impact on the tidal waterway; or 3. there is no introduction of salt water into freshwater environments.	**PO18 Not Applicable** The Proposed Development does not involve works within a waterway.
PO19 The construction phase for the waterway is	**AO19.1** Erosion and sediment control measures are incorporated during construction to achieve design	**PO19 Not Applicable** The Proposed Development does not involve works within a waterway.

Performance outcomes	Acceptable outcomes	ERM Response
compatible with protecting water environmental values in existing natural waterways.	objectives set out in State Planning Policy - Guideline - Water Quality. Editor's note—Erosion and sediment control is to be designed and implemented in accordance with the International Erosion Control Association Best Practice Erosion and Sediment Control Guidelines.	
PO20 Stormwater overflows from the waterway do not result in lower water quality objectives in existing natural waterways.	**AO20.1** Stormwater run-off entering non-tidal waterways is pre-treated prior to release in accordance with the guideline design objectives, water quality objectives of local waterways, and any relevant local area stormwater management plan.	**PO20 Not Applicable** The Proposed Development does not involve works within a waterway.

WATER AND SEWER CODE

Table 9.3.8.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Water		
PO1 A water supply is provided that is adequate for the current and future needs of the intended development.	**AO1.1** AO1.1.1 Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.	**PO1 Not applicable** The Proposed Development will not be connected to reticulated water.
PO2 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	**AO2.1** Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. **AND** **AO2.2** Where within a water supply planning area, staged	**PO2 Not applicable** The Proposed Development will not be connected to reticulated water.

Performance outcomes	Acceptable outcomes	ERM Response
	developments are connected to the water supply network and operational prior to the commencement of the use or endorsement of the survey plan.	

Sewer

Table 9.3.8.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Sewer		
PO3 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	**AO3.1** Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.	**PO3 Not Applicable** The Proposed Development will not be connected to sewage infrastructure. Sewage will be managed by a septic system.
PO4 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	**AO4.1** Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. **AND** **AO4.2** Where within a sewer planning area, staged developments are connected to the waste water	**PO4 Not Applicable** The Proposed Development will not be connected to sewage infrastructure. Sewage will be managed by a septic system.

Performance outcomes	Acceptable outcomes	ERM Response
	network and operational prior to the commencement of the use or endorsement of the survey plan.	

Point source waste water management

Table 9.3.8.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Point source waste water management		
PO5 The waste water management plan provides that waste water is managed in accordance with a waste management hierarchy that: 1. avoids waste water discharge to waterways; or 2. minimises waste water discharge to waterways by reuse, recycling, recovery and treatment for disposal to sewer, surface water and groundwater if it is agreed waste water discharge to waterways can not practically and reasonably be avoided.	**AO5.1** A waste water management plan (WWMP) is prepared by a suitably qualified person. The waste water management plan accounts for: 1. waste water type; 2. climatic conditions; 3. water quality objectives; and 4. best practice environmental management.	**PO5 Complies** The Proposed Development will not be connected to sewage infrastructure. Wastewater will go to a land application area on site, requiring treatment to a secondary standard.

ACCESS, PARKING AND TRANSPORT CODE

Table 9.3.1.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Access driveways		
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: 1. the size of the parking area; 2. the volume, frequency and type of vehicle traffic; 3. the need for some land uses (for example hospitals) to accommodate emergency vehicle access; 4. the type of use and the implications on parking and circulation, for example long-term or short-term car parking; 5. frontage road function and conditions; and 6. the capacity and function of the adjoining street system.	**AO1.1** Access driveways are not located within: 1. twenty–five (25) metres of a signalised road intersection; 2. twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and 3. one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	**PO1 Complies** A Traffic Impact Statement (**Appendix B**) has been prepared for the Proposed Development. The access configuration is provided in accordance with TMR Standard Drawing SP-02 'Property Access Main Roads AADT >2000vpd' and is consistent with access to the existing substation and Genex BESS directly south of the Project
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	**AO2.1** Access driveways: 1. do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; 2. do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway;	**PO2 Complies** A Traffic Impact Statement (**Appendix B**) has been prepared for the Proposed Development. The access configuration is provided in accordance with TMR Standard Drawing SP-02 'Property Access Main Roads AADT >2000vpd' and is consistent with access to the existing substation and Genex BESS directly south of the Project

Performance outcomes	Acceptable outcomes	ERM Response
	3. must be sealed and to a formed road; 4. are not constructed over an access point to equipment under the control of a regulatory authority, including storm water pits, water meters, hydrants and telephone pits; and 5. are raised or lowered to match the surface level of the driveway, where an access chamber is to be incorporated within the driveway.	
PO3 Access driveways are designed and constructed so as to: 1. enable safe and functional vehicular access from the street to the property; and 2. not cause a change in the level of a footpath.	**AO3.1** Access driveways are constructed in compliance with the Capricorn Municipal Development Guidelines.	**PO3 Complies** A Traffic Impact Statement (**Appendix B**) has been prepared for the Proposed Development. The access configuration is provided in accordance with TMR Standard Drawing SP-02 'Property Access Main Roads AADT >2000vpd' and is consistent with access to the existing substation and Genex BESS directly south of the Project
PO4 A driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.	**AO4.1** A driveway has a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.	**PO4 Complies** A Traffic Impact Statement (**Appendix B**) has been prepared for the Proposed Development. The access configuration is provided in accordance with TMR Standard Drawing SP-02 'Property Access Main Roads AADT >2000vpd' and is consistent with access to the existing substation and Genex BESS directly south of the Project

Parking

Table 9.3.1.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Parking		
PO5 Provision is made for on-site vehicle parking: 1. to meet the demand likely to be generated by the development; and 2. to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.	**AO5.1** AO5.1.1 On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code. OR AO5.1.2 Where a change of use of existing premises is proposed and there is no increase in the gross floor area, the existing number of on-site car parks is retained or increased. **AND** **AO5.2** All parking, loading and manoeuvring facilities for visitors and employees to be located on-site. **AND** **AO5.3** Manoeuvring facilities to be of adequate dimensions to prevent any queuing in a roadway.	**PO5 Complies** Given the size of the subject site, it can accommodate car parking during the construction and operational phase of the Project.
PO6 Parking and servicing facilities are designed to meet user requirements.	**AO6.1** Parking spaces, access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890.	**PO6 Complies** Given the size of the subject site, it can accommodate car parking during the construction and operational phase of the Project.
PO7 Sites with more than one (1)	No acceptable outcome is nominated.	**PO7 Not Applicable**

Performance outcomes	Acceptable outcomes	ERM Response
road frontage (excluding laneways) gain access only from the lower order road, except if it will introduce traffic generated by a non–residential use into a street that is in a residential zone.		The Proposed Development does not contain more than one road frontage.
PO8 Parking areas are illuminated in a manner that maximises user safety but minimises the impacts on adjoining residents.	**AO8.1** Parking areas for uses that operate at night are illuminated in accordance with the requirements of Australian Standard AS 1158. **AND** **AO8.2** Lighting used in parking areas does not cause an environmental nuisance and complies with Australian Standard AS 4282.	**PO8 Complies** Given the nature of the Proposed Development illumination of parking areas is not proposed.
PO9 Car parking areas, pathways and other elements of the transport network are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: 1. provision of opportunities for casual surveillance; 2. the use of fencing to define public and private spaces, whilst allowing for appropriate sightlines; 3. minimising potential concealment points and assault locations; 4. minimising opportunities for graffiti and other vandalism; and 5. restricting unlawful access to buildings and between buildings.	No acceptable outcome is nominated. Editor's note—Refer to Crime Prevention Through Environmental Design (CPTED) guidelines for Queensland for guidance.	**PO9 Not Applicable** The Proposed Development will be fenced for security and safety reasons. Public access to the site will not be available.
PO10 Parking and servicing areas are kept accessible	No acceptable outcome is nominated.	**PO10 Complies**

Performance outcomes	Acceptable outcomes	ERM Response
and available for their intended use at all times during the normal business hours of the activity.		Given the size of the subject site, there is sufficient room to accommodate vehicular movements.

Transport impact
Table 9.3.1.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Transport impact Editor's note—Applicants should note that the Department of Transport and Main Roads may have additional requirements.		
PO11 Development contributes to the creation of a transport network which is designed to: 1. achieve a high level of permeability and connectivity for all modes of transport, including pedestrians and cyclists, within the development and to the surrounding area; and 2. encourage people to walk, cycle or use public transport to and from the site instead of using a car.	No acceptable outcome is nominated. Editor's note—Refer to SC6.19 – Structure plan planning scheme policy for guidance.	**PO11 Complies** A Traffic Impact Statement (**Appendix B**) was prepared to ensure the Proposed Development supports the surrounding road hierarchy.
PO12 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.	**AO12.1** Traffic generated by the development is safely accommodated within the design capacity of roads as provided in SC6.15 — Road infrastructure and hierarchy planning scheme policy. **AND** **AO12.2** A road or street does not connect with another road or street that is more than two (2) levels higher or lower in the road hierarchy. **AND** **AO12.3** The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy	**PO12 Complies** A Traffic Impact Statement (**Appendix B**) was prepared to ensure the Proposed Development supports the surrounding road hierarchy.

Performance outcomes	Acceptable outcomes	ERM Response
	planning scheme policy and Capricorn Municipal Development Guidelines.	
PO13 Where the nature of the development creates a demand, provision is made for set down and pick-up facilities by bus, taxis or private vehicle, which: 1. are safe for pedestrians and vehicles; 2. are conveniently connected to the main component of the development by pedestrian pathway; and 3. provide for pedestrian priority and clear sightlines.	No acceptable outcome is nominated.	**PO13 Not Applicable** A Traffic Impact Statement (**Appendix B**) was prepared to support the development. Given the nature and location of the Proposed Development, no significant adverse traffic impacts are anticipated.

Site access

Table 9.3.1.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Site **access**		
PO14 Development does not impact on the safety, operation or function of the road network or system.	**AO14.1** Vehicle manoeuvring into and from the site for all vehicles is designed in accordance with the Australian Standard AS 2890, as updated from time to time. **AND** **AO14.2** No direct property access is gained to a highway, main road, urban arterial or sub arterial road as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy other than via a service road or a joint access arrangement with other sites. **AND** **AO14.3** Development that generates greater than 100 vehicle movements per day does not gain access to or from an urban access place or urban access streets as defined in SC6.15 — Road infrastructure and hierarchy planning scheme policy.	**PO14 Complies** A Traffic Impact Statement (**Appendix B**) was prepared to support the development. Given the nature and location of the Proposed Development, no significant adverse traffic impacts are anticipated.
PO15 Development facilitates the orderly provision and upgrading of the transport network or contributes to the construction of transport network improvements.	No acceptable outcome is nominated.	**PO15 Not Applicable** A Traffic Impact Statement (**Appendix B**) was prepared to support the development. Given the nature and location of the Proposed Development, no significant adverse traffic impacts are anticipated.

Performance outcomes	Acceptable outcomes	ERM Response
PO16 On-site transport network infrastructure integrates safely and effectively with surrounding networks.	**AO16.1** Intersections, connections and access arrangements are designed in accordance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890.	**PO16 Not Applicable** Not on site transport network infrastructure is proposed as part of the development.

Pedestrian and cyclist facilities

Table 9.3.1.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Pedestrian and cyclist facilities		
PO17 Development provides safe and convenient pedestrian and cycle movement to the site and within the site having regard to desire lines, users' needs, safety and legibility.	**AO17.1** Pedestrian and cyclist movement are designed in compliance with the Capricorn Municipal Development Guidelines and Australian Standard AS 2890 — Parking facilities.	**PO17 Not Applicable** The Proposed Development does not involve pedestrian or cyclist facilities.
PO18 Provision is made for adequate bicycle parking and end of trip facilities, to meet the likely needs of users and encourage cycle travel.	No acceptable outcome is nominated. Editor's note—Provisions are made for parking and end of trip facilities in accordance with the SC6.4 — Bicycle network planning scheme policy.	**PO18 Not Applicable** The Proposed Development does not involve pedestrian or cyclist facilities.

Servicing

Table 9.3.1.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Servicing		
PO19 Refuse collection vehicles are able to safely access on-site refuse collection facilities.	**AO19.1** Refuse collection areas are provided and designed in accordance with the waste management code and Australian Standard AS 2890.	**PO19 Complies** A Traffic Impact Statement (**Appendix B**) was prepared to ensure the Proposed Development supports the surrounding road hierarchy.

WASTE MANAGEMENT CODE

Table 9.3.7.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Design of waste storage areas		
PO1 For on-site waste collection, waste storage areas are located and designed so that: 1. they are easily accessed and convenient to use; 2. sufficient space is provided for safe entry and exit and servicing by service vehicles without the need for manual handling; 3. sufficient height clearance is provided for the safe operation of both front and side bin lifting operations; 4. they are clear of car parking bays, loading bays and similar areas; and 5. they are clear of footpaths and pedestrian access.	**AO1.1** Waste storage areas are designed and maintained in accordance with SC6.20 — Waste management planning scheme policy.	**PO1 Complies** The site office will be appropriately serviced; however, the design will be subject to the detailed design phase of the Project.

Kerbside waste servicing

Table 9.3.7.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Kerbside waste servicing		
PO2 Kerbside collection of waste containers ensures the safety and amenity of road and footpath users.	**AO2.1** Waste bins are located on the footpath so that: 1. bins are located one (1) metre apart from other bins and obstructions; 2. all bins are accommodated within the street frontage of the site; 3. a clear pedestrian access way two (2) metres wide is retained; and 4. bins are capable of being serviced by the collection vehicle travelling forward, without having to reverse the vehicle.	**PO2 Complies** During the construction and operational phase of the Project, any waste generated will be managed by the relevant contractors. Waste vehicles are able to enter and exit from the site.
PO3 Waste storage minimises adverse impacts on adjoining properties.	**AO3.1** Waste storage areas are: 1. integrated with the building design; or 2. set back a minimum of two (2) metres from any boundary; and 3. screened from neighbouring properties and the street by a fence of 1.8 metres minimum height; and 4. not located directly adjoining dwelling units on the site and on neighbouring properties. **AND**	**PO3 Complies** During the construction and operational phase of the Project, any waste generated will be managed by the relevant contractors.

Performance outcomes	Acceptable outcomes	ERM Response
	AO3.2 Waste bins are fitted with lids.	
PO4 Waste storage areas: 1. have a level area on impermeable, durable materials so that they are easily cleaned; and 2. have adequate clearance between and around waste storage bins to allow for manoeuvring and washing of bins.	No acceptable outcome is nominated.	**PO4 Complies** During the construction and operational phase of the Project, any waste generated will be managed by the relevant contractors.

Water management

Table 9.3.7.3.1 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Water management		
PO5 Waste storage areas are designed to separate stormwater and wash-down water.	**AO5.1** Wash-down water drains to either the reticulated sewerage system or an on-site sewerage facility if not in a sewer area. **AND** **AO5.2** Wash-down areas are: 1. provided with a tap and water supply; and 2. provided with a stormwater diversion valve and arrestor trap.	**PO5 Complies** Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities

WORKS CODE

Table 9.3.9.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Access driveways		
PO1 Access driveways are located to avoid conflicts and designed to operate efficiently and safely, taking into account: 1. the size of the parking area; 2. the volume, frequency and type of vehicle traffic; 3. the need for some land uses (for example hospitals) to accommodate emergency vehicle access; 4. the type of use and the implications on parking and circulation for example long-term or short-term car parking; 5. frontage road function and conditions; and 6. the capacity and function of the adjoining street system.	**AO1.1** New access driveways are not located within: 1. twenty–five (25) metres of a signalised road intersection; 2. twenty (20) metres of an un-signalised road intersection in an industrial or centres zone or ten (10) metres otherwise; and 3. one (1) metre of any street signage, power poles, street lights, manholes, stormwater gully pits or other Council asset.	**PO1 Complies** A Traffic Impact Statement (**Appendix B**) has been prepared for the Proposed Development. The access configuration is provided in accordance with TMR Standard Drawing SP-02 'Property Access Main Roads AADT >2000vpd' and is consistent with access to the existing substation and Genex BESS directly south of the Project
PO2 Access driveways do not disrupt existing road or footpath infrastructure.	**AO2.1** New access driveways: 1. do not require the modification, relocation or removal of any infrastructure including street trees, fire hydrants, water meters and street signs; 2. do not front a traffic island, speed control device, car parking bay, bus stop or other infrastructure within the road carriageway; must be sealed and to a formed road;	**PO2 Complies** A Traffic Impact Statement (**Appendix B**) has been prepared for the Proposed Development. The access configuration is provided in accordance with TMR Standard Drawing SP-02 'Property Access Main Roads AADT >2000vpd' and is consistent with access to the existing substation and Genex BESS directly south of the Project

Performance outcomes	Acceptable outcomes	ERM Response
	3. are not constructed over an access point to equipment under the control of a regulatory authority, including stormwater pits, water meters, hydrants and telephone pits; and 4. where an access chamber is to be incorporated within the driveway, are raised or lowered to match the surface level of the driveway are provided with a trafficable lid.	
PO3 Access driveways and cross-falls within the verge are designed and constructed so as to: 1. enable safe and functional vehicular access from the street to the property; and 2. not cause a change in the level of a footpath.	**AO3.1** New access driveways and cross-falls within the verge are constructed in compliance with the Capricorn Municipal Development Guidelines.	**PO3 Complies** A Traffic Impact Statement (**Appendix B**) has been prepared for the Proposed Development. The access configuration is provided in accordance with TMR Standard Drawing SP-02 'Property Access Main Roads AADT >2000vpd' and is consistent with access to the existing substation and Genex BESS directly south of the Project
PO4 An access driveway does not allow water to pond adjacent to any buildings or cause water to enter a building.	**AO4.1** New access driveways have a minimum cross fall of one (1) metre (vertical) to 100 metres (horizontal) away from all adjoining buildings.	**PO4 Complies** A Traffic Impact Statement (**Appendix B**) has been prepared for the Proposed Development. The access configuration is provided in accordance with TMR Standard Drawing SP-02 'Property Access Main Roads AADT >2000vpd' and is consistent with access to the existing substation and Genex BESS directly south of the Project

Parking, access and transport

Table 9.3.9.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Parking, access and transport		
PO5 Provision is made for on-site vehicle parking: 1. to meet the demand likely to be generated by the development; and 2. to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. Editor's note—SC6.6 — Car parking contributions planning scheme policy prescribes circumstances under which an applicant can satisfy PO5.	**AO5.1** AO5.1.1 On-site car parking is provided at the rates set out in Table 9.3.1.3.2 of the access, parking and transport code. OR AO5.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing number of on-site car parks is retained or increased.	**PO5 Complies** Given the size of the subject site, it can accommodate car parking during the construction and operational phase of the Project.
PO6 Car parking areas are designed to: 1. be clearly defined, marked and signed; 2. be convenient and accessible; 3. be safe for vehicles, pedestrians and cyclists; and 4. provide spaces which meet the needs of people with disabilities.	**AO6.1** AO6.1.1 The car parking areas are sealed and designed in accordance with Australian Standard AS 2890, as updated from time to time. OR AO6.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing standard of on-site car parks is maintained or improved.	**PO6 Complies** Given the size of the subject site, it can accommodate car parking during the construction and operational phase of the Project.
PO7 Parking access arrangements are appropriate for: 1. the capacity of the parking area;	**AO7.1** Parking access is provided in accordance with Australian Standard AS 2890, as updated from time to time.	**PO7 Complies** Given the size of the subject site, it can accommodate car parking during the construction and operational phase of the Project.

Performance outcomes	Acceptable outcomes	ERM Response
2. the volume, frequency and type of vehicle usage; and 3. the function and characteristics of the access road and adjoining road network.	**OR** **AO7.1.2** Where a change of use of existing premises is proposed and involves not more than minor building work, the existing parking access is maintained or improved.	
PO8 Landscaping is provided to soften the visual impact of car parking areas and to provide shading.	**AO8.1** AO8.1.1 Shade trees with a minimum height of two (2) metres are provided within car parking areas at the following rate: 1. in single sided, angle or parallel bays — one (1) tree per three (3) car parks; and 2. in double sided, angle or parallel bays — one (1) tree per six (6) car parks. Editor's note—SC6.12 — Landscaping design and street trees planning scheme policy provides sources for determining appropriate species and planting standards. OR AO8.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing standard of landscaping is maintained or improved.	**PO8 Not Applicable** Given the nature of the Proposed Development landscaping works are not proposed.
PO9 Provision is made for the on-site loading, unloading, manoeuvring and access by service	**AO9.1** AO9.1.1 New development is designed to ensure service	**PO9 Complies**

Performance outcomes	Acceptable outcomes	ERM Response
vehicles that: 1. is adequate to meet the demands generated by the development; 2. is designed to accommodate service vehicle requirements; 3. is wholly contained within the site; and 4. does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site.	vehicles do not perform reversing movements onto public roads. **AND** AO9.1.2 Access and manoeuvring facilities, loading facilities and connections to the transport network are sealed and designed in accordance with Australian Standard AS 2890. **OR** **AO9.2** Where a change of use of existing premises is proposed and involves not more than minor building work, the existing provision for service vehicles is maintained or improved.	Given the size of the subject site, there is sufficient room to accommodate vehicular movements.
PO10 Development is located on roads that are appropriate for the nature of traffic (including vehicles, pedestrians and cyclists) generated, having regard to the safety and efficiency of the transport network.	**AO10.1** AO10.1.1 The existing infrastructure fronting the proposed development is upgraded in accordance with SC6.15 — Road infrastructure and hierarchy planning scheme policy and Capricorn Municipal Development Guidelines. OR AO10.1.2 Where a change of use of existing premises is proposed and involves not more than minor building work, the existing infrastructure fronting the proposed development is maintained or improved.	**PO10 Not Applicable** A Traffic Impact Statement (**Appendix B**) was prepared to support the development. Given the nature and location of the Proposed Development, no significant adverse traffic impacts are anticipated.

Infrastructure

Table 9.3.9.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Infrastructure		
PO11 A water supply is provided that is adequate for the current and future needs of the development.	**AO11.1** Where within a water supply planning area, the development is connected to Council's reticulated water supply system in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the water supply planning area to refer to the requirements under the Plumbing Code of Australia.	**PO11 Not applicable** The Proposed Development will not be connected to reticulated water.
PO12 Reticulated water supply networks ensure that the installation is sustainable and minimises whole of life cycle costs.	**AO12.1** Where within a water supply planning area, water supply systems and connections are designed and constructed in accordance with SC6.21 — Water supply infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. **AND** **AO12.2** Where within a water supply planning area, staged developments are connected to the water supply network and operational, prior to the	**PO12 Not applicable** The Proposed Development will not be connected to reticulated water.

Performance outcomes	Acceptable outcomes	ERM Response
	commencement of the use or endorsement of the survey plan.	
PO13 Sewerage treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	**AO13.1** Where within a sewer planning area, the development is connected to Council's reticulated waste water system in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. Editor's note—Where development is located outside of the sewer planning area to refer to the requirements under the Plumbing Code of Australia.	**PO13 Not Applicable** The Proposed Development will not be connected to sewage infrastructure. Sewage will be managed by a septic system.
PO14 Reticulated sewer networks ensure that the installation of infrastructure assets is sustainable and minimises whole of life cycle costs.	**AO14.1** Where within a sewer planning area, waste water systems and connections are designed and constructed in accordance with SC6.17 — Sewerage infrastructure planning scheme policy and the Capricorn Municipal Development Guidelines. Editor's note—A network analysis may be required to demonstrate compliance with this acceptable outcome. **AND** **AO14.2** Where within a sewer planning area, staged developments are connected to the waste water network and operational prior to the	**PO14 Not Applicable** The Proposed Development will not be connected to sewage infrastructure. Sewage will be managed by a septic system.

Performance outcomes	Acceptable outcomes	ERM Response
	commencement of the use or endorsement of the survey plan.	
PO15 Development is located and designed in a manner that does not result in adverse flood affects to the site and on adjoining properties.	**AO15.1** The development does not result in an increase in flood level, flood water velocity or flood duration on upstream, downstream or adjacent properties. **AND** **AO15.2** Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standard AS/NZ 3500.3.2, and the Queensland Urban Drainage Manual as updated from time to time.	**PO15 Complies** A Stormwater Assessment (**Appendix E**) has been undertaken for the Proposed Development. Normal best practice stormwater designs and management measures are to be implemented during construction, operations and post-construction decommissioning of facilities.

Waste management

Table 9.3.9.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Waste management		
PO16 Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment. Editor's note—Applicants should also be aware that any provision for disposal of any trade waste is to be made in accordance Council's Trade Waste Policy supporting the *Water Act 2000*, *Water Supply (Safety and Reliability) Act 2008* and the *Plumbing and Drainage Act 2018*.	**AO16.1** The development provides a bin container storage area that has a sealed pad and is screened to the height of the bins. **AND** **AO16.2** On sites in an industrial zone that are greater than 2,000 square metres in area, provision is made for refuse collection vehicles to access the collection area and to enter and leave the site in a forward direction without having to make more than a three-point turn.	**PO16 Complies** During the construction and operational phase of the Project, any waste generated will be managed by the relevant contractors.

Erosion and sediment control

Table 9.3.9.3.1 Development outcomes for assessable development and requirements for accepted development (part)

Performance outcomes	Acceptable outcomes	ERM Response
Erosion and sediment control		
PO17 Development ensures that all reasonable and practical measures are taken to manage the impact of erosion, turbidity and sedimentation, both within and external to the development site from construction activities, including vegetation clearing, earthworks, to protect water quality and environmental values.	**AO17.1** AO17.1.1 Erosion and sediment control plan is to be designed and implemented in accordance with the Capricorn Municipal Development Guidelines. OR AO17.1.2 No filling or excavation is occurring on the site.	**PO17 Complies** During the construction phase, erosion and sediment control will be managed as part of the Construction Environmental Management Plan.

BUSHFIRE OVERLAY CODE

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
Access		
PO1 Development ensures that the location, siting, and design of development and associated driveways and access routes: e. avoid potential for entrapment during a bushfire; f. facilitate safe and efficient emergency services to access and egress the site during a bushfire; and g. enables safe evacuation of the site during a bushfire for site occupants.	**AO1.1** AO1.1.1 Where the development is located in an urban area, the development: a. has direct access to a constructed, all-weather, public road capable of carrying emergency service vehicles; b. has a maximum single access driveway length of sixty (60) metres from the street to the development; and c. access driveways have a maximum gradient of 12.5 per cent. OR AO1.1.2 Where the development is located in a non-urban area, the development: a. has direct access to a constructed, all-weather, public road capable of carrying emergency service vehicles; b. is separated from hazardous vegetation by a public road or fire trail with a minimum width of four (4) metres and at least six (6) metres clear of vegetation, with a minimum of 4.8 metres vertical clearance and a maximum gradient of 12.5 per cent; and c. has: i. a maximum single access driveway length of sixty (60)	**PO1 Complies** The Proposed Development has been designed and aligned in already cleared areas and away from dense vegetation to avoid bushfire risk. Access to the site will be off Burnett Highway.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
	metres from the street to the development; or ii. access driveways that are greater than sixty (60) metres from the street to the dwelling provide a turning circle with a minimum radius of eight (8) metres every sixty (60) metres	
Water supply for fire fighting purposes		
PO2 Development provides adequate and accessible water supply for fire fighting purposes which is safely located and freely accessible for fire fighting.	**AO2.1** AO2.1.1 In a reticulated water supply area fire hydrants in: a. residential areas are above ground single outlet fire hydrants and provided at not less than eighty (80) metre intervals and at each street intersection; and Editor's note—To remove any doubt, these intervals also apply to common access ways within a common private title. b. commercial and industrial areas are above or below ground fire hydrants and provided at not less than ninety (90) metre intervals and at each street intersection. Above ground fire hydrants are to be fitted with dual valve outlets in these areas. Editor's note—Fire hydrants are designed and installed in accordance with Australian Standard 2419.1 Fire hydrant installations – system design, installation and commissioning, unless	**PO2 Complies** The Proposed Development will collect rainwater on site in storage tanks which would be freely accessible for fire fighting purposes.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
	specified by the relevant water entity. OR AO2.1.2 Where a reticulated water supply is not available or the development is not within eighty (80) metres of a hydrant, a water tank is provided within ten (10) metres of the building or structure, and the water tank has: a. a take-off connection from the building to the tank which is at a level that provides on-site water storage of not less than the water requirement outlined in Table 8.2.4.3.3; b. a hardstand area allowing heavy rigid fire appliance access within six (6) metres of a tank; and c. fire brigade tank fittings consisting of: i. for above ground tanks, A. fifty (50) millimetre ball valve and male camlock coupling; and B. above ground water pipe fittings that are metal; or ii. for underground tanks, an access hole of 200 millimetre diameter (minimum) to allow access for suction lines. Note—Plastic tanks are not recommended, however if they are fully submerged with above ground access points they are acceptable. Note—Where water tanks are required, swimming pools, creeks and dams should not be used as a substitute for a dedicated static supply as these	

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
	sources of water are not reliable during drought conditions.	
Activities involving hazardous materials		
PO3 Public safety and the environment are not adversely affected by the impacts of bushfire on hazardous materials.	**AO3.1** Development does not involve the manufacture or storage of hazardous materials within a bushfire hazard area. Editor's note—Refer to the Work Health and Safety Act 2011 and associated regulation, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.	**PO3 Complies** The Proposed Development has been designed and aligned in already cleared areas and away from dense vegetation to avoid bushfire risk.
Development within the high and very high bushfire hazard areas		
Avoiding the hazard		
PO4 The development is compatible with the level of risk associated with the bushfire hazard.	**AO4.1** The development has a Bushfire Attack Level of less than 12.5. Editor's note—The Bushfire Attack Level is calculated in accordance with the methodology described in the Australian Standard AS 3959 — Construction of buildings in bushfire prone areas.	**PO4 Complies** The Proposed Development has been designed and aligned in already cleared areas and away from dense vegetation to avoid bushfire risk. Additionally, a Bushfire Management Plan will be implemented for construction and decommissioning.
Land use		
PO5 Essential community infrastructure and community facilities are highly vulnerable development are located, designed and sited to:	**AO5.1** The following uses are not located in high or very high bushfire hazard areas: 1. childcare centre; 2. detention facility;	**PO 5 Not Applicable** The Proposed Development is not located in very high or high bushfire hazard areas and does not involve essential community infrastructure of community facilities.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
a. protect the safety of people during a bushfire; b. not increase the exposure of people to the risk from a bushfire event; c. minimise the risk to vulnerable populations; and d. ensure essential community infrastructure can function effectively during and immediately after bushfire events.	3. educational establishment; 4. emergency services; 5. hospital; 6. industrial use involving manufacture or storage of hazardous materials; 7. multiple dwelling; 8. outstation; 9. relocatable home park; 10. residential care facility; 11. retirement facility; 12. rooming accommodation; 13. shopping centre; 14. short-term accommodation; 15. telecommunications facility; 16. tourist park; 17. tourist attraction; 18. transport depot; and 19. utility installation.	
Reconfiguring a lot		
General		
PO6 Where reconfiguration is undertaken a separation distance from hazardous vegetation is provided. Editor's note—The preparation of a bushfire management plan in accordance with SC6.5 — Bushfire management planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO6.1** In urban areas lots are separated from hazardous vegetation by a distance: a. that achieves a Bushfire Attack Level of twenty-nine (29) or less at all boundaries; and b. is contained wholly within the development site. **OR** **AO6.2** In non-urban areas a building envelope of	**PO6 Complies** The Proposed Development is located on solely Category X vegetation and is not located adjacent to vegetation identified as hazardous.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
	reasonable dimensions is provided on each lot which achieves a Bushfire Attack Level of twenty-nine (29) or less at all boundaries Editor's note—Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.	
PO7 In urban areas development includes a constructed perimeter road between the lots and hazardous vegetation with reticulated water supply. The access is available for both fire fighting and maintenance works.	**AO7.1** In urban areas lot boundaries are separated from hazardous vegetation by a public road which: a. has a two lane sealed carriageway; b. contains a reticulated water supply; c. is connected to other public roads at both ends and at intervals of no more than 500 metres; d. accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; e. has a minimum of 4.8 metres vertical clearance above the road; f. is designed to ensure hydrants and water access points are not located within parking bay allocations; and g. incorporates roll-over kerbing.	**PO 7 Not Applicable** The Proposed Development is not located within an urban area.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
PO8 In non-urban areas development includes a perimeter road or an all-weather fire access trail which is available for both fire fighting and maintenance/hazard reduction works	**AO8.1** In non-urban areas the development includes a perimeter road or an all-weather fire access trail which: a. separates the development from the hazardous vegetation with a width of at least twenty (20) metres; b. with a minimum formed width of four (4) metres; c. a minimum of 4.8 metres vertical clearance above the road; d. has a turning circle with a minimum radius of eight (8) metres every sixty (60) metres; e. has adequate drainage and erosion control devices; f. has a gradient no greater than 12.5 per cent and a cross fall of no greater than ten (10) degrees; g. has access at each end of the perimeter road or the fire trail from a public road; h. has the access point signed and direction of travel identified; and i. has a suitable arrangement in place to ensure maintenance in perpetuity.	**PO9 Complies** The Proposed Development does not involve new public or private roads.
PO9 Road widths and construction within the development are adequate for fire emergency vehicles.	No acceptable outcome is nominated	**PO9 Not Applicable** The Proposed Development does not involve new public or private roads.
Emergency services access		
PO10 Development facilitates the safe and efficient	**AO10.1** The development includes a perimeter road or a fire	**PO10 Complies** The Proposed Development includes the development of new site access off the

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
access and egress of emergency services during a bushfire event.	access trail which: a. separates the development from the hazardous vegetation; b. is a minimum of ten (10) metres in width, with a minimum formed width of four (4) metres; c. is a minimum of six (6) metres clear of standing flammable vegetation; d. has passing bays twenty (20) metres long by three (3) metres extra trail width, or turning facilities every 200 metres; e. has adequate drainage and erosion control devices; f. has a gradient no greater than 12.5 per cent and a cross fall of no greater than ten (10) degrees; g. has access at each end of the perimeter road or the fire trail from a public road; h. has the access point signed and direction of travel identified; and i. has suitable arrangements in place to ensure maintenance in perpetuity.	Burnett Highway which would provide for appropriate access of emergency services during a bushfire event.
Avoiding the hazard		
PO11 Road widths and construction within the development are adequate for fire emergency vehicles to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO11.1** Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles. Editor's note—For further information on how to address the above criteria please see Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.	**PO11 Complies** The Proposed Development includes the development of new site access off the Burnett Highway which would provide for appropriate access of emergency services during a bushfire event.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
PO12 Hydrants are suitably identified so that fire services can locate them at all hours.	**AO12.1** Hydrants are identified as specified in Queensland Fire and Emergency Service: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots. Editor's note—Fire hydrants are designed and installed in accordance with Australian Standard 2419.1 Fire hydrant installations – system design, installation and commissioning, unless specified by the relevant water entity.	**PO12 Complies** The Proposed Development will contain storage water tanks for firefighting purposes.

STEEP LAND OVERLAY CODE

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
All development		
PO1 Development incorporates design measures for the development (including ancillary buildings, structures and swimming pools) to ensure: a. the long-term stability of the site considering the full nature and end use of the development; b. site stability during all phases of construction and development; c. people and property are protected from a potential landslide event; and d. adjoining properties are not impacted by a potential landslide event	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	**PO1 Complies** The Proposed Development has been designed and located to avoid areas of steep land.
PO2 Vegetation clearing on site does not increase the risk of a landslide event occurring.	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	**PO2 Not Applicable** The Proposed Development does not involve vegetation clearing.
PO3 Development involving the manufacture or storage of hazardous materials in bulk is not at risk from a landslide event.	**AO3.1** The manufacture or storage of hazardous materials in bulk does not occur within the steep land overlay area.	**PO3 Not Applicable** The Proposed Development does not involve the manufacture of hazardous materials. The proposed location for hazardous materials storage has been located outside of the areas marked as steep land overlay.
PO4 Emergency services and community uses are able	No acceptable outcome is nominated.	**PO4 Not Applicable** The Proposed Development is not located within an identified landslide area.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
to function effectively during and immediately after landslide events.		
Reconfiguring a lot		
PO5 Development ensures that on all new lots: a. future building location is not located on part of the site subject to a potential landslide; b. the need for excessive work or changes to the finished landform to construct a building or vehicular access route within the development envelope nominated is avoided; and c. future building will not be adversely affected by, or be at unacceptable risk from, landslide activity originating on sloping land above the site. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this performance outcome.	**AO5.1** When a development footprint has a slope of, or greater than fifteen (15) per cent, each new lot has a minimum size and road frontage in accordance with Table 8.2.11.3.2. Note—The minimum lot size and road frontage stated in Table 8.2.11.3.2 prevails over the reconfiguring a lot code to the extent of any inconsistency. **AND** **AO5.2** The development has: a. a frontage to a formed road; and b. any section of a driveway or road internal to a site is not steeper than twenty-five (25) per cent.	**PO5 Complies** The Proposed Development is not located within an identified landslide area and has been designed to avoid areas on the lot marked as steep land.
Operational works		
PO6 Filling and excavation does not: a. occur on land that has a slope greater than or equal to fifteen (15) per cent; and b. alter the existing flow of surface water or groundwater on the site.	No acceptable outcome is nominated. Editor's note—The preparation of a site specific geotechnical assessment report or landslide risk assessment in accordance with SC6.11 — Geotechnical report planning scheme policy can assist in demonstrating compliance with this acceptable outcome.	**PO6 Not Applicable** The Proposed Development does not involve filing or excavation works.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response

FLOOD HAZARD OVERLAY CODE

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
Development in Fitzroy River flood areas – H1 (low hazard area) or H2 (medium hazard area) or North Rockhampton flood management area or Local catchment flood – planning area 2		
PO1 Development (including extensions) for non-residential purposes is able to provide a safe refuge for people and for the storage of goods during times of flood inundation.	**AO1.1** For non-residential development, at least thirty (30) per cent of the gross floor area of all new buildings and structures is located a minimum of 500 millimetres above the defined flood level. Editor's note—Areas less than those nominated above may be supported where accompanied by a flood impact report in accordance with SC6.10—Flood hazard planning scheme policy. **AND** **AO1.2** A report from a registered professional engineer of Queensland certifies that the development in the flood area will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.	**PO1 Not Applicable** The Proposed Development is not located within the mapped Fitzroy River flood area, North Rockhampton flood management area or local catchment flood planning area.
PO2 Development is located to minimise susceptibility to and potential impacts of flooding.	**AO2.1** For residential uses the finished floor levels of all habitable rooms shall be constructed a minimum of 500 millimetres above the defined flood level. **AND** **AO2.2** A report from a registered professional engineer of Queensland certifies that the development in the flood area will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.	**PO2 Not Applicable** The Proposed Development is not located within the mapped Fitzroy River flood area, North Rockhampton flood management area or local catchment flood planning area.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
	Editor's note—Report to be prepared in accordance with SC6.10—Flood hazard planning scheme policy.	
PO3 Development avoids the release of hazardous materials into floodwaters.	**AO3.1** All hazardous materials and hazardous manufacturing equipment and hazardous containers are located and stored a minimum of 500 millimetres above the defined flood level. Editor's note—Refer to the *Work Health and Safety Act 2011* and associated regulation, the *Environmental Protection Act 1994* and the relevant building assessment provisions under the *Building Act 1975* for requirements related to the manufacture and storage of hazardous substances.	**PO3 Not Applicable** The Proposed Development is not located within the mapped Fitzroy River flood area, North Rockhampton flood management area or local catchment flood planning area.
Development in Fitzroy River flood areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas) or Local catchment flood - planning area 1		
PO4 Development does not involve the further intensification of land uses and does not increase the risk to people and property. Editor's Note—Flood hazard risk assessment can be undertaken in accordance with SC6.10 — Flood hazard planning scheme policy.	**AO4.1** AO4.1.1 Development does not involve new buildings or structures. OR AO4.1.2 Where involving the replacement or alteration to an existing non-residential building or structure: 1. there is no increase in the existing or previous buildings' gross floor area; and 2. the finished floor level of any replacement or alteration to an existing building is constructed a	**PO4 Not Applicable** The Proposed Development is not located within a mapped high hazard area, extreme hazard area or local catchment flood – planning area 1.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
	minimum of 500 millimetres above the defined flood level. OR AO4.1.3 Where involving the replacement or alteration to an existing caretaker's accommodation, dwelling house or dwelling unit: 1. there is no increase in the number of dwellings; 2. there is no increase in the existing or previous buildings' gross floor area; and 3. the finished floor level of all habitable rooms shall be constructed a minimum of 500 millimetres above the defined flood level. AND AO4.1.4 Where located in the rural zone, the total floor area of class 10a buildings and structures on the site do not exceed a total of fifty (50) square metres, and are set back a minimum of twenty (20) metres from all site boundaries.	
PO5 Development avoids the release of hazardous materials into floodwaters.	**AO5.1** Materials manufactured, used or stored on site are not hazardous in nature.	**PO5 Not Applicable** The Proposed Development is not located within a mapped high hazard area, extreme hazard area or local catchment flood – planning area 1.
Development in floodplain investigation area		
PO6 Development is located to minimise susceptibility to	**AO6.1** Flood resilience is optimised by ensuring new	**PO6 Not Applicable**

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
and potential impacts of flooding. Editor's note—The floodplain investigation area is mapping supplied by the Queensland Reconstruction Authority for possible flood affected areas, where local verification is yet to be completed. A flood hazard assessment in accordance with SC6.10 — Flood hazard planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.	habitable rooms are located on the highest part of the site to minimise entrance of floodwaters.	The Proposed Development is not located within a flood investigation area.
PO7 Development avoids the release of hazardous materials into floodwaters.	**AO7.1** Materials manufactured, used or stored on site are not hazardous in nature.	**PO7 Not Applicable** The Proposed Development is not located within a flood investigation area.
Development in Fitzroy River flood area – all hazard areas, North Rockhampton flood management area or Local catchment flood – all planning areas		
PO8 Development is located to minimise susceptibility to and potential impacts of flooding.	No acceptable outcome is nominated.	**PO8 Not Applicable** The Proposed Development is not located within the Fitzroy River flood area, North Rockhampton flood management area or Local catchment flood areas.
PO9 Underground car parks are designed to prevent the intrusion of floodwaters.	**AO9.1** Development with underground car parking is designed to prevent the intrusion of floodwaters by the incorporation of a bund or similar barrier a minimum of 500 millimetres above the defined flood level.	**PO9 Not Applicable** The Proposed Development is not located within the Fitzroy River flood area, North Rockhampton flood management area or Local catchment flood areas.
PO10 Development: 1. does not result in any reduction of onsite flood storage capacity; or 2. does not result in any change to depth, duration or velocity of	No acceptable outcome is nominated.	**PO10 Not Applicable** The Proposed Development is not located within the Fitzroy River flood area, North Rockhampton flood management area or Local catchment flood areas.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
floodwaters within the premises; and 3. does not change flood characteristics outside the premises, including but not limited to causing: 1. loss of flood storage; or 2. loss of or changes to flow paths; or 3. acceleration or retardation of flows; or 4. any reduction in flood warning times elsewhere on the floodplain. Editor's note—Council may require the applicant to submit a site-based flood study that investigates the impact of the development on the floodplain and demonstrates compliance with the relevant performance outcome.		
PO11 Essential community infrastructure and community facilities are protected from, and able to function effectively during and immediately after, a defined flood event.	**AO11.1** A use for a purpose listed in Table 8.2.8.3.3: 1. is not located within the flood hazard area; and 2. has at least one (1) flood free access road.	**PO11 Not Applicable** The Proposed Development is not located within the Fitzroy River flood area, North Rockhampton flood management area or Local catchment flood areas.
PO12 Development provides safe and trafficable access to the local evacuation centres and evacuation services and have regard to: 1. evacuation time; 2. number of persons affected;	**AO12.1** Trafficable access to and from the development complies with the Capricorn Municipal Guidelines. **AND** **AO12.2** Trafficable access to and from the development	**PO12 Not Applicable** The Proposed Development is not located within the Fitzroy River flood area, North Rockhampton flood management area or Local catchment flood areas.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
3. types of vehicles necessary for evacuation purposes; 4. the distance to flood free land; and 5. the evacuation route.	within the local catchment planning areas are in accordance with the Queensland Urban Drainage Manual. Note—Trafficable access for emergency services or community related uses is obtained from at least one (1) route (minor collector or higher) for emergency services purposes. The development is to ensure that safe access, to the road network between the development site and the closest centre zone, is provided. Editor's note—Trafficable access requirements for local catchment planning areas has not been identified and reference has been made to the provisions under the Queensland Urban Drainage Manual. This is due to the short period that property may be isolated.	
Development in Fitzroy River flood areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas), North Rockhampton flood management area or Local catchment flood – planning area 1		
PO13 Development that involves temporary or moveable residential structures (for example caravan parks and camping grounds) are not located with the Fitzroy River high and extreme hazard areas, North Rockhampton flood management area and Local catchment planning area 1.	No acceptable outcome is nominated.	**PO13 Not Applicable** The Proposed Development is not located within the Fitzroy River high hazard or extreme hazard areas, North Rockhampton flood management area or Local catchment flood – planning area 1.
Reconfiguring a lot		
Development in Fitzroy River flood area – all hazard areas, North Rockhampton flood management area or Local catchment flood - all planning areas		
PO14 Development does not result in the creation of additional lots	**AO14.1** Reconfiguring a lot does not result in new lots.	**PO14 Not Applicable** The Proposed Development is not located in the Fitzroy River flood area.

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
Development in floodplain investigation area		
PO15 Development provides vehicle access to a road network that is sufficient to enable safe access. Editor's note—The floodplain investigation area is mapping supplied by the Queensland Reconstruction Authority for possible flood affected areas, where local verification is yet to be completed. A flood hazard assessment in accordance with SC6.10 — Flood hazard planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.	No acceptable outcome is nominated.	**PO15 Not Applicable** The Proposed Development is not located in the Fitzroy River flood area.
PO16 Onsite access is provided to a building envelope or fill area in which a building is to be constructed. The access is located on land classified as a low flood hazard in the defined flood event.	**AO16.1** Onsite access to a building envelope or fill area is provided over land that is designated as a low flood hazard. Editor's note—For the purposes of the above requirements in respect of an access area or a road which provides access to the development a low flood hazard means: (a) inundation is a maximum depth of 300 millimetres during events up to and including the defined flood event; (b) inundation extends for a maximum distance of 200 metres during events up to and including the defined flood event; and (c) The product of velocities and depth does not exceed D*V=0.4m2/s.	**PO16 Not Applicable** The Proposed Development is not located in the Fitzroy River flood area.
Operational work		

Performance Outcome (PO)	Acceptable Outcome (AO)	ERM's response
PO17 Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	**AO17.1** Development does not involve: 1. filling with a height greater than 100 millimetres; or 2. block or solid walls or fences; or 3. garden beds or other structures with a height more than 100 millimetres; or 4. the planting of dense shrub hedges.	**PO17 Not Applicable** The Proposed Development is not located in the Fitzroy River flood area.

TELECOMMUNICATIONS FACILITIES AND UTILITIES CODE

Performance outcomes	Acceptable outcomes	ERM Response
Telecommunication facility		
PO1 The location of a telecommunications facility does not adversely impact the amenity, health or visual character of a residential zone or other sensitive locations, including national parks and surrounding ranges.	**AO1.1** Development is not located in the following zones: 1. residential zone category; or 2. rural residential zone; or 3. emerging community zone; or 4. environmental management and conservation zone.	**PO1 Not Applicable** The development is not for a telecommunication facility.
PO2 Development is visually integrated with the surrounding area to ensure it does not visually dominate and is not visually obtrusive, having regard to: 1. scale; 2. height; 3. bulk; 4. materials and colour; and 5. aesthetic appearance.	**AO2.1** AO2.1.1 If the development is a freestanding structure (that is, not attached to a building), the height does not exceed whichever is the taller of the following: 1. the height limit specified on the airport environs overlay (relating to the airport heights for Rockhampton); and 2. for areas outside of the airport environs overlay: 1. the maximum height of buildings allowable within a twenty (20) metre radius of	**PO2 Not Applicable** The Proposed Development is not for a telecommunications facility.

Performance outcomes	Acceptable outcomes	ERM Response
	the proposed facility; or 2. the top of the predominant tree canopy within twenty (20) metres of the proposal. OR AO2.1.2 The development is: 1. collocated on an existing tower, or as a co-tenant on a new tower; or 2. located on or as part of a new or existing building.	
PO3 Development: 1. is camouflaged through use of colours and materials which blend into the visual landscape (earth tones); and 2. incorporates a range of non-reflective materials, textures and finishes that reflect the	No acceptable outcome is nominated.	**PO3 Not Applicable** The Proposed Development is not for a telecommunications facility.

Performance outcomes	Acceptable outcomes	ERM Response
character of the surrounding area.		
PO4 Development is located at distances from the property frontage and the side and rear boundaries, to provide clear separation from neighbouring properties and road frontages so that visual obtrusiveness is minimised.	**AO4.1** If the development is a freestanding structure (that is, not attached to a building), the following minimum setbacks to property boundaries are achieved: 1. ten (10) metres, where the height of the structure is less than twenty (20) metres; and 2. fifteen (15) metres, where the height of the structure is between twenty (20) metres and thirty (30) metres; and 3. twenty (20) metres, where the height of the structure is greater than thirty (30) metres.	**PO4 Not Applicable** The Proposed Development is not for a telecommunications facility.
PO5 Tree and shrub planting must provide dense screening to reduce the visual impacts of the facility and to enhance the character of the local area.	**AO5.1** A minimum three (3) metre wide earth mounded landscape strip, with densely planted shrubs and appropriate tree species, provides a visual barrier within the setback area and adjoining properties.	**PO5 Not Applicable** The Proposed Development is not for a telecommunications facility.
PO6 Development does not negatively impact on the natural environment,	**AO6.1** Vegetation cleared beyond the structure of the telecommunications facility and	**PO6 Not Applicable** The Proposed Development is not for a telecommunications facility.

Performance outcomes	Acceptable outcomes	ERM Response
having regard to: 1. sensitive receiving environments; 2. regulated vegetation; 3. fauna habitats; 4. soil erosion; and 5. waterways.	associated power links, parking and access areas disturbed during construction is re-vegetated. **AND** **AO6.2** Replacement planting is carried out in accordance with the provisions of SC6.12 — Landscape design and street trees planning scheme policy. **AND** **AO6.3** Excavation and filling is minimised and earthworks are stabilised or retained.	
PO7 Development does not adversely impact on existing or future residential premises, or other sensitive receiving environments	**AO7.1** If the development is a freestanding structure (that is, not attached to a building), the following minimum separation distances are achieved: 1. 300 metres to an educational establishment, child care centre, retirement facility, or other sensitive receiving environments; or 2. 150 metres to a dual occupancy, dwelling house, dwelling unit or multiple dwelling.	**PO7 Not Applicable** The Proposed Development is not for a telecommunications facility.

Performance outcomes	Acceptable outcomes	ERM Response
PO8 Telecommunications facilities do not cast shadows such that the amenity and character of adjacent premises or a public place is unacceptably reduced.	**AO8.1** Telecommunications facilities with a height in excess of 8.5 metres do not result in the loss of sunlight falling on more than twenty (20) per cent of an open space area of a residential use or a public place for a period in excess of three (3) hours on any day of the year	**PO8 Not Applicable** The Proposed Development is not for a telecommunications facility.
PO9 Development prevents or minimises the generation of any noise such that: 1. nuisance is not caused to adjoining premises or other nearby noise sensitive areas; 2. applicable legislative requirements are met; and 3. desired ambient noise levels for residential zoned areas are not exceeded.	**AO9.1** Development provides that: 1. noise levels measured as the adjusted maximum sound pressure level LAmax, adj.T at a noise sensitive place do not exceed: 1. background noise level plus 5db(A) between the hours of 07:00 and 22:00; and 2. background noise level plus 3db(A) between the hours of 22:00 and 07:00; and 2. noise levels measured as the adjusted maximum sound pressure level LAmax, adj.T at a business	**PO9 Not Applicable** The Proposed Development is not for a telecommunications facility.

Performance outcomes	Acceptable outcomes	ERM Response
	place do not exceed: 1. background noise level plus 10db(A) between the hours of 07:00 and 22:00; and 2. background noise level plus 8db(A) between the hours of 22:00 and 07:00	
Public Health and Safety		
PO10 Telecommunications facilities are established, operated and maintained in a way to minimise the risk to public health and safety	No acceptable outcome is nominated.	**PO10 Not Applicable** The Proposed Development is not for a telecommunications facility.
PO11 Fencing must enclose the outermost boundaries of the land on which the telecommunications facilities are built in order to: 1. prevent unauthorised access; 2. protect ease of maintenance access to the property; and 3. integrate the facility into the local built form	**AO11.1** A minimum 1.5 metre high fence is provided along all boundaries of land identified for telecommunications use, including enclosed areas for vehicle parking, storage and landscape works. **AND** **AO11.2** The materials and coloured finishes used for fencing or walls match those used nearby, and integrate the facility into the character of the local area.	**PO11 Not Applicable** The Proposed Development is not for a telecommunications facility.

Performance outcomes	Acceptable outcomes	ERM Response
character of the surrounding areas.		
Substations, utility installations and major electricity infrastructure		
Location		
PO12 Development does not adversely impact the amenity or visual character of an area.	**AO12.1** Development is not visible from: 1. within thirty (30) metres of a major urban collector or higher order road; 2. within fifteen (15) metres of any residential road frontage; 3. within the environmental management and conservation zone; and 4. elevated parts of a site.	**PO12 Complies** The Proposed Development is in keeping with the existing landscape, being directly adjacent to this existing Genex BESS facility and Powerlink Substation. Additionally, a Landscape Concept Plan (**Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility.
Visual integration, character and amenity		
PO13 Development is designed to be visually unobtrusive and blend with the character of the locality by: 1. ensuring the bulk, height and scale of the facility is consistent with surrounding development; 2. extensive landscaping and building colours	No acceptable outcome is nominated.	**PO13 Complies** The Proposed Development is in keeping with the existing landscape, being directly adjacent to this existing Genex BESS facility and Powerlink Substation. Additionally, a Landscape Concept Plan (**Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility.

Performance outcomes	Acceptable outcomes	ERM Response
which blend with the landscape; and 3. ensuring transformers are not visible from the property boundary or public place.		
PO14 Development is well set back and screened from adjoining sensitive land use(s) to reduce potential impacts of light, noise, glare, overshadowing or visual obtrusiveness.	**AO14.1** AO14.1.1 Development is set back a minimum of fifteen (15) metres from all common boundaries with a sensitive land use or residential zone. OR AO14.1.2 Development is set back a minimum of seven (7) metres from common boundaries with a non-sensitive use or non-residential zone. **AND** **AO14.2** Where development extends or reuses existing structures, that setback is not decreased. **AND** **AO14.3** A minimum three (3) metre wide deep planting area is provided along the full length of all boundaries, except where broken by access driveways or	**PO14 Complies** The Proposed Development is in keeping with the existing landscape, being directly adjacent to this existing Genex BESS facility and Powerlink Substation. Additionally, a Landscape Concept Plan (**Appendix G**) with a proposed native vegetation buffer of 3 metres, and a 500m high mound along the Burnett Highway to provide visual screening of the BESS facility.

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>ERM Response</th></tr>
<tr><td></td><td>pedestrian entries.

AND

AO14.4
The development is carried out in accordance with the provisions of SC6.12 — Landscape design and street trees planning scheme policy.</td><td></td></tr>
<tr><td>PO15
Development prevents or mitigates the generation of unreasonable noise impacts to:

1. prevent noise nuisance; and
2. ensure ambient noise levels are consistent with the prevailing character of the area.</td><td>AO15.1
Development provides that:

a. noise levels measured as the adjusted maximum sound pressure level LAmax, adj.T at a sensitive land use do not exceed:

▪ background noise level plus 5dB(A) between the hours of 07:00 and 22:00; and
▪ background noise level plus 3dB(A) between the hours of 22:00 and 07:00; and
b. noise levels measured as the adjusted maximum sound pressure level LAmax, adj.T at a business premises does not exceed:

▪ background noise level plus 10dB(A) between the hours of 07:00 and 22:00; and
▪ background noise level plus 8dB(A) between the hours of 22:00 and 07:00.</td><td>PO15 Complies
A Noise Impact Assessment Report has been completed for the Development Application (Appendix D). The noise predictions within the report are average equivalent noise (LAeq,adj,T) values, in line with the Environmental Protection Policy (2019). However, the nature of the BESS noise emissions is constant and continuous and the LAeq,adj,T values may be approximated to be LAmax, adj,T values for the BESS.
An assessment of the AO15.1 criteria at the worst-affected sensitive receptor (2 Childs Avenue) is as follows:
<table><tr><td rowspan="2">Sensitive receptor</td><td colspan="3">Background Noise, LA90</td><td colspan="3">AO15.1(a) Criteria, Sensitive Land Use, Lmax, adj, T</td><td>Predicted Noise Level, Lmax , adj, T</td></tr><tr><td>Day</td><td>Evening</td><td>Night</td><td>Day</td><td>Evening</td><td>Night</td><td>All periods</td></tr><tr><td>2 Childs Avenue</td><td>42</td><td>35</td><td>39</td><td>47</td><td>40</td><td>42</td><td>31.6</td></tr></table>
There are no nearby business premises and so AO15.1 (b) is not applicable.
It is therefore concluded that no Planning Scheme 15.1 criteria exceedances are expected at any sensitive receptors.</td></tr>
</table>

Performance outcomes	Acceptable outcomes	ERM Response
Environmental impact		
PO16 Development does not negatively impact on the natural environment, having regard to: 1. sensitive habitat; 2. remnant vegetation; 3. soil erosion; and 4. waterways.	No acceptable outcome is nominated.	**PO16 Complies** The Proposed Development is not mapped within a sensitive receiving environment or fauna habitat area. Additionally, the site is mapped as containing only Category X Regulated Vegetation and the Proposed Development does not involve works within a waterway or earthworks.
Safety		
PO17 Development includes security fencing along all property boundaries to prevent unauthorised entry and clearly define the boundaries of a potentially hazardous use.	**AO17.1** Development includes a security fence around the entire perimeter of the site at a minimum height of 1.8 metres from ground level.	**PO17 Complies** The lease area for the Proposed Development will be fenced for safety and security purposes.
PO18 Development incorporates access control arrangements including: 1. providing warning information signs on all boundaries to prevent unauthorised entry; 2. minimising the number and width of entry points; and 3. providing safe vehicular access to the site.	No acceptable outcome is nominated.	**PO18 Complies** The Proposed Development will have new site access arrangements and will provide sufficient parking on site during both the construction and operational phases.

Performance outcomes	Acceptable outcomes	ERM Response
PO19 The proposed major electricity infrastructure aims to: 1. maximise collocation with other existing powerlines and easements; and 2. avoid, where possible, location near residential uses.	No acceptable outcome is nominated.	**PO19 Not Applicable** The Proposed Development is not defined as major electricity infrastructure.
Upgrading an existing substation or bulk supply substation		
PO20 When the proposal involves the upgrade of an existing substation to a bulk supply substation, the existing substation is: 1. in a location where viable corridors are accessible to connect 110kV powerline infrastructure to the site; and 2. in proximity to existing powerline infrastructure, to ensure that additional powerline infrastructure is minimised.	No acceptable outcome is nominated.	**PO20 Not Applicable** The Proposed Development does not involve upgrades to an existing substation or bulk supply substation.