

9.4.6 Reconfiguring a lot code

9.4.6.1 Application

1. This code applies to:
 - a. code assessable reconfiguring a lot for which the Reconfiguring a lot code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in:
 - i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
 - ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
 - b. reconfiguring a lot made impact assessment in:
 - i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
 - ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans 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.

9.4.6.2 Purpose

1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot results in:
 - i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;
 - ii. new lots of appropriate size, shape and dimension with a diverse mix of lots;
 - iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;
 - iv. a high quality streetscape, where creating 10 or more lots, that:
 - A. provides for a wide variety of frontages;
 - B. provides for a noticeable variety of frontages;
 - C. avoids a concentration of similar frontages.
 - v. access easements that:

- A. are safe and do not adversely affect adjoining premises;
- B. allow for on-site refuse collection for large rear lot developments;
- vi. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry;
- vii. the protection of the lawfulness of an approved Multiple dwelling.

9.4.6.3 Assessment benchmarks for assessable development

Part A - Requirements for assessable development

Table 9.4.6.3.1 - Reconfiguring a lot code: assessable development

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
Boundary realignment		
PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	AO1 A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.	AO1 – Not Applicable The proposal is not for a boundary realignment.
PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	AO2 A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.	AO2 – Not Applicable The proposal is not for a boundary realignment.
Design		
PO3	AO3	AO3 – Proposal Complies

Reconfiguring a lot results in lots of a size, shape, dimension and density that are: a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced. Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.	Unless involving an approved Multiple dwelling, a new lot complies with: a. Table 9.4.6.3.2 - Reconfiguring a lot; or b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or c. a preliminary approval for reconfiguring a lot.	The proposed development will create new lots that comply with Table 9.4.6.3.2.
PO4 Reconfiguring a lot results in functional lots that: a. can be safely accessed and egressed by vehicles; b. provide for safe and efficient on-site refuse collection; c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing; d. provide durable site access constructed to withstand heavy vehicles.	AO4.1 Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide: a. one passing bay for every 30 metres of length; b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions. AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for: a. a refuse collection vehicle to enter and exit the site in a forward gear; b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions;	AO4.1 – Not applicable Direct access from Panorama Outlook is available so not passing bays are required. AO4.2 – Not applicable No onsite refuse collection is proposed.

	c. the access driveway (including crossover) to be designed to withstand heavy vehicles.	
PO5 Reconfiguring a lot is designed to: a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO5 No acceptable outcome provided.	PO5 – Proposal Complies The proposed development is designed to: a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling.
PO6 Reconfiguring a lot facilitates a movement network that: a. is permeable; b. supports active transport. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO6 No acceptable outcome provided.	PO6 – Not Applicable Direct access to each new lot is available from Panorama Outlook so no new roads are proposed.
PO7 Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO7 No acceptable outcome provided.	PO7 – Not Applicable Direct access to each new lot is available from Panorama Outlook so no new roads are proposed.
PO8 The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.	AO8 A lot for a residential purpose is not created within the distances stated for any of the following: a. 1,500 metres of a Special industry; or b. 500 metres of a High impact industry; or c. 500 metres of an Intensive animal industry; or	AO8 – Proposal Complies As far as we can tell the proposed development is not created within the distances stated for any of the stated distances and uses.

	d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry.	
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone		
PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by: a. providing a wide variety of frontages; b. providing lots with noticeable frontage variation when observed from the street. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO9.1 Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome. Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot. AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.	A09 – Not applicable The proposed development is a 1 into 2 lot subdivision.
Access easement		
PO10 An access easement: a. is fit for its particular purpose; b. has a safe access point; c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities; d. does not adversely affect adjoining premises having regard to any of the following: i. traffic; or	AO10 No acceptable outcome provided.	P010 – Not Applicable Direct access to each new lot is available from Panorama Outlook so there is no need for any access easements.

ii. accessibility; or iii. parking; or iv. privacy; or v. amenity Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.		
Lots adjoining an urban arterial road		
PO11 Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.	AO11 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides: a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: i. is a minimum of 3 metres wide; ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area.	A011 – Not applicable The proposed development does not adjoin an urban arterial road.

	Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.	
Approved multiple dwellings		
PO12 Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.	AO12 Reconfiguring a lot where material change of use has been granted for three or more dwellings: a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; b. does not result in a building that straddles a boundary; c. does not compromise the use of a multiple dwelling as a self-contained residence.	A012 – Not applicable The proposed development is not as a result of a material change of use for three or more dwellings.
PO13 Reconfiguring a lot where a material change of use has been granted for three or more dwellings: a. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or b. establishes freehold lots only if: i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.	AO13 No acceptable outcome provided.	P013 – Not applicable The proposed development is not as a result of a material change of use for three or more dwellings.
Where within a regulated access area		

PO14 Development within Figure 9.4.6.3.1 - Regulated access area: a. does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or California Creek Road; b. supports the extension of the local access road network.	AO14 Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.	A014 – Not applicable The proposed development is not located within Figure 9.4.6.3.1 – Regulated access area.
Where within a local plan area		
PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	AO15 No acceptable outcome provided.	P015 – Not applicable The proposed development is not located within a local plan area.

Table 9.4.6.3.2 - Reconfiguring a lot

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Low density residential zone - Small lot precinct	300m ²	10m	6m	12m	NA	A rear lot is not created in this precinct.	
Low density residential zone -	400m ²	12.5m	10m	15m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	

Suburban precinct							
Low density residential zone - Village precinct	500m ²	15m	10m	18m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Large suburban precinct	1,000m ²	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Small acreage precinct	2,000m ²	20m	15m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Acreage precinct	4,000m ²	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Townhouse precinct	500m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone -	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Apartment precinct							
Medium density residential zone - Medium rise precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - High rise precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Centre zone	No minimum	No minimum frontage		No maximum		A rear lot is not created in this zone.	
Specialised centre zone	No minimum	No minimum frontage		No maximum		A rear lot is not created in this zone.	
Recreation and open space zone	No minimum	No minimum frontage		No maximum		A rear lot is not created in this zone.	
Low impact industry zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Medium impact industry zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Community facilities zone	No minimum	No minimum frontage		No maximum		A rear lot is not created in this zone.	

Emerging community zone	20 hectares	No minimum frontage	No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		
Environmental management and conservation zone	100 hectares	No minimum frontage	No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		-
Mixed use zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Rural zone	100 hectares	No minimum frontage.	No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		
Rural residential zone - Park residential precinct	5,000m ²	40m	20m	40m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.
Rural residential zone - Park living precinct	100 hectares	No minimum frontage	No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		
Rural residential zone - Cottage rural precinct and Carbrook precinct	a. 20 hectares in the urban footprint;	No minimum frontage	No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		

	b. 100 hectares in the regional landscape and rural production area.				
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Note - The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.3 - Reconfiguring a lot: local plans

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Loganholme local plan							
Large lot residential precinct	1,000m ²	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Residential choice precinct	600m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Residential frame precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban residential precinct	400m ²	12.5m	10m	15m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	Access is restricted at a major intersection.
Loganlea local plan							
Residential edge precinct	600m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct or Residential core precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low medium precinct or Mixed use precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Note - The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.4 - Additional requirements for rear lots

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Zone and/or precinct	Minimum area clear of access strip	Maximum access strip length	Number of dwellings serviced by accessway	Minimum access strip width	Passing bays	On-site refuse collection

Low density residential zone - Suburban precinct	500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Village precinct	600m ²	50m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes

			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Large suburban precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Small acreage precinct	2,000m ²	75m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No

			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Emerging Community zone	20 hectares	No maximum				
Environmental management and conservation zone	100 hectares	No maximum				
Mixed use zone	4,000m ²	150m		10m		
Rural zone	100 hectares	No maximum				
Rural residential zone - Park residential precinct	5,000m ²	150m		10m		
Rural residential zone - Park living precinct	100 hectares	No maximum				
Rural residential zone - Cottage rural precinct and Carbrook precinct	100 hectares	No maximum				
Loganholme local plan						

Large lot residential precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Suburban residential precinct	500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes

			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
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Figure 9.4.6.3.1 - Regulated access area

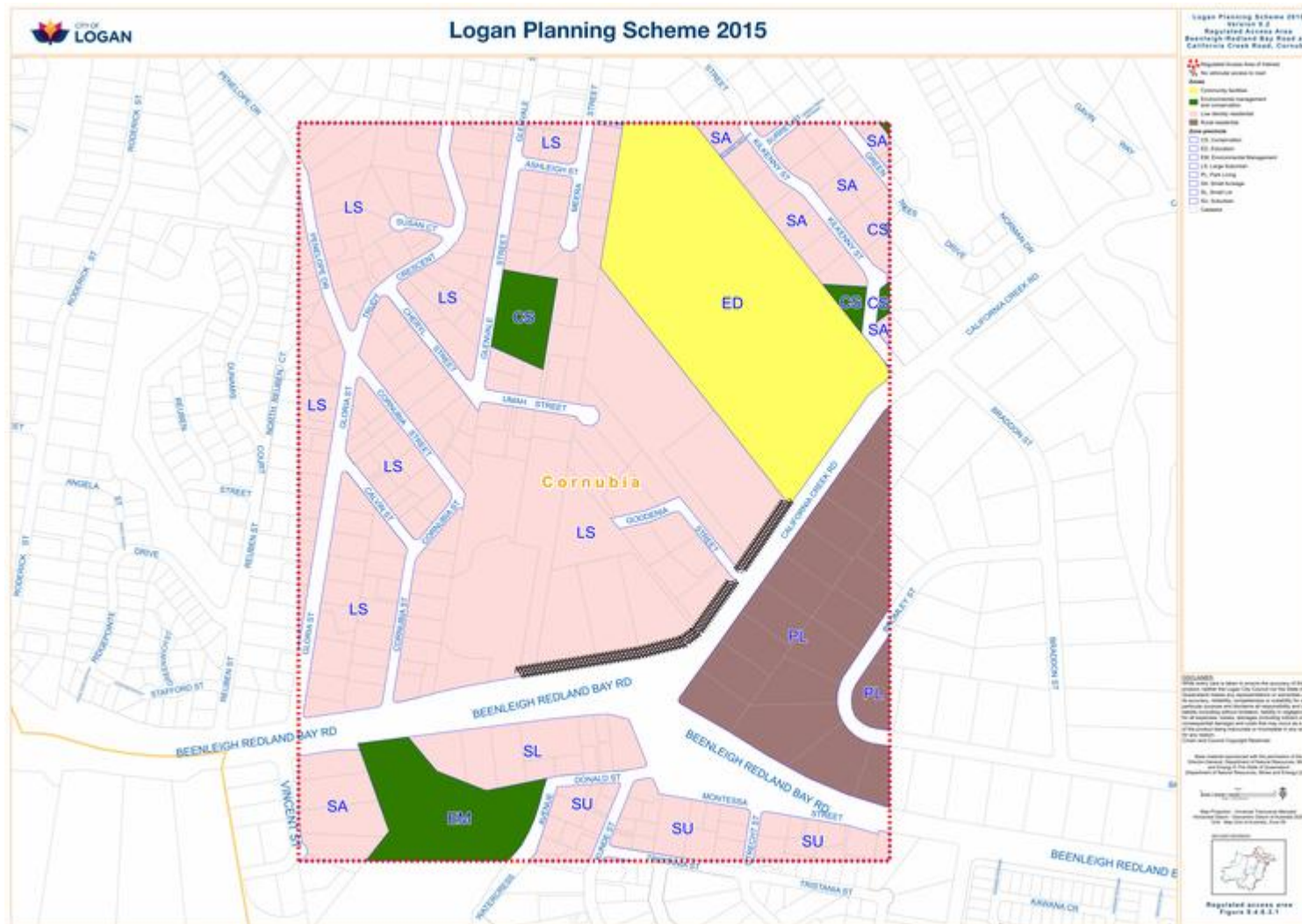


Table 9.4.6.3.5 - Frontage requirements

Column 1	Column 2	
Zone and/or precinct	Frontage	
	Maximum 70% of total lots created	Minimum 30% of total lots created
Low density residential zone - Small lot precinct	10m - 12.49m	12.5m or greater
Low density residential zone - Suburban precinct	12.5m - 14.99m	15m or greater
Low density residential zone - Village precinct	15m - 17.99m	18m or greater

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.	The Performance Outcome can be achieved through compliance with appropriate approval conditions
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.	The Performance Outcome can be achieved through compliance with appropriate approval conditions
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.	The Performance Outcome can be achieved through compliance with appropriate approval conditions
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 -	The Performance Outcome can be achieved through compliance with appropriate approval

infrastructure, including any services.	Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	conditions
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.	The Performance Outcome can be achieved through compliance with appropriate approval conditions
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.	The Performance Outcome can be achieved through compliance with appropriate approval conditions
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.	The Performance Outcome can be achieved through compliance with appropriate approval conditions
Retaining walls		
PO8 A retaining wall:	AO8 A retaining wall is designed and constructed to	The Performance Outcome can be achieved through compliance with appropriate approval

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.	conditions
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.	Not applicable

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.	The Acceptable Outcome can be and is proposed to be met.
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;	The Acceptable Outcome can be and is proposed to be met.

	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.	The Acceptable Outcome can be and is proposed to be met.
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure;	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	Not applicable to this development

b. unimpeded access for emergency 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: a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; b. 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: a. 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 b. 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: i. a separate tank; or ii. 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.	Not applicable to this development.
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.	The Acceptable Outcome can be and is proposed to be met.
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.	Not applicable to this development
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.	The Performance Outcome can be and is proposed to be met.

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.	The Performance Outcome can be and is proposed to be met.
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.	The Performance Outcome can be and is proposed to be met.
Movement network		
PO11	AO11	The Acceptable Outcome can be and is proposed to be met.

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.	
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.	Not applicable to this development
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.	Not applicable to this development

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

9.4.4 Landscape code

9.4.4.1 Application

1. This code applies to:
 - a. material change of use:
 - i. that is accepted development (subject to requirements) and code assessable and for which the Landscape 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 Landscape 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 landscape work:
 - i. that is accepted development (subject to requirements) and for which the Landscape 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.

9.4.4.2 Purpose

1. The purpose of the code is to enhance visual amenity of the built and natural environment.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Landscaping is designed and located to:
 - i. enhance the amenity of premises;
 - ii. enhance streetscapes;

- iii. protect the movement network;
- iv. be responsive to site conditions;
- v. retain significant on-site vegetation, where practicable;
- vi. protect a building and infrastructure;
- vii. be cost effective to maintain;
- viii. buffer incompatible uses;
- ix. protect public open space from encroachment by existing or future uses;
- x. protect personal health and safety;
- xi. rehabilitate degraded areas;
- b. A degraded area is rehabilitated with endemic species.

9.4.4.3 **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 9.4.4.3.1 - Landscape code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists;	AO1 Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	PO1 – Proposal Complies We draw your attention to the photographs of the site frontages below. You will note that there already exists vegetation along the street frontage. As this is the only landscaping requirement for this development, no landscape plan has been provided.

iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; m. be easily maintained. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.		
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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.	AO1 – Not Applicable Table 9.4.7.3.2-Vehicle parking and servicing is not considered relevant to the proposal, as it is for a residential subdivision. The future dwellings on the proposed lots will need to provide the required car parking spaces in accordance with the Dual Occupancy and Dwelling House Code.

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.	AO2 – Not Applicable The proposed 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.	AO3 – Not Applicable The proposal is for a residential subdivision.
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.	AO4 – Not Applicable Separate motorcycle parking areas are not required for this small-scale subdivision as this can be accommodated within each of the proposed lots.
Provision of bicycle parking		

PO5 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.	AO5 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.	AO5 – Not Applicable Separate bicycle parking areas are not required for this small-scale subdivision as this can be accommodated within each of the proposed lots.
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.	AO6 – Proposal Complies No design vehicle is specified for the proposed development. Despite this, the site design accommodates safe and functional vehicle manoeuvring with direct access to be available from Panorama Outlook. Furthermore, the existing cul-de-sac in Panorama Outlook allows for a Refuse Vehicle to turn around.
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.	AO7 – Not Applicable A vehicle wash bay is not required.
Car park access		

PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	AO8 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.	AO8 – Not Applicable A car parking area is not proposed.
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.	AO9 – Proposal complies New driveways are proposed for the new lots as each driveway will be constructed in accordance with the section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.
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;	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.	AO10- Not Applicable A car parking area is not proposed, nor required for this development.

f. provide a safe sight distance at a potential conflict point; 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;	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;	AO11- Not Applicable No on-site refuse collection is proposed as part of this development.

c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area.	b. to ensure that the refuse collection vehicle can enter and exit the site in a forward 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.	PO12- Not Applicable A drive through facility is not proposed, nor required for this development.

Table 9.4.7.3.2 - Vehicle parking and servicing

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: a. Centre zone where a principal centre or major centre;	Column 4 Loading bay	Column 5 Pick-up / set down areas	Column 6 Minimum number of bicycle spaces

		b. Medium density residential zone where not at Browns Plains or Park Ridge.			
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	1 space per 100m ² of GFA.	√	Not required	No minimum

	per 3 gaming machines for gaming machines				
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	1 space per 100m ² of GFA	√	Not required	1 space per

	area for an outdoor seating area.				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 to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required	1 space 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.	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

	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				
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 car rental establishment)	1 space per 25m ² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m ² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	Not required	Not required	1 space 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	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	√	Not required	1 space per 200m ²

	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	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			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 23m ² of GFA for a floor area of >30,000m ² GFA	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.
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	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per

	GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.				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	Not applicable	Not required	Not required	No minimum

	space per 20 sites; plus 1 space for a manager resident on the premises				
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 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.	1 space per 100m ² of GFA	√	Not required	1 space per 30m ² GFA for retail and dining areas only

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 on the premises	Column 2 Minimum number of visitor car parking spaces required in front of a security gate
<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
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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

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Bushfire hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Note - Pursuant to section 32(a) of the *Building Act 1975* and section 12 of the *Building Regulation 2006*, land identified as a Bushfire hazard area on Bushfire hazard overlay map OM-03.00 is a 'designated bushfire prone area' for the Building Code of Australia and the Queensland Development Code.

8.2.3.2 Purpose

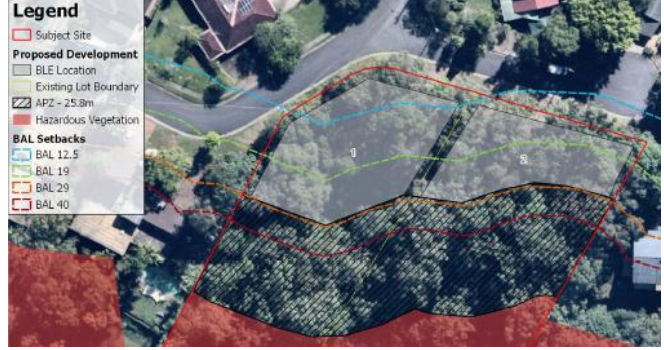
1. The purpose of the code is to protect people and premises in a Bushfire hazard area.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects people and premises from bushfire risk:
 - i. through allotment design and siting of development envelope areas and asset protection zones;
 - ii. by providing vehicular access, fire maintenance trails and evacuation routes that are safe and facilitate easy way finding;
 - iii. by providing an accessible water supply for firefighting purposes;
 - iv. by ensuring the function of community infrastructure is not adversely impacted by bushfire;
 - v. by protecting personal health and safety and the environment from hazardous materials.

8.2.3.3 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 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Location, design and siting of development		
PO1 Development is designed to: a. minimise risk of bushfire hazard; b. provide safe premises; c. create efficient emergency access for fire-fighting and other emergency vehicles. Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.	AO1 Development: a. does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard.	AO1 – Proposal complies Application MCUR/140/2024 approved the proposed future development areas over the subject site (as shown in Appendix F). The proposed future development area has since been cleared in accordance with the Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental in Appendix D4.
PO2 Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire. Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.	AO2 Development is located and constructed: a. where there is no bushfire management plan approved by an existing development approval: i. such that the bushfire attack level is less than or equal to BAL-29; ii. away from the most likely direction of a fire front; iii. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; iv. such that asset protection zones are sited on land with a slope less than 18 degrees;	AO2 – Proposal complies The proposed development is located in accordance with the Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental in Appendix D4. Furthermore, as shown by Figure 1, the proposed development area has a bushfire attack level less than BAL-29.

	v. such that asset protection zones are entirely within the boundaries of the private property of the development site; or b. where an approved bushfire management plan directs development to be located. Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m². BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009. Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.	Figure 1 – Bushfire Attack Level 
PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.	AO3 Lots: a. are suitable for people, property and buildings by: - having a bushfire attack level less than or equal to BAL-29; or - containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; b. provide asset protection zones that: - are located on land with a slope less than 18 degrees; - are located on the same lot.	AO3 – Proposal complies As shown by Figure 1, the proposed development area has a bushfire attack level less than BAL-29.

Vehicular access and fire maintenance trails		
PO4 Access for fire management and evacuation is provided by access that: a. separates premises from adjoining vegetation; b. is safely accessible by fire fighting vehicles; c. has regular vehicular access points for bushfire management, response and evacuation; d. has regular vehicle passing and turning areas for bushfire management, response and evacuation; e. allows access at all times for fire fighting vehicles; f. allows for maintenance, burning off and bushfire response; g. has vehicular links to an alternative through road; h. is readily maintained. Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation	AO4 Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road: a. with a minimum reserve width of 20 metres; b. located between the premises and adjoining vegetation; c. with a maximum gradient of 12.5 percent; d. constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure; e. that has a layout that does not include a cul-de-sac.	AO4 – Proposal complies As referenced in the Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental in Appendix D4, the proposed lots front directly onto Panorama Outlook, which is a public road. A fire maintenance trail is therefore not warranted.
Water supply		
PO5 Development has access to adequate water supply for fire fighting purposes.	AO5 Development: a. 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	AO5 – Proposal complies The proposed lots will be connected to a reticulated water supply. For more information refer to the Civil Engineering Assessment Report in Appendix D1.

	pressure and flow of 10 litres per second at 200kPa; or b. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply 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 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.	
For assessable development		
Community infrastructure		
PO6 Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.	AO6 Community infrastructure is: a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. located to ensure that: i. the core services provided by the community infrastructure is able to function effectively during bushfire events;	AO6 – Not applicable The proposed development does not involve community infrastructure.

	ii. access to the community infrastructure is not compromised by bushfire events; iii. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event.	
Hazardous materials		
PO7 Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.	A07 Hazardous materials: a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.	A07 – Not applicable The proposed development is for residential use.

Table 8.2.3.3.2 - 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
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8.2.8 Landslide hazard and steep slope area overlay code

8.2.8.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Landslide hazard and steep slope area overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.8.1 - Landslide hazard and steep slope area overlay map OM-08.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Editor's note - The mapping methodology is as follows:

- land with a slope greater than 15% was identified from the local government's digital elevation model;
- geological formations with known landslide problems on slopes less than 15% were identified and mapped and an appropriate lower slope criteria (12%) was then used to identify areas at potential risk;
- aerial photograph viewed using 3D techniques revealed the presence of a number of landslides, mostly in areas with slopes above 15% and some associated with stream processes;
- the overlay map is the amalgamation of all the above.

8.2.8.2 Purpose

1. The purpose of the code is to:
 - a. protect the geological stability of premises;
 - b. protect people and premises from the risk of landslide;
 - c. maintain the visual amenity of the area.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development:
 - i. takes into account the risks associated with the natural physical process of land movement and erosion;
 - ii. protects the safety of people and premises from risk of landslide;
 - iii. is designed and located to protect and enhance the visual amenity of adjoining premises, the streetscape and the locality.

8.2.8.3 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 8.2.8.3.1 - Landslide hazard and steep slope area overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Natural physical processes and safety of people and premises		
PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00: a. takes into account the risks associated with the natural physical processes of land movement and erosion; b. is located so that it is geologically stable in the long term and not at risk from landslide.	AO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is carried out in accordance with a site-specific geotechnical report: a. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; b. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; c. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; d. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety	AO1 – Proposal complies The proposed development is in accordance with the Landslide Risk and Stability Assessment prepared by Sam Geotechnics. Refer to Appendix D2 to view the Landslide Risk and Stability Assessment.

	greater than 1.5 against geotechnical failure.	
PO2 Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.	AO2 Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.	AO2 – Not applicable The proposed development is for residential use.
Design		
PO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed to be responsive to: a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality.	AO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 does not involve cut and fill.	AO3 – Proposal complies The proposed development has been designed to be responsive to: a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality. For further information refer to Landslide Risk and Stability Assessment in Appendix D2 .
PO4 The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is screened when viewed from: a. adjoining premises; b. a road.	AO4 The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 has: a. skirting or landscape screening to the full height of the undercroft; b. a maximum height at the perimeter of the building or structure of three metres above ground level.	AO4 – Not applicable No buildings are proposed as part of this application.
Stormwater drainage		
PO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 ensures that stormwater runoff	AO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 manages stormwater drainage	AO5 – Proposal complies Refer to the Civil Engineering Assessment Report in Appendix D1 .

does not increase the susceptibility of the site and neighbouring sites to landslide.	(including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites: a. redirection of the flow of surface water or groundwater; b. concentration of surface water or groundwater.	
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8.2.5 Flood hazard overlay code

8.2.5.1 Application

1. This code applies to all development for which the Flood hazard overlay code is identified as an assessment benchmark 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 requirements for accepted development and assessment benchmarks and other matters for assessable development, in Part 5 - Tables of assessment.

Note - The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note - Pursuant to section 32(a) of the *Building Act 1975* and part 3, section 8(1)(a) of the *Building Regulation 2021*, land identified in a High flood risk area, Moderate flood risk area, Low flood risk area or Flood investigation area on Flood hazard overlay map OM-05.04 is the 'designated flood hazard area' for the National Construction Code and Queensland Development Code.

Note - For the purposes of section 32(a) of *Building Act 1975* and part 3, section 8(1)(b) of the *Building Regulation 2021*, where in the designated flood hazard area:

- a. the defined flood level is the level of the defined flood event, unless otherwise specified in Table 8.2.5.3.3 of 8.2.5 Flood hazard overlay code or Table 9.3.2.3.3 of 9.3.2 Dual occupancy and Dwelling house code;
- b. a freeboard greater than 300mm as identified in Table 8.2.5.3.3 of 8.2.5 Flood hazard overlay code or Table 9.3.2.3.3 of 9.3.2 Dual occupancy and Dwelling house code;
- c. the finished floor level for class 1 buildings as identified in Table 8.2.5.3.3 of 8.2.5 Flood hazard overlay code or Table 9.3.2.3.3 of 9.3.2 Dual occupancy and Dwelling house code.

8.2.5.2 Purpose

1. The purpose of the Flood hazard overlay code is to ensure development:
 - a. avoids flood risk or where not possible to avoid, mitigates the exposure of people, property, infrastructure and the environment to a tolerable level of flood risk;
 - b. maintains the accessibility and functionality of Essential community infrastructure activities and Vulnerable use activities during and after all flood events;
 - c. improves the resilience of buildings to flood risk, while maintaining built form and amenity expectations;
 - d. supports safe, self-evacuation and does not increase the emergency management response or recovery burden;
 - e. increases the community's resilience to flood risk and minimises flood recovery time;
 - f. does not result in unacceptable flood risk to people, property, infrastructure and the environment;

- g. minimises the exposure of people to isolation during flood events;
 - h. maintains the natural functions of the floodplain for the storage and conveyance of floodwaters and avoids adverse impacts on overland flow paths.
2. The purpose of the Flood hazard overlay code will be achieved through the following overall outcomes:
- a. Development in a High flood risk area identified on Flood hazard overlay map OM-05.04 does not expose people, property, infrastructure and the environment to intolerable flood risk by:
 - i. limiting development to the following compatible land uses where consistent with the intent of the underlying zone:
 - A. Rural activities other than Rural industry, Intensive animal industry or Intensive horticulture; or
 - B. Nature-based tourism and where involving accommodation, development is located outside of areas impacted by flash flooding and there are no habitable buildings permanently attached to the land; or
 - C. where in the Environmental management and conservation zone or Recreation and open space zone, a use other than an accommodation land use and, if involving Nature-based tourism, meets overall outcome 2(a)(i)(B); or
 - D. a use other than an accommodation land use or Vulnerable use activities, and there is no increase to the existing lawful building footprint; or
 - E. where associated with an existing lawful accommodation land use, there is no increase to the number of persons on the premises and there is no increase to the existing lawful building footprint;
 - ii. limiting reconfiguring a lot to:
 - A. realignment of boundaries where not materially increasing the exposure of new lots to a High flood risk area, unless for the purpose of a drainage or environmental reserve; or
 - B. creating an additional lot where the development envelope area is located outside of a High flood risk area, or the additional lot is only for the purpose of a drainage or environmental reserve;
 - iii. increasing the resilience of development to flood risk through building location, design and operations;
 - iv. maintains the existing conveyance function of the High flood risk area.
 - b. Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 incorporates building location, design and operations that mitigate flood risk to people, property, infrastructure and the environment to a tolerable or acceptable level.
 - c. Development involving an accommodation land use located in a Low flood island identified on Flood hazard overlay map OM-05.01 does not expose people to an unacceptable level of risk.
 - d. Other than for a Hospital located in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, Vulnerable use activities:
 - i. are located outside of a Moderate flood risk area, High flood risk area or a High flood island identified on Flood hazard overlay map OM-05.04 and OM-05.01;
 - ii. are located in a Low flood risk area identified on Flood hazard overlay map OM-05.04 only where:
 - A. if people reside on the premises, buildings have a flood planning level above the probable maximum flood to protect vulnerable members of the community;

- B. buildings are designed to be resilient to all flood events and reduce flood recovery time;
- C. there is a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees;
- iii. maintain functionality and accessibility during and after all flood events;
- iv. do not increase the exposure of people to isolation during all flood events up to and including the probable maximum flood.
- e. A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 advances the intended health centre services while mitigating flood risk to people, property, infrastructure and the environment through:
 - i. incorporating a building location, design and operations that are resilient to flood events;
 - ii. maintaining functionality during and after all flood events, including the probable maximum flood;
 - iii. not exposing people or property to unacceptable risk during a defined flood event.
- f. Essential community infrastructure activities are not located in the floodplain, unless:
 - i. there is an overriding planning need for the use that cannot be met in a location outside of the floodplain;
 - ii. development incorporates building location, design and operations that reduce the potential impacts of flooding;
 - iii. development maintains functionality during and after all flood events, including the probable maximum flood;
 - iv. where for Emergency services, development is accessible during and after all flood events up to and including the probable maximum flood.
- g. Development in a Flood investigation area identified on Flood hazard overlay map OM-05.04:
 - i. does not increase exposure of people, property and infrastructure to flood risk; or
 - ii. demonstrates the development is compatible with the level of flood risk, including achieving the outcomes as relevant for a:
 - A. High flood risk area;
 - B. Moderate flood risk area;
 - C. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities.

Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Overall Outcome g(ii).

- h. Development does not locate buildings or structures in a High flow area.
- i. Development is able to function safely during flood events up to and including the defined flood event.
- j. Development minimises flood recovery time, rebuilding costs and disruption to residents, businesses and the community.
- k. Development does not compromise amenity, environmental, parks and open space outcomes in delivering flood risk mitigation strategies.
- l. Development protects personal health, safety and the environment from the release of hazardous materials during a flood event.
- m. Development does not add to emergency management or the evacuation burden during or after a flood event.
- n. Development:

- i. involving an accommodation land use or new lots intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, has safe vehicle access to a low flood hazard road and road network that supports safe and efficient access to a suitable flood-free area that contains essential goods;
- ii. not involving an accommodation land use (or new lots intended for a future accommodation land use) or Vulnerable use activities, has safe vehicle access to a low flood hazard road that supports safe and efficient self-evacuation, or is only isolated for a short duration from creek or overland flow flooding and has safe refuge available during flood events;
- iii. plans for the orderly and safe evacuation of people, including being supported by a flood emergency management plan in particular circumstances;
- iv. does not rely upon flood emergency management plans to alter land use tolerability to flood risk.

Editor’s note - Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.

- o. Development does not directly, indirectly or cumulatively adversely impact the function of the floodplain and overland flow paths on the premises and off-site, including adjoining premises, infrastructure and the environment.
- p. Development does not change the flood storage capacity or alter flood characteristics outside of a premises in a way that would result in:
 - i. loss of flood storage;
 - ii. loss or change to flow paths;
 - iii. alteration in the speed of water flows;
 - iv. reduction in flood warning times elsewhere in the floodplain.

8.2.5.3 **Assessment benchmarks for assessment development and requirements for accepted development**

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

Table 8.2.5.3.1 - Flood hazard overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Part A - Risk compatibility (other than a Home-based business)		
Material change of use		

PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area. Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.	AO1 Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.	AO1 – Proposal complies Future development areas are located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.
PO2 Vulnerable use activities: a. are not located in a High flood island identified on Flood hazard overlay map OM-05.01; b. are located outside of the floodplain unless located in: i. a Low flood risk area identified on Flood hazard overlay map OM-05.04; or ii. the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital.	AO2 No acceptable outcome provided.	PO2 – Not applicable No vulnerable uses are proposed as part of this application.
PO3 Essential community infrastructure activities are not located in the floodplain unless: a. there is an overriding planning need for the use; b. there is no alternative site located outside of the floodplain that would address the identified need;	AO3 No acceptable outcome provided.	PO3 – Not applicable No essential community infrastructure is proposed as part of this application.

c. development maintains functionality during and after all flood events, including the probable maximum flood; d. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.		
PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04, unless it: a. is demonstrated to be compatible with the level of flood risk; b. delivers the relevant outcomes for the flood risk area, including a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	AO4 No acceptable outcome provided.	PO4 – Not applicable The subject site is not located within a Flood Investigation area.
Reconfiguring a lot		
PO5 Development provides a development envelope area that is:	AO5 Development provides a development envelope area above the flood level during the defined flood	PO5 – Proposal complies Future development areas are: a. above the flood level during the defined flood event;

a. above the flood level during the defined flood event; b. of an area and dimensions to accommodate the activities associated with the intended use.	event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.	b. of an area and dimensions to accommodate the activities associated with the intended use.
PO6 Each lot has a development envelope area located outside a High flood risk area identified on Flood hazard overlay map OM-05.04, except where limited to: a. the rearrangement of boundaries and flood risk is not materially increased on new lots; or b. creating an additional lot for the purpose of a drainage or environmental reserve.	AO6 No acceptable outcome provided.	PO6 – Proposal complies Future development is located outside a High flood risk area.
PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is limited to: a. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or b. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area and High flood island where involving Essential	AO7 Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04.	AO7 – Proposal complies Future development areas are located outside a Flood investigation area

community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).		
Part B - Resilient building location, design and operations (other than a Home-based business)		
PO8 Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	A08.1 New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. A08.2 Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	A08 – Proposal complies Future development is located outside a High flow risk area.
PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development: a. mitigates the risk of flooding to buildings and structures; b. minimises risk of injury to life and damage to property and infrastructure; c. maintains functionality during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	A09 No acceptable outcome provided.	PO9 – Not applicable The proposed development is not located within the Meadowbrook flood assessment area.

PO10 Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.	AO10 No acceptable outcome prescribed.	PO10 – Proposal complies Future development will be able to comply with the minimum flood planning levels.
PO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to: a. pedestrian and vehicular safety; b. a building or other structure. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.	AO11 – Proposal complies Future development and manoeuvring areas are located above the defined flood event.
PO12 Basement access and openings are designed and located to: a. ensure safety during a flood event; b. improve resilience to flood events; c. reduce recovery time after flooding; d. minimise economic loss to individual and public assets stored in the basement. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO12 All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.	AO12 – Not applicable The proposed development does not include a basement.
PO13 Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the:	AO13 The function of essential building services and infrastructure is maintained during a flood event by:	AO13 – Not applicable The proposed development does not include essential building services or infrastructure.

a. defined flood event for uses other than Essential community infrastructure activities or Vulnerable use activities; or b. probable maximum flood for Essential community infrastructure activities or Vulnerable use activities. Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges, and communal assets and materials (such as waste bins or chemicals). Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	a. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.04; b. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or c. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: i. the defined flood event where not involving Essential community infrastructure activities or Vulnerable use activities; ii. the probable maximum flood where for Essential community infrastructure activities or Vulnerable use activities.	
PO14 Screening the understorey of a building: a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.04; b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO14 No acceptable outcome provided.	PO14 – Proposal complies Future development will not be located in a high flood risk area.
Storage, manufacturing or handling of hazardous materials		
PO15	AO15.1	AO15 – Not applicable

Development protects public safety and the environment from release of hazardous materials into floodwaters by: a. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.04 and OM-05.02; b. ensuring hazardous materials are stored to prevent the release or hazardous reaction of hazardous materials during flood events, including events rarer than the defined flood event.	Development involving the manufacturing or storage of hazardous materials, or involving hazardous chemicals at a hazardous chemical facility is located outside of a: a. High flood risk area identified on Flood hazard overlay map OM-05.04; b. High flow area identified on Flood hazard overlay map OM-05.02. AO15.2 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04: a. does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or b. ensures the storage of hazardous materials is located above the 0.2% AEP at 2100 flood event.	The proposed development does not include the storage, manufacturing or handling of hazardous materials.
Part C - Access and evacuation (other than a Home-based business)		
PO16 Development involving Vulnerable use activities, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO16 No acceptable outcome provided.	PO16 – Not applicable The proposed development does not include vulnerable use activities.

PO17 Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO17 During the defined flood event, development for an accommodation land use has a: a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	PO17 – Proposal complies Although the proposed development area is located within a high flood island, future development can be conditioned to include a property record notation indicating that access to goods and services may not be available to this property in significant flood events. This is consistent with the decision made by the Planning and Environment Court on 12 December 2025 when approving a 24-lot subdivision at 17 Carole Street, Bahrs Scrub (COM/78/2023).
PO18 Development has a low flood hazard vehicle route from dwellings to a flood-free or low flood hazard road.	AO18 During the defined flood event, development involving a new dwelling or an increase in bedrooms, has a flood-free vehicle route from dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	PO18 – Proposal complies Although the proposed development area is located within a high flood island, future development can be conditioned to include a property record notation indicating that access to goods and services may not be available to this property in significant flood events. This is consistent with the decision made by the Planning and Environment Court on 12 December 2025 when approving a 24-lot subdivision at 17 Carole Street, Bahrs Scrub (COM/78/2023).
Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route		

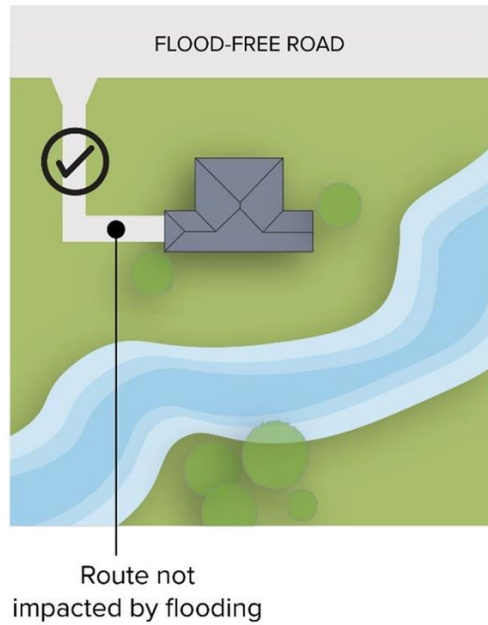
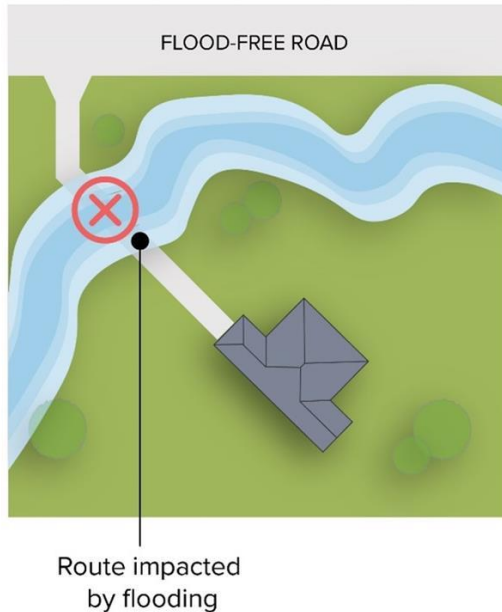


Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route

 The diagram illustrates a flood hazard scenario. At the top, a grey horizontal bar is labeled 'FLOOD-FREE ROAD'. Below it, a blue wavy line represents a flood. To the right of the flood is a green area representing land. A black dot on the green land is connected by a black line to a red circle with a white 'X' inside, which is positioned on the blue flood line. A label 'Route impacted by flooding' points to this red 'X'.		
PO19 Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO19 Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, ensures each lot during the defined flood event has a: a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	PO19 – Proposal complies Although the proposed development area is located within a high flood island, future development can be conditioned to include a property record notation indicating that access to goods and services may not be available to this property in significant flood events. This is consistent with the decision made by the Planning and Environment Court on 12 December 2025 when approving a 24-lot subdivision at 17 Carole Street, Bahrs Scrub (COM/78/2023).

PO20 Development, other than where PO16-PO19 is applicable: a. ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood hazard road; or b. is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is: i. above the defined flood event; ii. not a Low flood island identified on Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO20 Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.	PO20 – Proposal complies Although the proposed development area is located within a high flood island, future development can be conditioned to include a property record notation indicating that access to goods and services may not be available to this property in significant flood events. This is consistent with the decision made by the Planning and Environment Court on 12 December 2025 when approving a 24-lot subdivision at 17 Carole Street, Bahrs Scrub (COM/78/2023).
PO21 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome. Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of	AO21 No acceptable outcome provided.	PO21 – Not applicable The proposed development and future use are not identified in Table 8.2.5.3.5.

development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.		
Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)		
PO22 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO22 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed: a. a total volume of 20m³; b. a total area of 2,000m².	AO22– Not applicable The proposed development is not located within a High flood risk area or Flood investigation area.
PO23 Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO23 The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	AO23– Not applicable The proposed development is not located within a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.
PO24 Development does not involve works that would either directly, indirectly or cumulatively: a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. result in a loss of floodplain storage up to and including the defined flood event;	AO24 No acceptable outcome provided.	PO24 – Proposal complies Development does not involve works that would either directly, indirectly or cumulatively: a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. result in a loss of floodplain storage up to and including the defined flood event;

d. adversely impact the role and function of waterways and areas of ecological significance; e. adversely affect adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.		d. adversely impact the role and function of waterways and areas of ecological significance; e. adversely affect adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.
PO25 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO25 No acceptable outcome provided.	PO25 – Proposal complies Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.
PO26 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO26 No acceptable outcome provided.	PO26 – Proposal complies Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.
PO27 A stormwater quality improvement device is located to retain existing floodplain storage	AO27 A stormwater quality improvement high flow outlet device is located:	AO27– Not applicable The proposed development does not require a high flow outlet device.

capacity and ensure functionality of the stormwater quality improvement device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	a. above the 5% AEP flood event caused by local flooding; b. above the 5% AEP flood event caused by regional flooding.	
PO28 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO28 A stormwater quantity management outlet device is located above the 2% AEP flood event.	AO28– Not applicable The proposed development does not require a stormwater quantity management outlet device.
PO29 Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.	AO29 Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.	AO29– Not applicable The proposed earthworks is above the defined flood event.
Part E - A Home-based business		
PO30 A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO30.1 In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve: a. non-resident staff or visitors to the premises; b. new buildings or structures associated with the home-based business. AO30.2 Buildings, structures and storage of items associated with a Home-based business are	AO30– Not applicable The proposed development does not include a Home-based business.

	located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	
PO31 A Home-based business being a bed and breakfast or farm stay has: a. low flood hazard vehicle manoeuvring areas; b. low flood hazard vehicle access to a low flood hazard road.	AO31 A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has: a. flood-free vehicle manoeuvring areas during a defined flood event; b. flood-free vehicle access to a road above the flood level during a defined flood event.	AO31– Not applicable The proposed development does not include a Home-based business.

Table 8.2.5.3.2 - Land use compatibility in a high flood risk area

Zone	Land use (where consistent with the intent of the underlying zone)	Qualifying criteria
Environmental management and conservation zone or Recreation and open space zone	A use other than an accommodation land use	N/A
	Nature-based tourism other than involving accommodation	N/A
	Nature-based tourism involving accommodation	If - a. located outside an area of flash flooding; b. there are no permanent habitable buildings or structures attached to the land in a High flood risk area
Any zone other than Environmental management and conservation zone or Recreation and open space zone	Rural activities other than Rural industry, Intensive animal industry or Intensive horticulture	N/A
	Nature-based tourism other than involving accommodation	N/A
	Nature-based tourism involving accommodation	If -

		a. located outside an area of flash flooding; b. there are no permanent habitable buildings or structures attached to the land in a High flood risk area
	A use other than: a. accommodation land use; or b. Vulnerable use activities	If there is no increase to the existing building footprint
	An existing lawful accommodation land use	If - a. there is no increase to the existing building footprint; b. there is no increase in the number of persons on the premises in a High flood risk area

Table 8.2.5.3.3 - Minimum flood planning levels

Column 1 Use	Column 2 Minimum flood planning level
Uses other than Essential community infrastructure activities and Vulnerable use activities (building floor level and essential building services)	
Where in a High flood risk area, Moderate flood risk area or Flood investigation area on Flood hazard overlay map OM-05.04 Note - Where located in a Flood investigation area, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the level of the flood event identified in Column 2 corresponding to the applicable use identified in Column 1.	
Accommodation land use	Habitable rooms and essential building services - defined flood event + 500mm freeboard Non-habitable rooms - above the defined flood event Basement Entry/Exit - defined flood event + 300mm freeboard
An industry activity involving the manufacture or storage of noxious or hazardous materials (e.g. a regional fuel storage facility)	0.2% AEP flood level at 2100

Educational establishment where for vocational trade training only	Building floor level - defined flood event + 500mm freeboard Essential building services - defined flood event + 500mm freeboard
Transport infrastructure as defined by the Regulation	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency
Warehouse, being a food storage warehouse	0.5% AEP flood level at 2100
Where involving the storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level at 2100
Development involving the use of a Class 5, 6 & 9b building other than specified above	Defined flood event + 500mm freeboard
Development involving the use of Class 7(b) or 8 building other than specified above	Building floor level - defined flood event Essential building services - defined flood event + 500mm freeboard
Any other use other than listed above	Defined flood event + 500mm freeboard
Essential community infrastructure activities (building floor level and essential building services)	
Emergency services	0.2% AEP flood level at 2100 + 500mm freeboard
Major electricity infrastructure	0.2% AEP flood level at 2100 + 500mm freeboard
Renewable energy facility	0.2% AEP flood level at 2100 + 500mm freeboard
Substation	0.5% AEP flood level at 2100 + 500mm freeboard
Telecommunications facility Utility installation where not otherwise listed in this table	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency
Utility installation being power station	0.2% AEP flood level at 2100 + 500mm freeboard

Utility installation, being a sewage treatment plant or water treatment plant	0.2% AEP flood level at 2100 + 500mm freeboard
Vulnerable uses activities (building floor level and essential building services)	
Where located in Meadowbrook flood assessment area on Flood hazard overlay map OM-05.03	
Vulnerable use activities, being a Hospital	0.2% AEP flood level at 2100 + 500mm freeboard
Where located in the Low flood risk area on Flood hazard overlay map OM-05.04	
Vulnerable use activities	Above the flood level of the probable maximum flood

Table 8.2.5.3.4 - Development envelope area

Zone or precinct	Development envelope area specification	
	Minimum area	Minimum dimension (length and width)
Rural zone	2,000m ²	30m
Rural residential zone		
Environmental management and conservation zone - Environmental management precinct		
Environmental management and conservation zone - Rural environmental management precinct		
All other zones	The entire lot	-

Table 8.2.5.3.5 - Development requiring a flood emergency management plan

Use	Qualifier
Vulnerable use activities	Where involving an active management entity and in a Low flood risk area identified on OM-05.04

Nature-based tourism	Where involving accommodation and an active management entity
Resort complex	Where involving an active management entity
Tourist park	Where involving an active management entity
Multiple dwelling	Where involving an active management entity and in a: a. Moderate flood risk area identified on OM-05.04 and the premises or vehicle route during evacuation is inundated during the defined flood event; or b. Flood investigation area identified on OM-05.04
Rooming accommodation	
Rural workers' accommodation	
Short-term accommodation	
Any development	Where involving an active management entity and development involves an access easement to provide flood-free or low flood hazard vehicle access to a flood-free or low flood hazard road

Note - There may be other circumstances in which development will require a flood emergency management plan to manage the residual flood risk to the development.

Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.