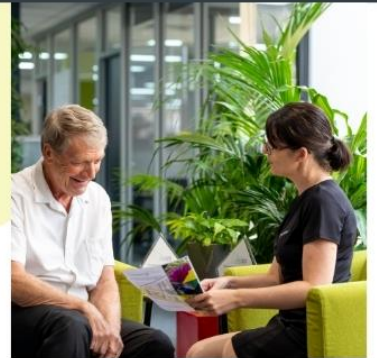
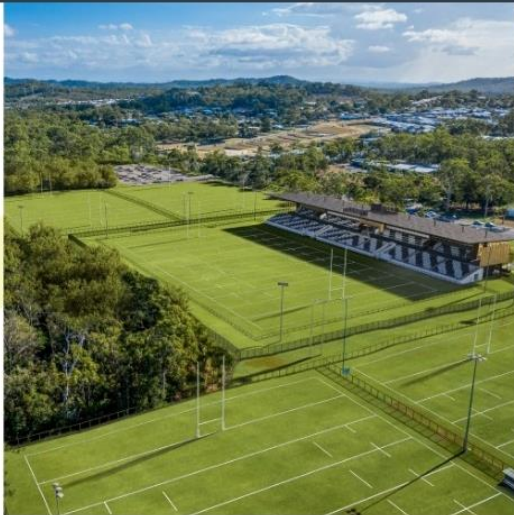




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**17 Calume Court, Logan Reserve
Civil Engineering Report**

Client: Endeavour Developments 1 Pty Ltd
Project Number: BE250507
Document Number: BE250507-RP-CER-00

Date of Issue: 22 August 2025



Document Control Record

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Date:	22/08/2025

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Date:	22/08/2025

Version No.	Description	Date	Prepared	Approved
00	Original Issue	22/08/2025	HL	LF

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1. Introduction

Endeavour Developments 1 Pty Ltd have engaged Burchills Engineering Solutions to prepare a Civil Engineering Report to be considered part of a Development Application to Logan City Council for the establishment of a 1 into 22 lots, along with a stormwater management basin for quantity and quality and a balance lot for future development. The proposed development is located at 17 Calume Court, Logan Reserve.

This report determined that the site is suitable for the proposed development, in relation to matters concerning civil engineering design parameters and site constraints. The development can be undertaken in accordance with the current Logan City Council and QUDM guidelines, SEQ Water Supply and Sewerage, Design and Construction Code and best management practices.

1.1 Scope of Report

This report describes the existing physical conditions of the site, and suitability for the proposed development with particular respect to:

- Project Identification;
- Proposed Development;
- Site Earthworks;
- Roadworks, Access and Traffic;
- Stormwater Drainage;
- Water Supply;
- Sewer Reticulation;
- Electricity and Telecommunications Supply.

This report represents an assessment of the facts and circumstances pertaining to these matters, as they are known to the writer at the time of preparation.





2. Project Identification

2.1 Real Property Description

The site is legally described as Lot 14 on RP182453. The corresponding street address is 17 Calume Court, Logan Reserve. The site is generally triangular and occupies an area of approximately 2.01 ha. The site to be developed is shown on the Master Plan prepared by Therefor Group (Drawing No. 25-0159SP-CP-02) which is included in Appendix A of this report. The location of the subject site is shown on Figure 2.1 below.

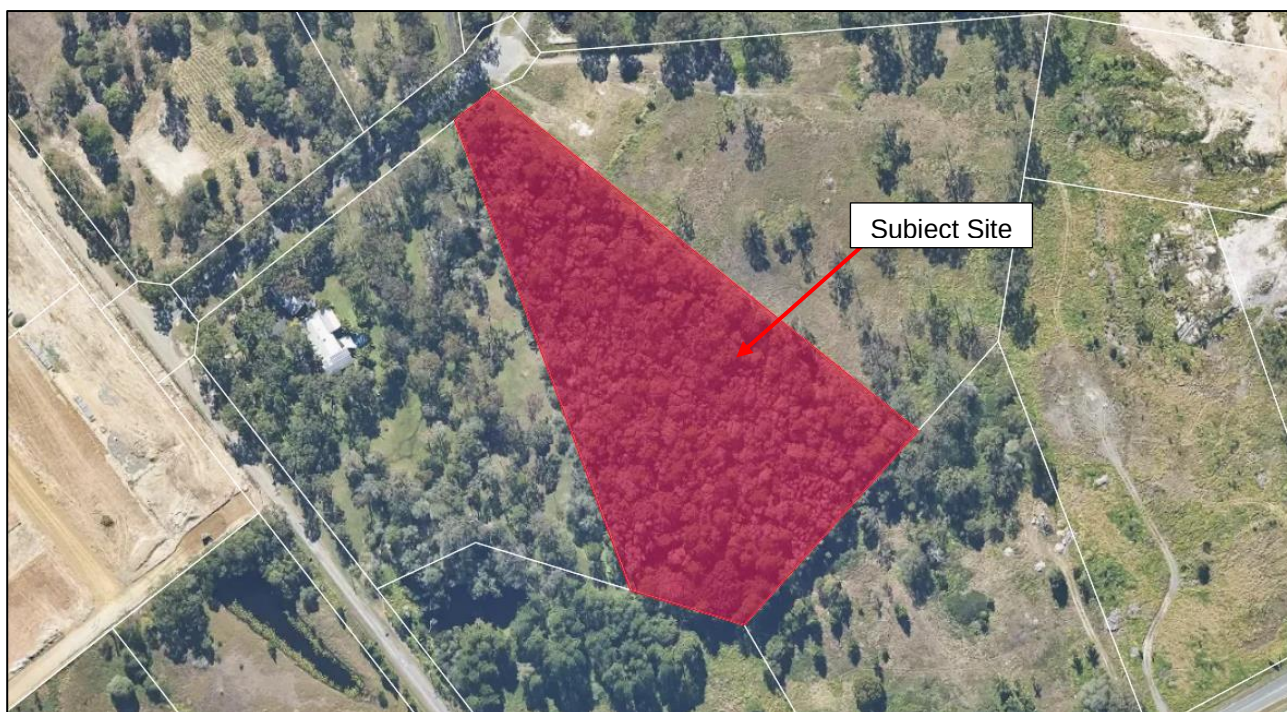


Figure 2.1 Site Locality Plan

2.2 Physical Description

The site grades uniformly from the south to north, with a vertical crossfall of 9.5 m. The highest point within the site is at the south-western corner at approximately RL 40.5 m AHD, and the lowest point is at the northern boundary of the site at approximately RL 31.0 m AHD. The northern frontage of the site is bounded by Calume Court. Currently the subject site is undeveloped and vegetated.

The site is bounded by the following existing land uses:

North:	Calume Court;
South:	Neighbouring Rural Property;
East:	Neighbouring Rural Property; and
West:	Neighbouring Rural Property.





3. Proposed Development

The subject site is proposed to be reconfigured and developed from 1 into 22 lots, along with a stormwater management basin for quantity and quality basin and a balance lot for future development. The proposed development layout is shown below in Figure 3.1, and on the Master Plan prepared by Therefor Group (Drawing No. 25-0159SP-CP-02) which is included in Appendix A of this report.

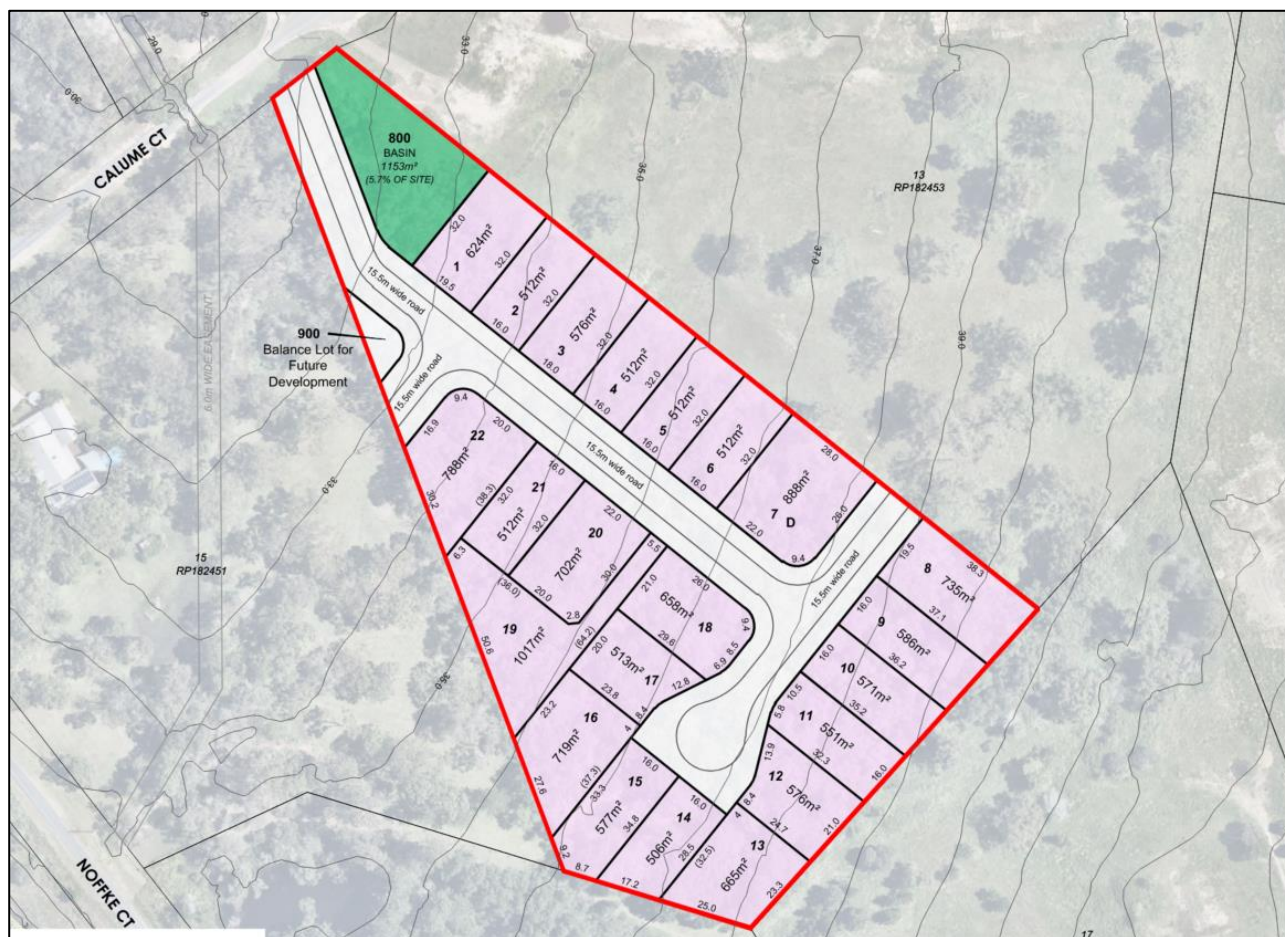


Figure 3.1 Subdivision Proposal Plan

Based on the SEQ Water Supply and Sewerage Design & Construction Code, the Equivalent Tenements (ET) and Equivalent Population (EP) for the proposed development is shown in Table 3.1.

Table 3.1 Development Summary

Use	Unit	Total Units	EP's/Unit	Total EP
Detached Dwelling	Per Dwelling	22	2.79	61.38
Total	-	22	-	61.38





4. Site Earthworks

Earthworks associated with the proposed site is to include the cutting and filling required to achieve finished pad levels. General cutting and filling will also be required for the construction of the internal roadway, a stormwater management basin for quantity and quality and trenching of services.

4.1 Sediment and Erosion Control

The best management practices will be implemented according to the IECA Best Practice Erosion and Sediment Control (2008) guidelines.

The following is a procedure of water quality controls to be implemented for the construction stage of the development.

4.1.1 Phase 1 – Stripping & Bulk Earthworks

- Identify and mark all trees to be retained and erect exclusions zones, if required.
- Prior to any demolition, stripping or bulk earthworks on site, sediment fences, inlet traps, gully protection and entry/exit pad shall be put in place.
- A wash-down area and entry/exit pad will be provided at the construction site entrance to minimise the amount of sediment being tracked off the site.
- The wash down area will be drained to a suitable sediment capture device installed downstream of the construction entry.
- Sediment fences are to be installed along the downstream property boundaries prior to stripping and earthworks commencing.
- Construct an appropriately sized sediment basin for the development.
- If refuelling of machinery is to occur on site, appropriate absorbent products for cleaning oil spills will be provided.
- Provide bins on site for the disposal of waste and building debris.
- All fresh water upstream of disturbed areas and stockpiles is to be diverted around the disturbed area to minimise the amount of sediment mobilization.
- If it is anticipated that stockpiled material will not be used for a period of two weeks or more, a polythene cover (or equivalent) shall be used to prevent sediment transport by rain during wet periods. Conversely during dry periods a cover shall be used to prevent fine sediments becoming airborne.
- The contractor shall provide on-going maintenance of sediment and erosion control devices around the site.
- The contractor is to stage all works so that disturbed areas remain exposed for a short a period as practicable.

Measures to minimise airborne pollutants during construction in the form of dust during dry and/or windy weather shall include the following:

- Exposed soils shall be kept damp to prevent particulates becoming airborne; and
- Stockpiles exposed for more than two weeks shall be covered to prevent wind erosion.





4.1.2 Phase 2 – Infrastructure, Building & Roadworks

- The site stormwater pipes and pits shall be installed with drop inlets provided to all pits.
- Provide sediment fences, sandbags or fine mesh cover to all gully pits.
- Monitoring of new stormwater pipes and infrastructure (including the storm water quality improvement devices) to ensure they are free of sediment and debris.
- Maintain shake down and wash down area at entry/exit.
- All disturbed areas are to be surfaced or landscaped/grassed (maintained to minimum 70% ground cover) as soon as practicable after completion of localized works.

4.1.3 Phase 3 – Finishing Works & Defects Liability Period

All erosion and sediment control measures, including sediment fences and inlet traps shall be maintained until completion of surface finishes including landscaping and turfing:

- Maintain sediment fences.
- Attend to landscaped areas to maintain ground cover.





5. Roadworks, Access and Traffic

Access into the development is proposed via a new road network from the existing carriageway of Calume Court via a t-intersection. In accordance with Logan City Council's Planning Scheme, the internal road network will be Access Streets with a 15.5m road reserve. Given no development has occurred on the adjacent land parcels, road stubs will be provided to allow for connection into future developments.

The proposed internal road network will have a 15.5m road reserve, and a 7.5m pavement width (K-K). The road pavement will be constructed with a crown and two-way crossfall. Design and grading of the new roads will be in accordance with the Logan City Council Development Guidelines.





6. Stormwater Management

The development's road network will collect stormwater runoff and convey it to inlet pits within the kerbs. These pits will be connected through a series of stormwater drain lines, discharging into stormwater basin located in Northern portion of the site. The proposed basin will provide a stormwater detention function, to ensure 'no-worsening' in peak flows caused by the development in accordance with Council requirements.

Preliminary design and sizing of the proposed development's basin are depicted on the Services Layout Plan prepared by Burchills Engineering Solution (Drawing No. BE250507-SK100-A) which is included within Appendix B. The design and sizing of the basin filter media footprint, volume and outlet device configuration has been undertaken in accordance with the preliminary sizing guidelines within the Queensland Urban Drainage Manual (2008), Water by Design deemed to comply solutions, and based on engineering experience with similar projects.

Stormwater Quantity

As seen in the below calculations, based off **QUDM Table 5.6.1 - Recommended initial loss values for use in sizing detention basin** and assuming that the soils will be Group B (based off neighbouring sites) and the post-development outcome will have approximately 70% impervious area, the initial detention volume is calculated to be $874.4m^3$. It is expected that this requirement can be met within the $1153m^2$ basin allowance withing the development.

$$IL_{post,avg} = \frac{\sum(Cover\ Type\ \%age \times Area_i \times IL_{post,i})}{\sum Area_i}$$
$$IL_{post,avg} = \frac{(0.70 \times 20,055 \times 0.002) + (0.30 \times 20,055 \times 0.05)}{20,055}$$
$$IL_{post,avg} = 0.0164m$$
$$IL_{post,avg} = 16.4mm$$

$$V_{initial} = Area_{total} \times (IL_{pre} - IL_{post,avg})$$
$$V_{initial} = 20,055 \times (0.06 - 0.0164)$$
$$V_{initial} = 874.4m^3$$





Stormwater Quality

The proposed subdivision comprises 22 lots, which marginally exceeds the 20-lot threshold commonly used to trigger more detailed stormwater quality assessment requirements. Given the small difference in scale, it is reasonable to assume that a high-level estimate of stormwater treatment needs will provide a sufficiently reliable indication of likely system size and layout at this stage. A more detailed assessment can be undertaken during the detailed design phase to confirm compliance and optimise treatment performance.

The proposed development site has a total contributing catchment area of 2.01 ha. In accordance with the *Water by Design – Deemed-to-Comply Solutions for Stormwater Quality Management (South East Queensland)* guidelines (2010), Solution R5 applies for developments in the SEQ South Coast climatic zone.

For this zone, the minimum bioretention basin filter media surface area is set at 1.3% of the total catchment area.

$$\text{Required Filter Media Area} = 2.01 \text{ ha} \times 1.3\%$$

$$\text{Required Filter Media Area} = 261 \text{ m}^2 \text{ (minimum)}$$





7. Water Supply

The development will gain its potable water supply via connection to the proposed water main on Noffke Court via Calume Court, which will be delivered with the proposed development of 565-578 Chambers Flat Road & 32-65 Noffke Court, Logan Reserve (Council DA Ref: COM/66/2017/A). The extents of the proposed water reticulation network are depicted in the Services Layout Plan (Drawing No. BE250507-SK100-A) included within Appendix B.

We note that this internal schematic is intended for preliminary purposes only and is subject to a more detailed assessment, including a detailed sizing of mains during the detailed design phase.

7.1 Water Demand Calculation

To determine suitable pipe sizing for the proposed development, water demands are calculated according to the intended new development. The water criteria and design parameters are based on the following references:

- SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code); and
- Water Services Association of Australia – WSA 03-2013 Water Supply Code of Australia, Part 1: Planning and Design.

The service mains internal of each building will be designed and constructed in accordance with AS/NZS 3500.1:2003 Plumbing and Drainage – Water services (Standards Australia, 2003).

The water flow parameters shown in Table 7.1, 7.2 and 7.3 required to meet Unity Water Standards of Service and have been based on Single Supply (Drinking Water Only) Network parameters shown in SEQ Design Criteria Table 7.1.

Table 7.1 Potable Water Supply Demand and Peaking Factor

Property Type	Average Day Demand L/EP/day	Non-Revenue L/EP/day	Peaking Factors		
			MDMM	PD	PH
Residential	230	30	1.5	2.0	4.0

Notes:

MDMM	Mean Day Maximum Month Demand
PD	Peak Day Demand
AD	Average Day Demand
PH	Peak Hour Demand

Table 7.2 Potable Water Pressure Parameters

Item	Pressure Parameter
Minimum Service Pressure	22 metres (at the property boundary)
Maximum Service Pressure	Target 55 metres (at the property boundary)

Table 7.3 Fire Fighting Parameters

Item	Pressure Parameter
Minimum Residential Mains Pressure (Emergency Fire operating conditions)	12 metres at the main at the property boundary 6 metres elsewhere
Fire Flow Urban Residential	7.5 L/s for a duration of 2 hrs
Fire Flow Commercial	30 L/s for a duration of 4 hrs





Item	Pressure Parameter
Background Demand	2/3 x Peak Hour demand (not less than Average Day demand)

The calculated water supply demand for the proposed development is shown in Table 7.4.

Table 7.4 Water Supply Demand Calculations

Use	EP	AD Flow	Non-Revenue	AD (kL/day)	PH (L/s)
Residential	61.38	230	30	15.96	0.67

Calculations of maximum peak demand and demand multiplier for the residential aspect of the development are based on an allowance of 230 L/EP/day and a peak hour factor of 4.0 while applying the Non-Revenue flows of 30 L/EP/day, as follows:

$$\begin{aligned}\text{Maximum Peak Demand} &= \text{PHF} \times \text{Demand Rate} \times \text{EP's} + \text{NR} \\ &= 4.0 \times 230 \times 61.38 + (30 \times 61.38) \\ &= 58,311 \text{ L/day} \\ &= 0.67 \text{ L/s} \\ \text{Demand Multiplier} &= \text{Maximum Demand} / \text{EP's} \\ &= 0.67/61.38 \\ &= 0.011 \text{ L/sec/EP}\end{aligned}$$





8. Sewer Reticulation

The wastewater generated by the development is to be conveyed via the future AVID development (Council DA Ref: COM/66/2017/A) which will provide sewer connection to Chambers Flat Road; this will service the Noffke Court catchment area. The subject site will connect via extension of the sewer reticulation through 43-61 Noffke Court, Logan Reserve. The Services Layout Plans (Drawing No. BE250507-SK100-A), depicts the development's sewer reticulation and is included within Appendix B.

8.1 Sewer Demand Calculation

The sewer criteria and design parameters are based on the following references:

- SEQ Water Supply and Sewerage Design & Construction Code (SEQ WS&S D&C Code); and
- Water Services Association of Australia – WSA 02-2014 Sewerage Code of Australia, Part 1: Planning and Design.

The sewer flow generation, pipe design parameters, minimum sewer pipe grades and maximum capacity are shown below in Table 8.1, 8.2 and 8.3. The following parameters are based on a RIGGS system:

Table 8.1 Sewer Flow Generation Parameters

Flow	Parameter
Average Dry Weather Flow (ADWF)	200 L/EP/d
Peak Dry Weather Flow (PDWF)	PDWF = C2 x ADWF Where: $C2 = 4.7 \times (EP)^{-0.105} = 3.05$
Peak Wet Weather Flow (PWWF)	PWWF = 5 x ADWF

Table 8.2 Pipe Design Parameters

Flow	Parameter
Mannings 'n'	0.013
Minimum velocity @ PDWF	0.7 m/s
Depth of Flow @ PWWF – Existing system	Up to 1.0 m below MH cover level and no spillage through overflow structures
Depth of Flow @ PWWF – Proposed sewers	Max flow depth shall not exceed $\frac{3}{4}$ pipe full (75% d/D).

Table 8.3 Minimum Pipe Capacity – New Sewers Flowing $\frac{3}{4}$ Full

Pipe Size (mm)	Min Pipe Grade (1 in x)	Capacity (L/s)
150	180	10.4
225	300	23.6
300	400	44.1
525	750	143.0
1200	2400	796.1





The total development yield has been taken into account, not just the increase in equivalent persons on the subject site. The calculated sewer demand generation for the proposed development is shown in Table 8.4.

Table 8.4 Sewer Demand Calculation

Use	EP	ADWF Rate	ADWF (kL/d)	PWWF (kL/d)	PWWF (L/s)
Residential	61.38	200	12.28	61.38	0.71

The calculations indicate that the total post development demand at PWWF will be approximately 0.71 L/s.





9. Electrical and Telecommunications

A Dial Before You Dig has been completed and is included in Appendix C of this report. It is envisaged that adequate power supply can be provided to the site from the existing infrastructure. However, a specialist electrical consultant will need to be engaged to provide advice in relation to internal electrical reticulation requirements, prepare detailed designs and liaise with the relevant authorities.





10. Conclusion

The findings of this Civil Engineering Report support the site use proposed in this development application to Logan City Council.

Earthworks associated with the proposed development will be kept to a minimum with general cutting and filling associated with road construction, trenching of services, stormwater management devices, and minor alterations to levels to allow for level building pads.

Access into the development is proposed via a new road network from the existing Calume Court.

The development's road network will collect stormwater runoff and convey it to inlet pits within the kerbs. These pits will be connected through a series of stormwater drain lines, discharging into bioretention basin located in Northern portion of the site. The proposed bioretention basin also has a detention function, to ensure 'no-worsening' in peak flows caused by the development in accordance with Council requirements.

The development will gain its potable water supply via connection to the proposed water main on Noffke Court via Calume Court, which will be delivered with the proposed development of 565-578 Chambers Flat Road & 32-65 Noffke Court, Logan Reserve (Council DA Ref: COM/66/2017/A). The extents of the proposed water reticulation network are depicted in the Services Layout Plan (Drawing No. BE250507-SK100-A) included within Appendix B.

The wastewater generated by the development is to be conveyed via the future AVID development (Council DA Ref: COM/66/2017/A) which will provide sewer connection to Chambers Flat Road; this will service the Noffke Court catchment area. The subject site will connect via extension of the sewer reticulation through 43-61 Noffke Court, Logan Reserve. The Services Layout Plans (Drawing No. BE250507-SK100-A), depicts the development's sewer reticulation and is included within Appendix B.

All required essential services can be suitably provided to the development, including:

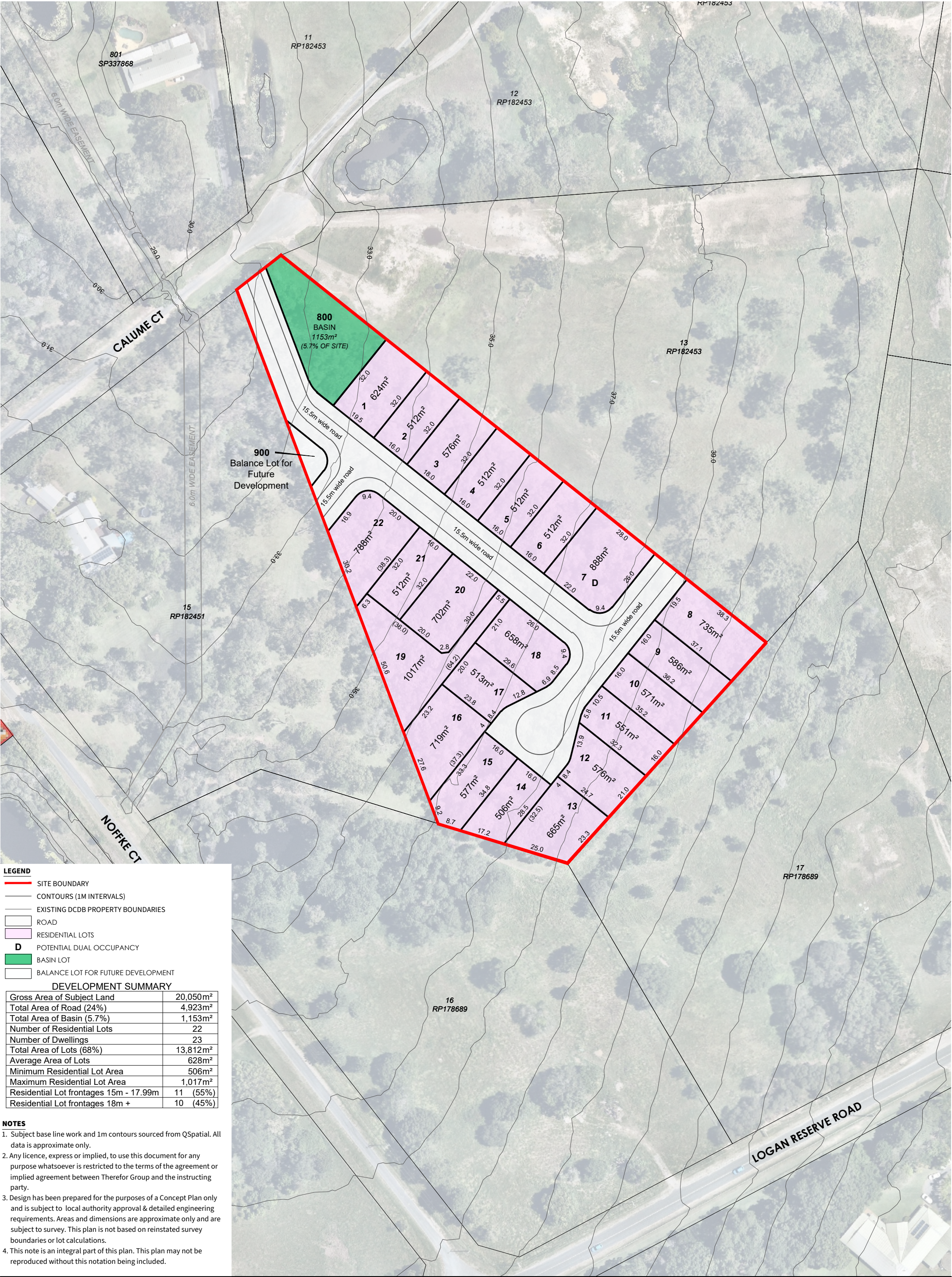
- Stormwater Drainage;
- Reticulated Water Services;
- Reticulated Sewerage Services;
- Electricity and Telecommunications Supply.





Appendix A – Plan of Development





LEGEND

- SITE BOUNDARY
- CONTOURS (1M INTERVALS)
- EXISTING DCDB PROPERTY BOUNDARIES
- ROAD
- RESIDENTIAL LOTS
- D** POTENTIAL DUAL OCCUPANCY
- BASIN LOT
- BALANCE LOT FOR FUTURE DEVELOPMENT

DEVELOPMENT SUMMARY

Gross Area of Subject Land	20,050m ²
Total Area of Road (24%)	4,923m ²
Total Area of Basin (5.7%)	1,153m ²
Number of Residential Lots	22
Number of Dwellings	23
Total Area of Lots (68%)	13,812m ²
Average Area of Lots	628m ²
Minimum Residential Lot Area	506m ²
Maximum Residential Lot Area	1,017m ²
Residential Lot frontages 15m - 17.99m	11 (55%)
Residential Lot frontages 18m +	10 (45%)

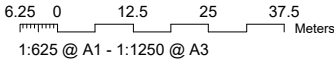
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PROJECT
17 CALUME COURT, LOGAN RESERVE - LOT 14/RP182453

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Appendix B – Conceptual Engineering Drawing





LEGEND

- X.XX --- EXISTING SURFACE CONTOURS
- --- EXISTING LOT BOUNDARY
- --- EXISTING EASEMENT
- W --- W --- EXISTING WATER
- S --- S --- EXISTING SEWER
- --- PROPOSED LOT BOUNDARY
- SW --- PROPOSED STORMWATER
- W --- PROPOSED WATER
- FH --- FIRE HYDRANT
- S --- PROPOSED SEWER
- --- DEVELOPMENT SITE BOUNDARY
- --- DEVELOPMENT SITE AREA

JOIN PROPOSED WATER MAIN TO
FUTURE WATER MAIN

PROPOSED SEWER CONNECTION
TO BE MADE TO FUTURE
DEVELOPMENT TO THE NORTH

STORMWATER OUTLET TO BE NON-WORSENING COMPARED TO
OTHE PRE-DEVELOPMENT SCENARIO

900
Balance Lot for
Future
Development

WARNING: UNDERGROUND SERVICES:
UNDERGROUND SERVICES EXIST IN THIS VICINITY. THE
CONTRACTOR IS TO CONTACT THE RELEVANT AUTHORITIES
TO CONFIRM EXACT LOCATION OF SERVICES ON SITE PRIOR
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DRAWING TITLE :

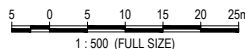
SERVICES LAYOUT PLAN

PROJECT :

PROPOSED DEVELOPMENT
17 CALUME COURT, LOGAN RESERVE QLD 4133

PRELIMINARY
NOT FOR CONSTRUCTION OR TENDER

SCALE AT FULL SIZE (A1) :



DEVEL. APPLIC. No. :	DATE : 13-08-25
PROJECT LEADER :	DESIGNER :
DRAFTSPERSON :	CHECKED :
APPROVED FOR AND ON BEHALF OF BURCHILLS ENGINEERING SOLUTIONS ABN 76 166 942 365	
PROJECT No. : BE250507	DRAWING No. : SK100
VERSION: A	



Appendix C – DBYD



APA Group Gas Networks (90073)

Referral
259390921

Member Phone
1800 085 628

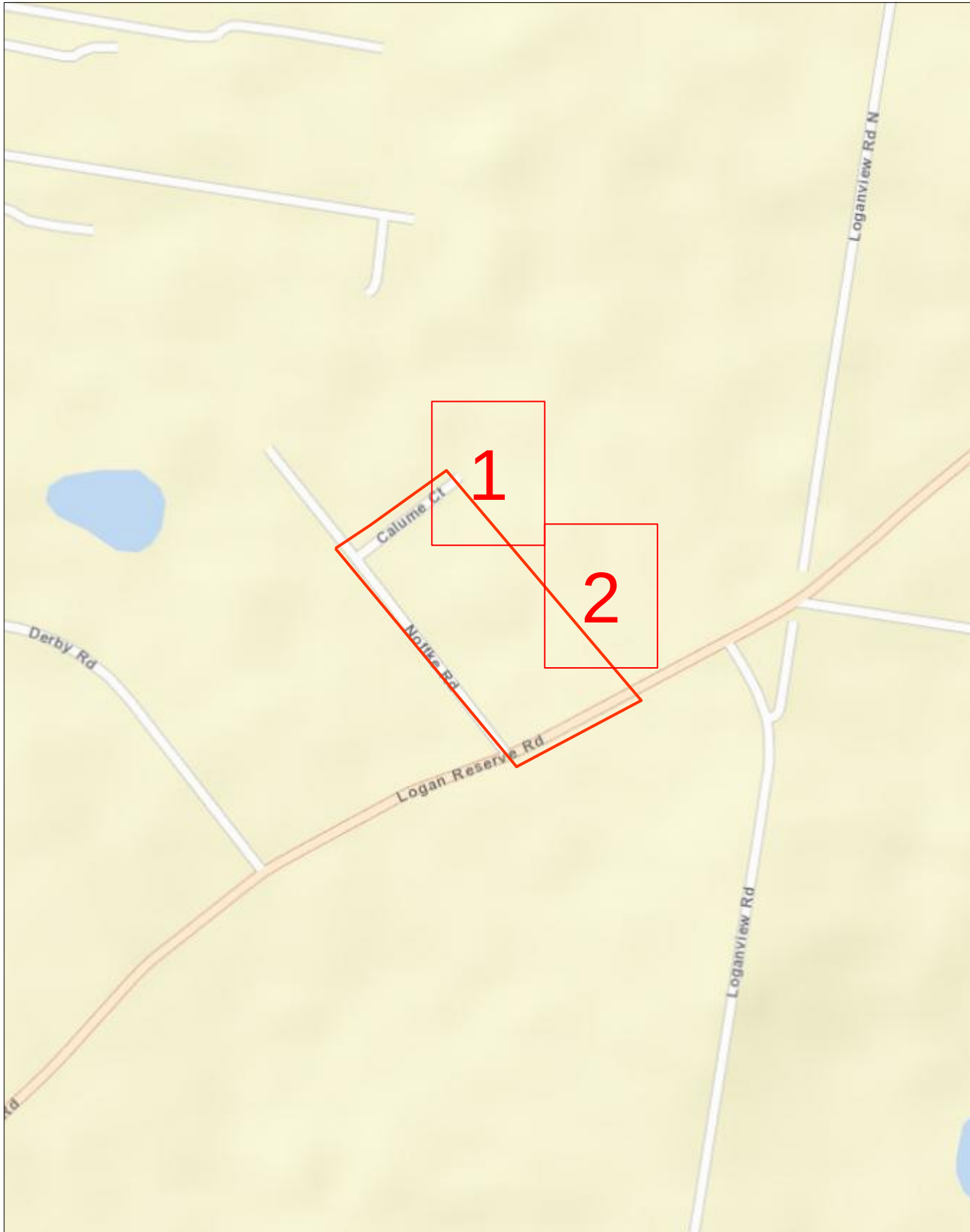
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Response received Tue 12 Aug 2025 9.41am

File name	Page
Response Body	5
400-STD-AM-0001_2 Guidelines for Works Near Existing Gas Assets.pdf	6
259390921.pdf	47

Site 17 Calume Court
Address: Logan Reserve
QLD 4133

Sequence 259390921
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
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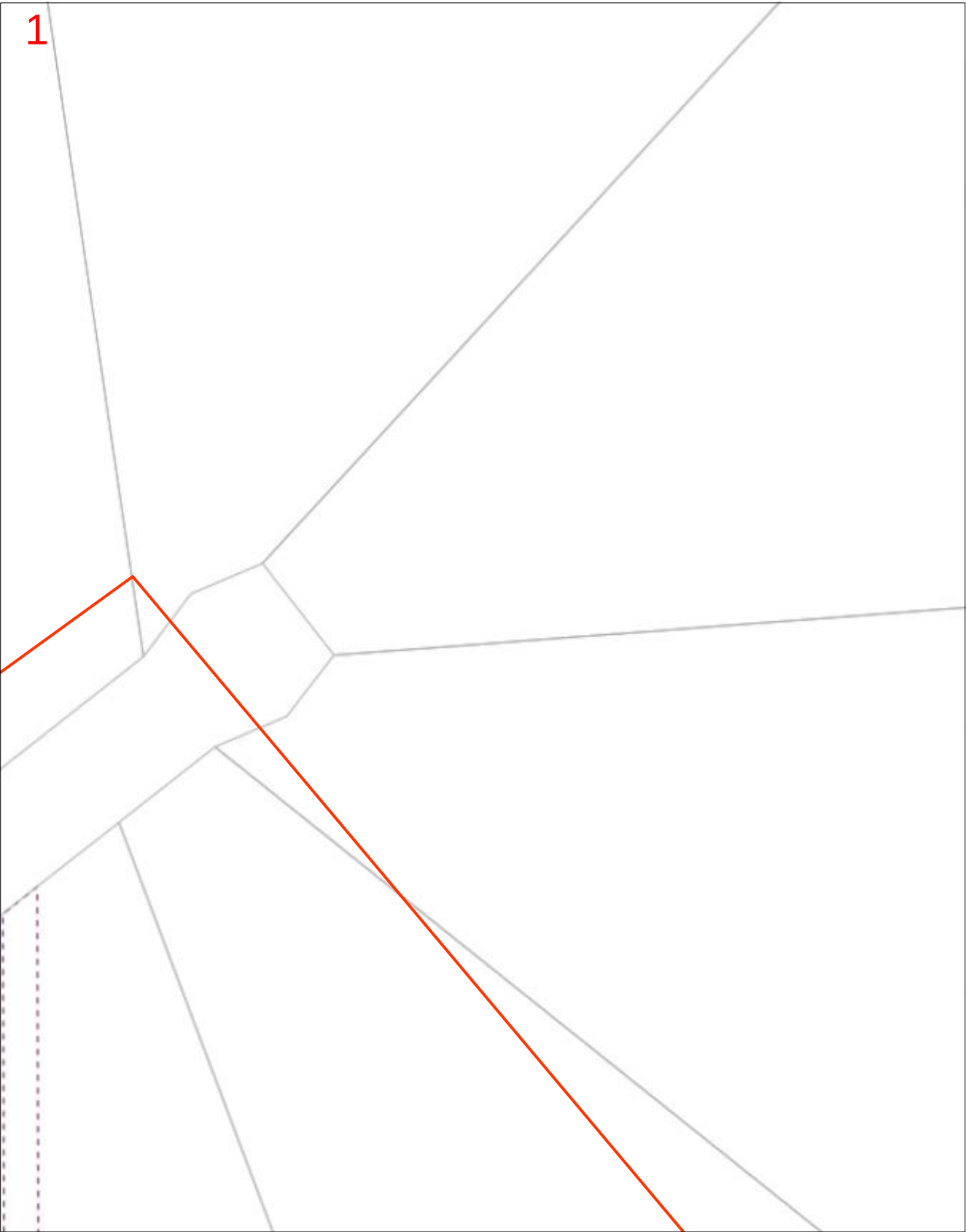


Enquiry Area



Map Key Area





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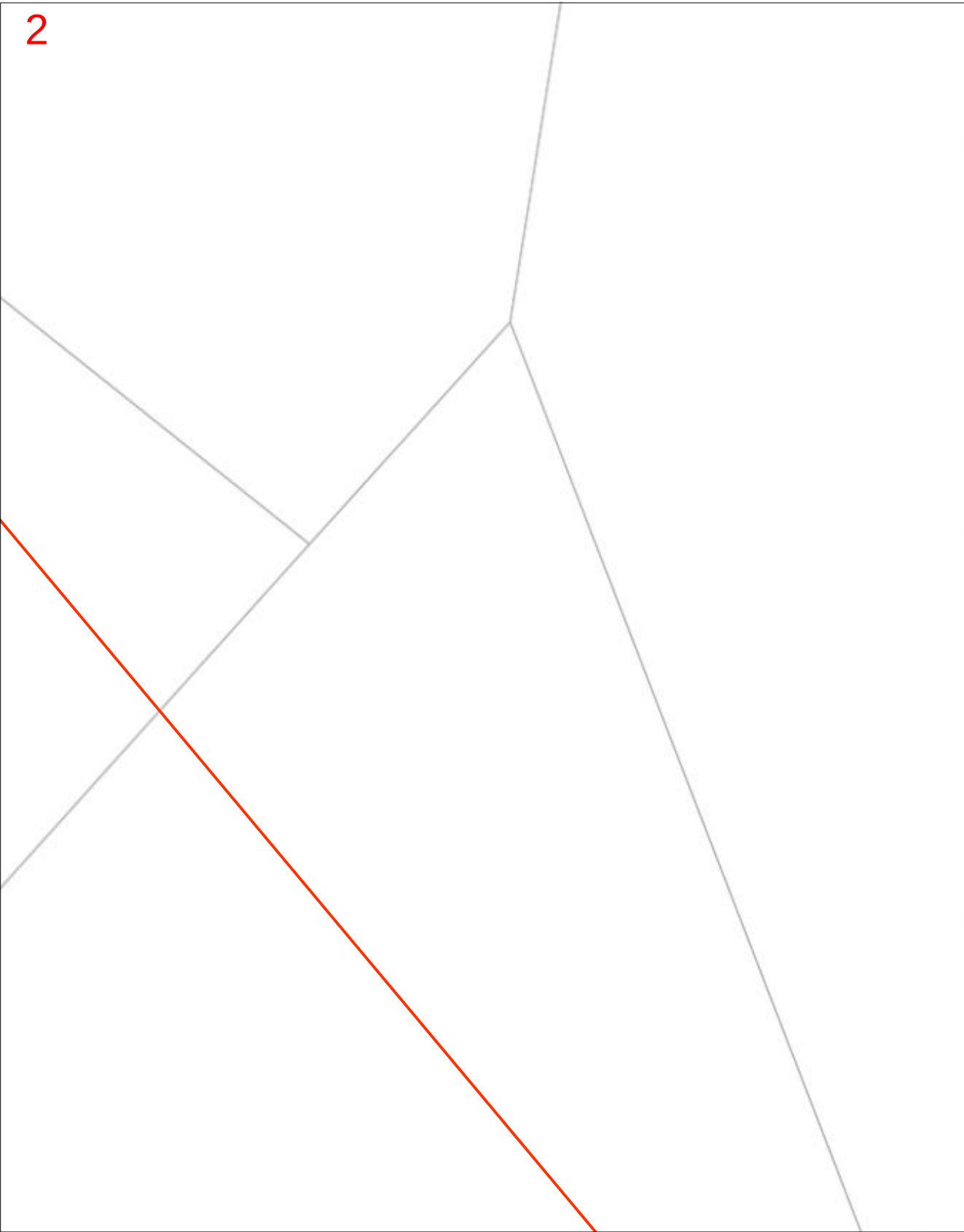


Enquiry Area



Map Key Area





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Enquiry Area



Map Key Area



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File name	Page
Response Body	58
Energex BYDA Terms and Conditions.pdf	61
259390919 - Energex Plan.pdf	66
Working Near Overhead and Underground Electric Lines.pdf	72



BYDA

Sequence: 259390919
Date: 12/08/2025

Scale: 1:2050
Tile No: **OVERVIEW**

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Pelican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



BYDA

Sequence: 259390919
Date: 12/08/2025
Scale: 1:500
Tile No: 1

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 259390919
Date: 12/08/2025
Scale: 1:500
Tile No: 2

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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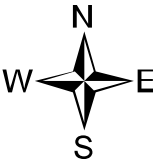
BYDA

Sequence: 259390919
Date: 12/08/2025
Scale: 1:500
Tile No: 3

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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BYDA

Sequence: 259390919
Date: 12/08/2025
Scale: 1:500
Tile No: 4

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV – <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category “D” Plan



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BYDA

Sequence: 259390919
Date: 12/08/2025

Scale: 1:500
Tile No: 5

LEGEND

- Substation
- Cable Marker
- Pit
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pit Boundary
- Planned Work Area

AS5488 Category "D" Plan



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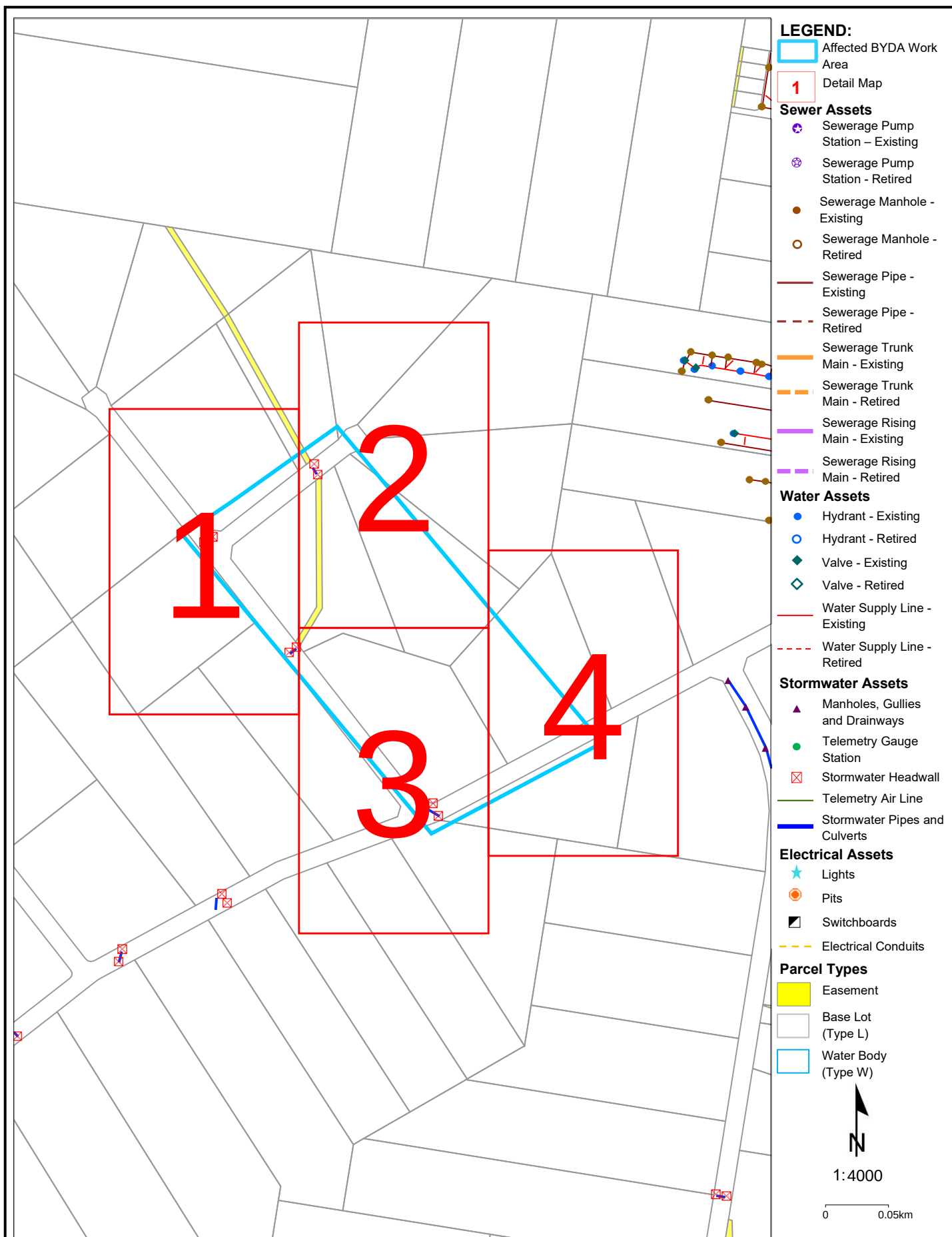
Referral
259390918

Member Phone
(07) 3412 3412

Responses from this member

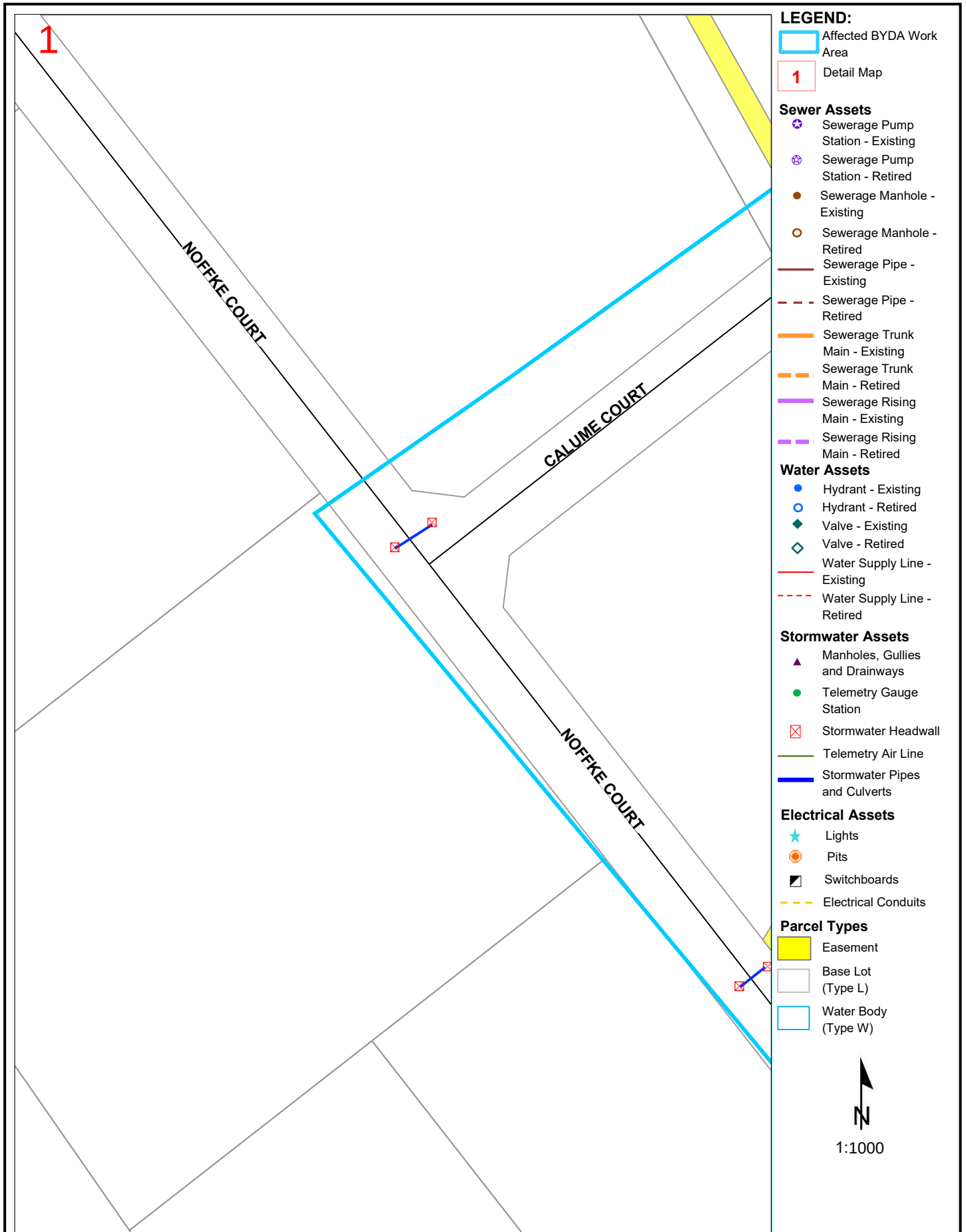
Response received Tue 12 Aug 2025 9.41am

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Response Body	101
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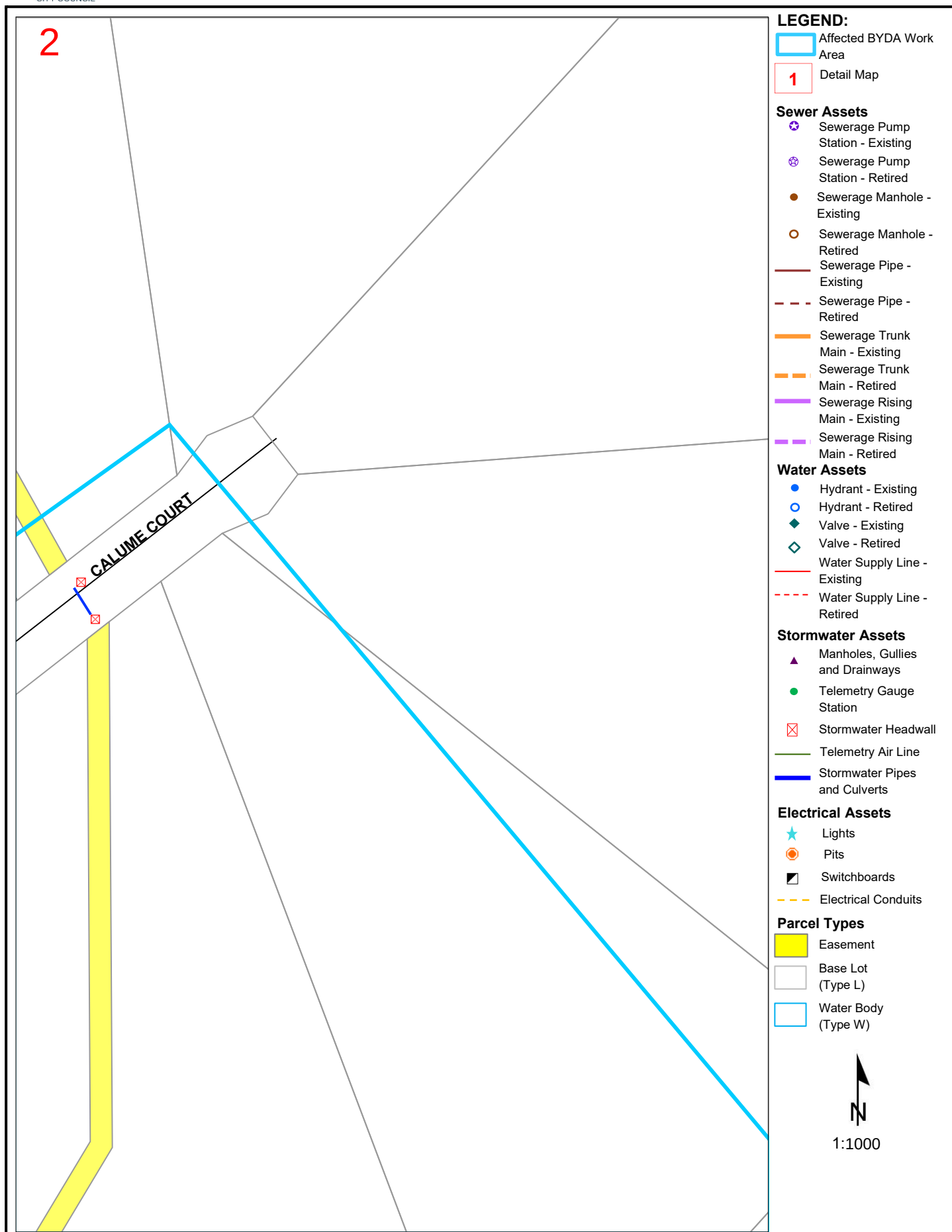
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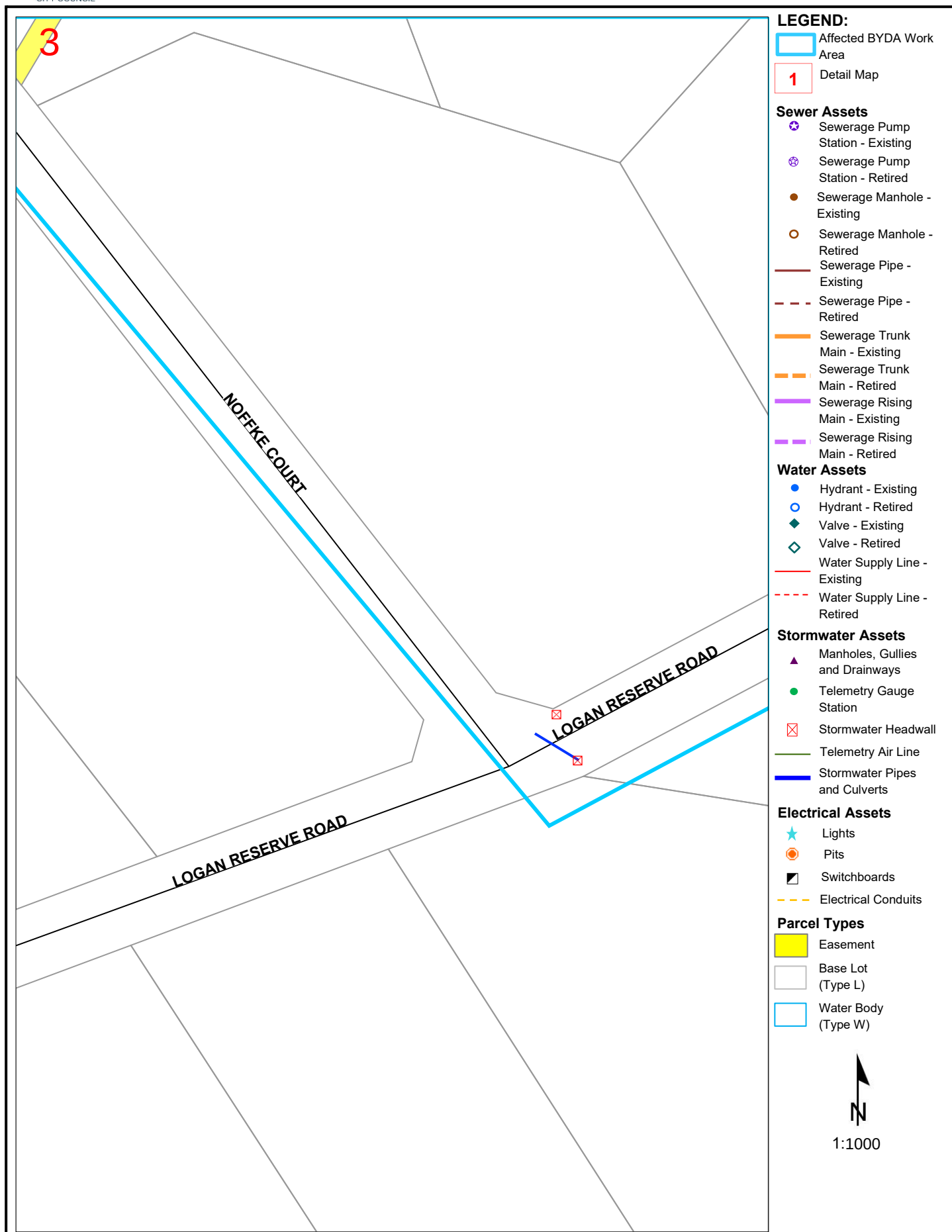
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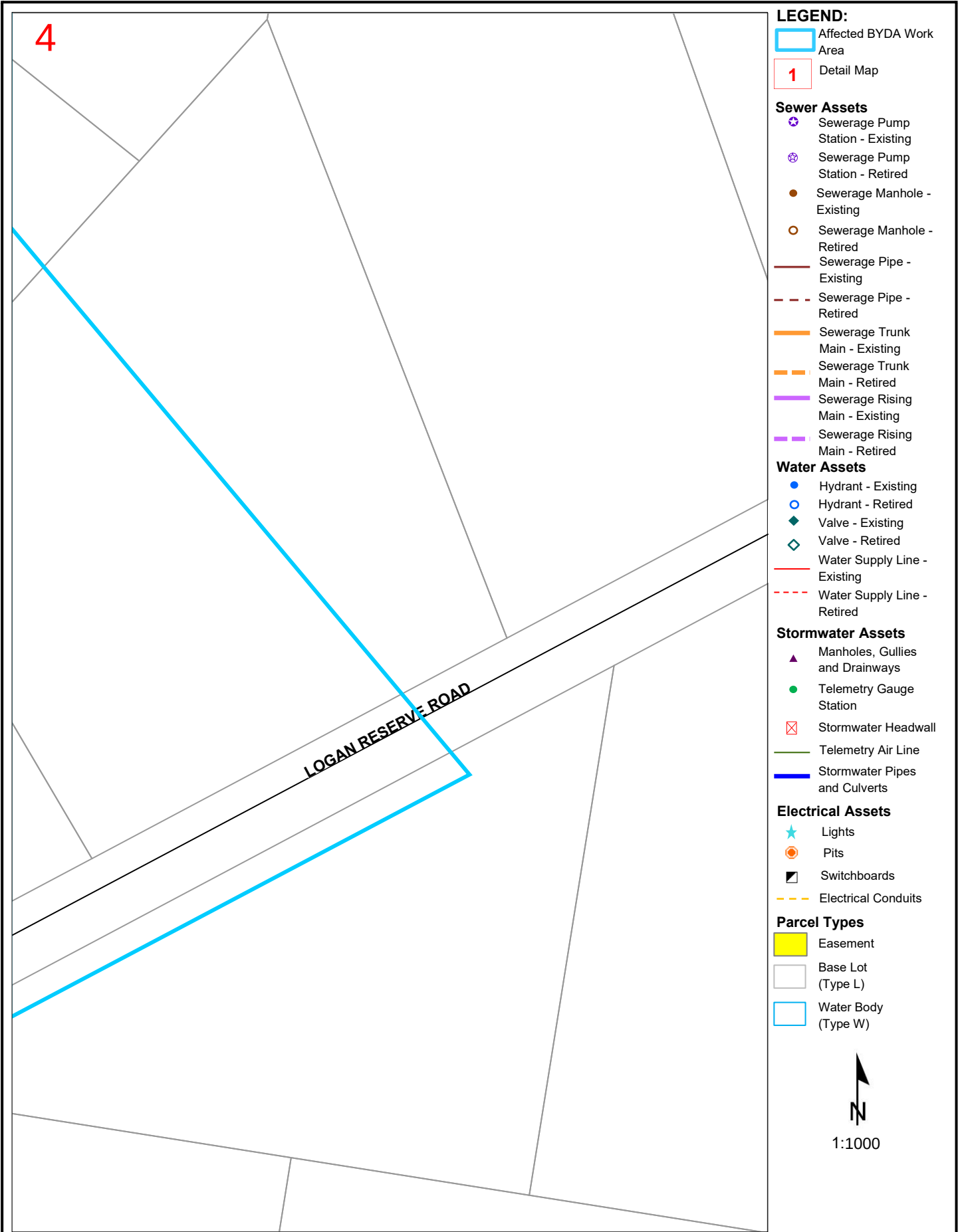
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LEGEND:

 Affected BYDA Work Area

 Detail Map

Sewer Assets

-  Sewerage Pump Station - Existing
-  Sewerage Pump Station - Retired
-  Sewerage Manhole - Existing
-  Sewerage Manhole - Retired
-  Sewerage Pipe - Existing
-  Sewerage Pipe - Retired
-  Sewerage Trunk Main - Existing
-  Sewerage Trunk Main - Retired
-  Sewerage Rising Main - Existing
-  Sewerage Rising Main - Retired

Water Assets

-  Hydrant - Existing
-  Hydrant - Retired
-  Valve - Existing
-  Valve - Retired
-  Water Supply Line - Existing
-  Water Supply Line - Retired

Stormwater Assets

-  Manholes, Gullies and Drainways
-  Telemetry Gauge Station
-  Stormwater Headwall
-  Telemetry Air Line
-  Stormwater Pipes and Culverts

Electrical Assets

-  Lights
-  Pits
-  Switchboards
-  Electrical Conduits

Parcel Types

-  Easement
-  Base Lot (Type L)
-  Water Body (Type W)



1:1000

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National Fire Ant Eradication Program

Referral

259390920

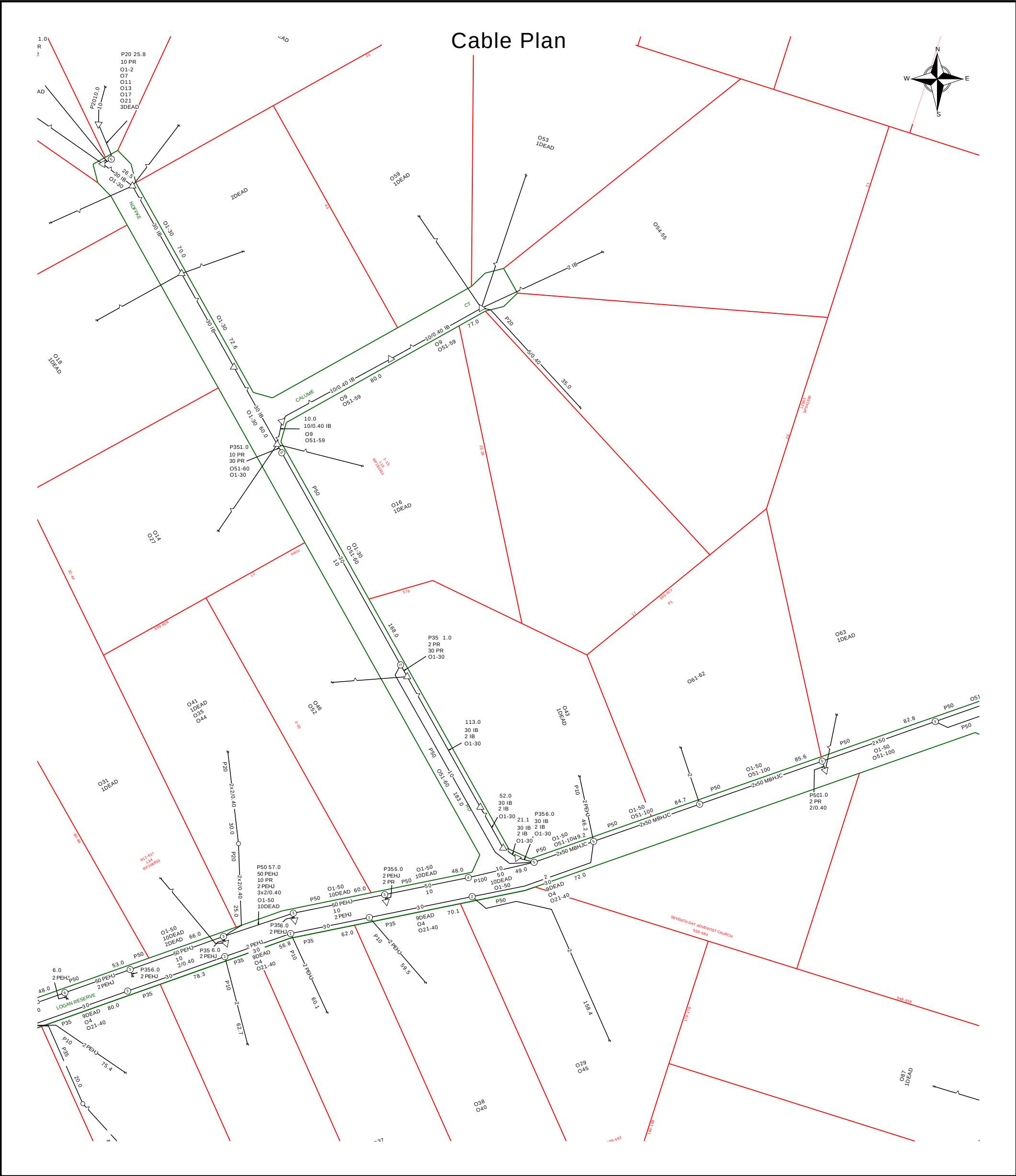
Member Phone

-

Responses from this member

Response received Tue 12 Aug 2025 9.43am

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TELSTRA LIMITED A.C.N. 086 174 781 Generated On 12/08/2025 09:46:25		Please read Duty of Care prior to any excavating

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.

See the Steps- Telstra Duty of Care that was provided in the email response.



Appendix D – Code Compliance



9.4.2 Filling and excavation code

9.4.2.1 Application

1. This code applies to:
 - a. material change of use:
 - i. that is accepted development (subject to requirements) or code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
 - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - local plans in Part 5 - Tables of assessment;
 - b. reconfiguring a lot:
 - i. that is code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
 - ii. that is impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
 - c. operational work that is accepted development (subject to requirements) and code assessable operational work - filling or excavation for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.8.1 - Operational work.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.2.2 Purpose

1. The purpose of the code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. development protects:
 - i. natural physical processes and ecosystems;
 - ii. existing and planned infrastructure;
 - iii. personal health and safety and premises;

iv. visual amenity.

9.4.2.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Protection of natural processes and ecosystems		
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	AO1 The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	COMPLIES – SEDIMENT CONTROL MEASURES ENSURE WATERWAYS AND STORMWATER ARE PROTECTED.
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	AO2 Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	COMPLIES – STOCKPILES MANAGED TO AVOID IMPACTS ON NATURAL PROCESSES.
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	AO3 Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	COMPLIES – FILL IS STABLE, SOLID, AND FREE FROM CONTAMINANTS.
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect	AO4 Filling or excavation works comply with part 3.3 -	COMPLIES – NO ADVERSE EFFECTS ON EXISTING OR PLANNED SERVICES.

infrastructure, including any services.	Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	
Protection and enhancement of personal health and safety and premises		
PO5 Filling or excavation works do not adversely affect personal health and safety.	AO5 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	COMPLIES – WORKS DO NOT PRESENT RISKS TO PEOPLE OR PROPERTY.
Surface water flow		
PO6 Surface water drainage does not cause any of the following: a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or c. diversion or concentration of flow from or onto adjoining premises or infrastructure.	AO6 Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	COMPLIES – DRAINAGE IS DESIGNED TO AVOID PONDING, HAZARDS, OR REDIRECTION ISSUES.
Batters		
PO7 A batter: a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	AO7 A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.	COMPLIES – BATTERS ARE STABLE, MAINTAINABLE, AND LANDSCAPED FOR AMENITY.
Retaining walls		
PO8 A retaining wall:	AO8 A retaining wall is designed and constructed to	COMPLIES – RETAINING WALLS ARE SAFE, DURABLE, AND MEET DESIGN STANDARDS.

a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises that is being filled; g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance.	comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.	
Filling of a dam		
PO9 The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	AO9 The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	N/A – NO DAM FILLING PROPOSED.

9.4.3 Infrastructure code

9.4.3.1 Application

1. This code applies to:
 - a. material change of use:
 - i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
 - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - b. reconfiguring a lot:
 - i. that is code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
 - ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
 - c. operational work that is infrastructure work:
 - i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.3.2 Purpose

1. The purpose of the code is to ensure that infrastructure is provided to service development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. development protects the existing infrastructure and planned infrastructure networks being the:
 - i. movement network;
 - ii. park network;

- iii. water network;
- iv. sewerage network;
- v. stormwater network;
- vi. other networks including electricity, gas and telecommunications;
- vii. land for community facilities network;
- b. development other than operational work provides infrastructure that is necessary to service the development, including elements of:
 - i. a safe, efficient and legible road network;
 - ii. a safe, efficient and legible public transport network;
 - iii. a safe, efficient and legible cycle network;
 - iv. a safe, efficient and legible pedestrian network;
 - v. a safe, efficient and legible parks network;
 - vi. a safe and efficient water network;
 - vii. a safe and efficient sewerage network;
 - viii. a safe and efficient stormwater network;
 - ix. safe and efficient other networks including electricity, gas and telecommunications;
 - x. a safe and efficient road lighting network;
 - xi. land for a community facilities network;
- c. development integrates with existing and planned infrastructure networks;
- d. infrastructure is designed and constructed to deliver a standard of service that is efficient and equitable;
- e. the cost to the community for the life of the infrastructure is minimised by providing for a suitable design life, ease of maintenance and ease of replacement;
- f. development appropriately manages refuse and recycling storage and collection;
- g. infrastructure protects personal health and safety and premises;
- h. infrastructure protects environmental values.

9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
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For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	COMPLIES – REPORTS AND PLANS DEMONSTRATE DEVELOPMENT CAN BE SERVICED BY NECESSARY INFRASTRUCTURE. REFER TO SKETCH BE250507-SK01-A FOR PROPOSED CONNECTION LOCATIONS.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values.	AO2 Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure;	COMPLIES – DEVELOPMENT PROVIDES REQUIRED CONNECTIONS AND INFRASTRUCTURE TO APPROPRIATE STANDARDS. REFER TO SKETCH BE250507-SK01-A FOR PROPOSED CONNECTION LOCATIONS.

	g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure; h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.	
Location of development		
PO3 Development is located to protect trunk infrastructure networks.	AO3 Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	COMPLIES – DEVELOPMENT IS LOCATED TO AVOID CONFLICT WITH TRUNK INFRASTRUCTURE NETWORKS.
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency	AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical	COMPLIES – HYDRANT INFRASTRUCTURE AND ACCESS PROVIDED IN ACCORDANCE WITH QFES AND AS2419.1 STANDARDS. REFER TO SKETCH BE250507-SK01-A FOR PROPOSED FIRE HYDRANT LOCATIONS.

services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	requirements for streets and access ways are in accordance with: - Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; - QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>.	
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	AO5 Development: - is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or - has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: - a separate tank; or - a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	N/A – DEVELOPMENT IS IN WATER SERVICE AREA.
Waste management		

PO6 Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO6.1 Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management. AO6.2 Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	COMPLIES – REFUSE FACILITIES ARE DESIGNED AND LOCATED TO AVOID ODOUR, NOISE, AND VISUAL IMPACTS.
Disposal of trade waste		
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	AO7 The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	N/A - TRADE WASTE WILL NOT BE SUPPLIED
Roof water drainage and surface water drainage		
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	COMPLIES – STORMWATER INFRASTRUCTURE PROVIDED TO AVOID FLOODING, PONDING OR HAZARDS.

Natural flow of surface water		
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	COMPLIES – NATURAL FLOW IS MAINTAINED WITHOUT CREATING RISKS OR IMPACTING ADJOINING PROPERTIES.
Water sensitive urban design		
PO10 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.	AO10 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	COMPLIES – STORMWATER DESIGN INCORPORATES WSUD PRINCIPLES TO PROTECT ENVIRONMENTAL VALUES.
Movement network		
PO11	AO11	COMPLIES – TRAFFIC GENERATION DOES NOT EXCEED PLANNED ROAD OR

The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	Development does not cause or contribute to projected traffic levels: a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.	INTERSECTION CAPACITY.
Integrated movement concept report		
PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	AO12 Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.	N/A – DEVELOPMENT DOES NOT GENERATE MORE THAN 3,000 VEHICLE TRIPS PER DAY.
For assessable development only		
Land use and transport integration		
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m ² or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes;	AO13 No acceptable outcome provided.	N/A – DEVELOPMENT NOT WITHIN 400M OF PUBLIC TRANSPORT FACILITIES AND BELOW THRESHOLD SITE AREA.

c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger transport facilities. Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.		
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Table 9.4.3.3.2 - Water storage for fire fighting

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
a. less than 1,000m ²	5,000 litres
b. between 1,000m ² and less than 1 hectare	10,000 litres
c. greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard

9.4.7 Servicing, access and parking code

9.4.7.1 Application

1. This code applies to:
 - a. material change of use:
 - i. that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
 - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - b. reconfiguring a lot:
 - i. that is code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
 - ii. made impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
 - c. operational work being a driveway crossover or infrastructure work that is constructing a car park area that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.7.2 Purpose

1. The purpose of the code is to ensure that development satisfies the demand for parking and provides safe, functional and legible parking, access and servicing.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. parking, access and servicing areas:
 - i. satisfy the expected demand for the number and type of vehicles, motorcycles and bicycles;

- ii. are safe and functional and have easy way finding;
- iii. protect the movement network.

9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 9.4.7.3.1 - Service, access and parking code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: a. the particular circumstances of the premises including the: i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises;	AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.	COMPLIES – ADEQUATE PARKING AND LOADING VIA KERB SIDE PARKING, SETDOWN AREAS ARE NOT REQUIRED.

b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.		
PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.	AO2 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.	N/A – DEVELOPMENT DOES NOT INCLUDE A SECURITY GATE.
PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that: a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.	N/A – NOT APPLICABLE AS NO RESTRICTIONS TO EMPLOYEE OR VISITOR ACCESS APPLY.
Provision of motorcycle parking		
PO4 Motorcycle parking is provided that is safe and functional.	AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.	N/A – NO MOTORCYCLE PARKING REQUIRED FOR THIS DEVELOPMENT.
Provision of bicycle parking		
PO5	AO5	N/A – BICYCLE PARKING FACILITIES NOT

Bicycle parking facilities are provided that: a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.	Bicycle parking facilities comply with: a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities.	REQUIRED FOR THIS DEVELOPMENT.
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	AO6 Development provides a vehicle manoeuvring area that: a. enables vehicles to enter and exit the site in a forward motion where the development: i. is non-residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.	COMPLIES – MANOEUVRING AREAS ARE SAFE, FUNCTIONAL AND MEET DESIGN STANDARDS.
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	AO7 A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.	N/A – NO VEHICLE WASHING BAY PROVIDED.
Car park access		
PO8	AO8	COMPLIES – QUEUING SPACE PROVIDED

Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	Vehicular queuing space to a car parking area: a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.	TO AVOID IMPACTS ON ROAD, FOOTPATH OR CYCLEWAY.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	AO9 A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.	COMPLIES – DRIVEWAYS LOCATIONS ARE SAFE, FUNCTIONAL AND MEET INFRASTRUCTURE DESIGN STANDARDS.
Design and construction of a car parking area		
PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point;	AO10 A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.	COMPLIES – CAR PARK IS WELL-DESIGNED, SAFE, LEGIBLE, LANDSCAPED AND STORMWATER IS MANAGED.

g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows.		
Waste management		
PO11 Development layout provides for refuse servicing which: a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse impacts of servicing within the site;	AO11.1 Development ensures that an on-site service bay for refuse collection is designed: a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; b. to ensure that the refuse collection vehicle can enter and exit the site in a forward	COMPLIES – RESIDENTIAL REFUSE COLLECTION AND SERVICING PROVIDED ON-SITE WITH SAFE VEHICLE MANOEUVRING.

d. does not detract from the aesthetics or amenity of the surrounding area.	motion; c. to be located away from street frontages and screened from adjoining premises. AO11.2 Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.	
For assessable development		
Vehicle queuing		
PO12 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.	AO12 No acceptable outcome provided.	N/A – NO DRIVE THROUGH FACILITIES ARE PROPOSED.

Table 9.4.7.3.2 - Vehicle parking and servicing

Column 1 Use¹	Column 2 Minimum number of parking spaces²	Column 3 Minimum number of parking spaces for a: a. Centre zone where a principal centre or major centre; b. Medium density residential zone where not at Browns Plains or Park Ridge.	Column 4 Loading bay	Column 5 Pick-up / set down areas	Column 6 Minimum number of bicycle spaces

Adult store	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√ (if more than 500m ² GFA)	Not required	1 space per 400m ² GFA / employee; plus 1 visitor space per 500m ² GFA
Agricultural supplies store	1 space per 100m ² of site area	Not applicable	√	Not required	No minimum
Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum
Animal keeping	A minimum of either: a. 4 spaces, if the premises is used for the boarding of animals; or b. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Bar	1 space per 10m ² of GFA bar area (excluding staff only areas); plus 1 space per 3 gaming machines for gaming machines	1 space per 100m ² of GFA.	√	Not required	No minimum

Brothel	5 spaces per 100m ² of GFA	Not applicable	Not required	Not required	No minimum
Bulk landscape supplies	1 space per 400m ² of site area with a minimum of 6 spaces	Not applicable	√	Not required	No minimum
Caretaker's accommodation	1 covered space	Not applicable	Not required	Not required	No minimum
Car wash	1 space per employee if not part of a Service station	1 space per employee if not part of a Service station.	Not required	Not required	No minimum
Childcare centre	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	√	Not required	No minimum
Club	1 space per 30m ² of GFA	1 space per 100m ² of GFA	√	√ (if more than 2,000m ² GFA)	No minimum
Community care centre	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	√	√	No minimum
Crematorium	1 space per employee	Not applicable	√	√	No minimum.
Cropping	No minimum	Not applicable	√	Not required	No minimum

Dual occupancy	2 spaces per dwelling, 1 of which is covered	Not applicable	Not required	Not required	No minimum
Dwelling unit	1 space	Not applicable	Not required	Not required	No minimum
Educational establishment	1 space per employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	1 space per 1 employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Emergency services	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	√	No minimum
Environment facility	No minimum	Not applicable	Not required	Not required	No minimum
Extractive industry	No minimum	Not applicable	Not required	Not required	No minimum
Food and drink outlet	1 space per 10m ² of GFA up to 400m ² GFA, thereafter 1 space per 20m ² GFA; plus 2 spaces per 10m ² of floor area for an outdoor seating area.	1 space per 100m ² of GFA	√	Not required	1 space per 30m ² GFA.

Function facility	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√	√ (if more than 2,000m ² GFA)	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m ² of GFA associated with a chapel	Not applicable	√	√	No minimum
Garden centre	1 space per 300m ² of display area with a minimum of 6 spaces; plus 1 space per 20m ² of indoor retail use area	Not applicable	√	Not required	No minimum
Hardware and trade supplies	1 space per 60m ² of GFA	Not applicable	√	Not required	No minimum
Health care service	1 space per 10m ² of GFA; plus 1 ambulance space	Not applicable	√	√	1 space per 400m ² GFA for employees; plus 1 visitor space per 200m ² GFA
High impact industry	1 space per 150m ² of GFA up to 900m ² ; plus 1 space per 200m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees.
Home-based business (not being guest accommodation)	1 space plus 1 space per non- resident staff member in addition to the spaces required for the Dwelling house or Dwelling unit	Not applicable	Not required	Not required	No minimum

Home-based business (being guest accommodation)	1 space per bedroom to be utilised for the guest accommodation in addition to the spaces required for the Dwelling unit	Not applicable	Not required	Not required	No minimum
Hospital	1 space per 10m ² of GFA; plus 1 ambulance space	Not applicable	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Hotel	1 space per guest room; plus 1 space per 10m ² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m ² GFA of liquor sales area; plus 1 space per 5m ² of GFA for gaming machines	1 space per 100m ² of GFA	√	√	1 space per 50m ² of GFA for lounge, bar and beer garden area; plus 1 space per 60m ² of GFA for gaming machines

Indoor sport and recreation	1 space per 15m ² of GFA	1 space per 15m ² of GFA	√	√	3 spaces; plus 1 space per 50m ² GFA for visitors
Intensive animal industry	1 space	Not applicable	Not required	Not required	No minimum
Intensive horticulture	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	Not required	Not required	No minimum
Landing	No minimum	Not applicable	Not required	Not required	No minimum
Low impact industry	1 space per 50m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees
Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum
Market	1 space per 5m ² of GFA of the stalls and the displays	Not applicable	√	Not required	1 space per 10 stalls
Medium impact industry	1 space per 80m ² of GFA up	Not applicable	√	Not required	1 space

	to 500m ² ; plus 1 space per 100m ² GFA thereafter				per 800m ² GFA for employees
Multiple dwelling	In the Loganlea local plan: • 1.15 covered spaces for dwellings comprising less than 2 bedrooms; • 1.3 covered spaces for dwellings comprising 2 or more bedrooms; • 1 vehicle washing space where the use comprises more than 15 dwellings; and • 0.4 visitor space per dwelling. For all other land (unless Column 3 applies): • 1.5 covered spaces for dwellings comprising less than 2 bedrooms; • 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms; • 0.25 visitor space per dwelling; and • 1 vehicle washing space where the use comprises more than 15 dwellings	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

Nightclub entertainment facility	1 space per 100m ² of GFA plus 1 space per employee	Not applicable	√	√	No minimum
Office	1 space per 20m ² of GFA of any storey at ground level; plus 1 space per 30m ² of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m ² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Outdoor sales	1 space per 300m ² of display area; plus 1 space per 1.5 employees	Not applicable	Not required	Not required	No minimum
Outdoor sport and recreation (where a bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink	4 spaces for the first rink; plus 2 spaces for the subsequent rink	√	√	No minimum
Outdoor sport and recreation (where a court game)	4 spaces per court	4 spaces per court	Not required.	√	No minimum
Outdoor sport and recreation (where a golf course)	40 spaces per 9 hole course or 80 spaces for 18 hole course	Not applicable	√	√	No minimum

Outdoor sport and recreation (where a golf driving range)	1 space per tee off area; plus 1 space per 20m ² GFA of bar, lounge and other entertainment areas	Not applicable	Not required	√	No minimum
Outdoor sport and recreation (where a swimming pool)	15 spaces; plus 1 space per 100m ² of site area	15 spaces; plus 1 space per 100m ² of site area	√	√	2 spaces per 20m ² of pool area
Outdoor sport and recreation (where outdoor field games)	15 spaces per field	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a sport arena)	1 space for every 3 seats plus 1 bus space per 100 seats	1 space for every 3 seats; plus 1 bus space per 100 seats	√	√	1 space per 250 seats
Outdoor sport and recreation (other than those above)	1 space per 15m ² of GFA	1 space per 15m ² of GFA	√	√	No minimum
Park	No minimum	Not applicable	Not required	Not required	No minimum
Parking station	No minimum	Not applicable	Not required	Not required	No minimum
Permanent plantation	No minimum	Not applicable	Not required	Not required	No minimum
Place of worship	1 space per 10m ² of GFA	Not applicable	√	√	No minimum

Port service (where a marina)	1 space per 10 berths	Not applicable	Not required	Not required	No minimum
Relocatable home park	1 space per dwelling; plus visitor car parking of 1 space per 5 dwellings; plus 1 vehicle washing space per 50 dwellings	Not applicable	Not required	Not required.	No minimum.
Renewable energy facility	No minimum	Not applicable	Not required	Not required.	No minimum
Research and technology industry	1 space per 50m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required.	1 space per 800m ² GFA for employees
Residential care facility	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	√	√	No minimum
Resort complex	1 space per guest room; plus 1 space per 10m ² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m ² GFA of liquor sales area; plus 1 space per 5m ² of GFA for gaming machines	1 space per 100m ² of GFA	√	√	1 space per 50m ² of GFA for lounge, bar and beer garden area; plus 1 space per 60m ² of GFA

					for gaming machines
Retirement facility	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee 1 ambulance parking space	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee; plus 1 ambulance parking space	√	√	No minimum
Roadside stall	No minimum	Not applicable	Not required	Not required	No minimum
Rooming accommodation	0.25 spaces per rented room	0.25 spaces per rented room	Not required	Not required	1 space per 4 rented room
Rural industry	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	Not required	No minimum
Rural workers' accommodation	1 space per bedroom	Not applicable	Not required	Not required	No minimum
Sales office	1 space per employee where for an estate Sales office or display dwelling. 1 space per employee with a minimum of 4 spaces where for a cluster of display dwellings	1 space per employee with a minimum of 4 spaces	Not required	Not required	1 space per 200m ² GFA for employees
Service industry (where a	1 space per 25m ² of GFA;	1 space per 100m ² of GFA; plus 1	Not required	Not required	1 space

car rental establishment)	plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem			per 200m ² GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m ² of GFA	1 space per 100m ² of GFA	Not required	Not required	1 space per 200m ² GFA for employees
Service station	2 spaces; plus 1 space per 25m ² of GFA for a Shop of less than 150m ² ; plus 1 spaces per 20m ² of GFA of Shop area exceeding 150m ² ; plus 1 space per 10m ² of GFA for food and drink outlet; plus 5 spaces per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	2 spaces; plus 1 spaces per 25m ² of GFA for a Shop of less than 150m ² ; plus 1 spaces per 20m ² of GFA of Shop area exceeding 150m ² ; plus 1 space per 10m ² of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be acceptable for service or staff vehicles	√	Not required	1 space per 200m ² GFA for employees
Shop	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√	Not required	1 space per 300m ² GFA
Shopping centre	1 space per 17m ² of GFA for a floor area of 1-10,000m ² GFA 1 space per 20m ² of GFA for a floor area >10,000-30,000m ² GFA.	1 space per 100m ² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of

	1 space per 23m ² of GFA for a floor area of >30,000m ² GFA				the QDC contains requirements for End of Trip Facilities.
Short-term accommodation	1 space per residential unit; plus 1 visitor space per 2 residential units; plus 1 space for a manager resident on the premises; plus 1 space for 20m ² of GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per 4 residential units
Showroom	1 space per 35m ² of GFA	Not applicable	√	Not required	1 space per 750m ² GFA for employees; plus 1 visitor space per 1,000m ² GFA
Special industry	1 space per 150m ² of GFA up to 900m ² ; plus 1 space per 200m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees
Substation	1 space	Not applicable	Not required	Not required	No minimum

Telecommunications facility	1 space per employee with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
Theatre	1 space per 8 seats	1 space per 100m ² of GFA	Not required	Not required	No minimum
Transport depot	1 car space for every truck space; plus 1 space per 2 non-driver employees	Not applicable	√	Not required	No minimum
Tourist park	1 space per site; plus 1 visitor space per 10 sites; plus 1 vehicle washing space per 20 sites; plus 1 space for a manager resident on the premises	Not applicable	Not required	Not required	No minimum
Utility installation	1 space per employee with a minimum of 2 spaces	Not applicable	√	Not required	No minimum
Veterinary service	1 space per 30m ² of GFA	Not applicable	√	√	No minimum
Warehouse (not being a mini-storage establishment)	1 space per 100m ² of GFA	Not applicable	√	Not required	No minimum
Warehouse (being a mini-storage establishment)	1 space per 100 storage units; plus 1 space per employee Minimum traffic circulation accessway width of 6.5m	Not applicable.	√	Not required	No minimum
Wholesale nursery	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Winery	1 space per 10m ² of GFA up to 400m ² GFA for retail and	1 space per 100m ² of GFA	√	Not required	1 space

	dining areas only, thereafter 1 space per 20m ² GFA for retail and dining areas only; plus 2 spaces per 10m ² of floor area for an outdoor seating area.				per 30m ² GFA for retail and dining areas only
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Note - ¹ Where the premises are used for more than one use, the rates for each use are applicable.

Note - ² Where the calculated number of spaces is not a whole number, the number of spaces is rounded to the higher whole number.

Table 9.4.7.3.3 - Queuing spaces

Column 1 Static capacity of car park	Column 2 Minimum number of vehicles in queue ¹
1-25	1
26-60	2
61-100	3
>100	The number calculated complies with Table 3.3 of AS 2890.1:2004 Parking facilities - Off-street car parking

Note - For the purposes of calculating queue length, each car length is 6 metres and the queue distance is measured from the boundary of the premises at a crossover to the first available car parking space on the premises.

Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate

Column 1 Total number of visitor car parking spaces provided	Column 2 Minimum number of visitor car parking spaces required in front of a security gate
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on the premises	
<6	0
6-10	2
11-20	4
21-30	6
31-40	8
41-50	10
>50	Visitor car parking spaces to accommodate the amount of vehicular traffic likely to be generated by the use

Table 9.4.7.3.5 - Design vehicle for a manoeuvring area

Column 1 Use or user class	Column 2 Design vehicle ¹
Adult store	SRV, if less than 500m ² GFA MRV if 500m ² or greater GFA
Agricultural supplies store	AV
Animal keeping	MRV
Aquaculture	HRV
Bulk landscape supplies	HRV
Childcare centre	SRV
Club	HRV
Community care centre	MRV

Crematorium	SRV
Cropping	AV
Educational establishment	HRV/bus
Environment facility	HRV
Food and drink outlet	MRV, if less than 200m ² GFA HRV, if 200m ² or greater GFA
Function facility	HRV
Funeral parlour	SRV
Garden centre	HRV
Hardware and trade supplies	HRV
Health care service	SRV
High impact industry	AV
Hotel	HRV
Indoor sport and recreation	HRV
Intensive animal industry	AV
Intensive horticulture	AV
Low impact industry	HRV
Market	HRV
Medium impact industry	HRV
Multiple dwelling	SRV if comprising 6 to 10 dwellings; HRV if comprising more than 10 dwellings
Night club entertainment facility	HRV

Office	MRV, if less than 1,000m ² GFA HRV, if 1,000m ² or greater GFA
Outdoor sales	AV
Outdoor sport and recreation	HRV/bus
Parking station	B99
Place of worship	SRV
Research and technology industry	HRV
Residential care facility	HRV
Relocatable home park	HRV = bus
Retirement facility	HRV = bus
Rooming accommodation	HRV
Rural industry	AV
Service industry	AV
Service station	AV
Shop	MRV, if less than 500m ² GFA HRV, if 500m ² or greater GFA
Shopping centre	AV
Short term accommodation	HRV
Showroom	HRV
Theatre	HRV
Transport depot	AV
Utility installation	HRV

Wholesale nursery	AV
Warehouse (where a mini storage establishment)	HRV
Warehouse	AV/HRV
Veterinary service	SRV
Use not specific in column 1	Design vehicle specified by the local government

Editor's note - B99 = a car

Editor's note - SRV = a small rigid vehicle or ambulance

Editor's note - MRV = a medium rigid vehicle

Editor's note - HRV = a heavy rigid vehicle

Editor's note - AV = an articulated vehicle

Table 9.4.7.3.6 - Queuing requirements for particular uses

Use	Minimum provisions for queuing (in addition to Table 9.4.7.3.3 - Queuing spaces)
Car wash	4 vehicles per car wash bay
Food and drink outlet	10 vehicles per drive through facility
Hardware and trade supplies	8 vehicles in any drive in
Hotel	12 vehicles per drive through facility
Resort complex	12 vehicles per drive through facility
Service station	3 vehicles from a fuel outlet. Where a Car wash is associated with the Service station, at least 4 vehicles are provided before the Car wash entrance
Short-term accommodation	2 vehicles at the entry of the site
Tourist park	2 vehicles at the entry of the site