

6.2.3 Emerging community zone code

6.2.3.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and code assessable material change of use for which the Emerging community zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
 - b. material change of use made impact assessable in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
 - c. building work made accepted development (subject to requirements) in Table 5.7.1 - Building 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.3.2 Purpose

1. The purpose of the Emerging community zone is to:
 - a. identify land that is intended for an urban purpose in the future; and
 - b. protect land that is identified for an urban purpose in the future from incompatible uses; and
 - c. provide for the timely conversion of non-urban land to land for urban purposes.
2. The local government purpose of the Emerging community zone code is to protect the future use of land for urban purposes.
3. The purpose of the Emerging community zone code will be achieved through the following overall outcomes:
 - a. land uses comprise:
 - i. urban purposes after detailed land use and infrastructure planning has been completed; or
 - ii. an interim use that does not prevent the land being used in the future for urban purposes, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall;
 - b. the design of the built form:
 - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - ii. for urban purposes is consistent with the detailed land use and infrastructure planning;
 - iii. for an interim use:
 - A. is compatible with the existing character;

- B. the existing landscape character predominates over the built form;
- c. development protects amenity consistent with its location in the Emerging community zone and the surrounding area.

6.2.3.3 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 6.2.3.3.1 - Emerging community zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	AO1 A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	The proposed development is consistent with AO1(a) based on the proposal according with the Subdivision scale and form as intended within the Park Ridge South and Chambers Flat Land Use Area Plan.
Design		
Building height		
PO2	AO2	Not applicable for this proposal.

A building has a height that is compatible with the: a. existing landscape character which predominates over the built form; or b. desired urban purpose character.	A building has a maximum building height of 8.5 metres.	
Boundary clearance		
PO3 A building or structure has a boundary clearance that is consistent with the: a. existing character; or b. desired urban purposed character.	AO3 A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres.	Not applicable based on the subject proposal seeking to maintain existing lawful buildings and structures.
Site cover - Interim uses		
PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.	AO4 A building or structure for an interim use has a maximum site cover of 10 percent or 700m², whichever is the greater.	Not applicable as no interim uses are being sought.
Amenity		
General emissions		
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions;	AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning	The proposal provides a suitable amenity for the existing dwelling to be maintained and for a future dwelling to be constructed. The proposal complies with AO5.

e. vibration emissions.	scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.	
Reverse amenity		
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	AO6 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it: a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way, service or utility	Not applicable for this proposal.

		easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure.	
PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.		AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2. Table 6.2.3.3.2	Not applicable for this proposal.
Column 1: Separation distance 1,500 metres 500 metres 500 metres 300 metres 300 metres 250 metres	Column 2: Use Special industry High impact industry Intensive animal industry Intensive horticulture Wholesale nursery Medium impact industry		
For assessable development only			

Design		
PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	AO8 No acceptable outcome provided.	The proposed development complies with PO8 based on the proposal according with the development scale and form as intended within the Park Ridge South and Chambers Flat Land Use Area Plan.

6.2.5 Low density residential zone code

6.2.5.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and code assessable material change of use for which the Low density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.5.1 - Low density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - b. material change of use made impact assessable in Table 5.5.5.1 - Low density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.5.2 Purpose

1. The purpose of the Low density residential zone is to provide for:
 - a. a variety of low density dwelling types, including dwelling houses; and
 - b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The local government purpose of the Low density residential zone code is to:
 - a. provide for predominantly dwelling houses;
 - b. provide small-scale non-residential development that caters for the daily needs of local residents;
 - c. provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment.
3. The purpose of the code will be achieved through the following overall outcomes:
 - a. the design of the built form:
 - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - ii. ensures that its size and bulk is consistent with the character of the residential environment;

- iii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents;
- iv. ensures it is easily and safely accessed;
- v. provides a streetscape that is attractive, pedestrian friendly and supports the precinct character;
- b. development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area;
- c. development contributes to the visual amenity of the residential streetscape;
- d. in the Acreage precinct:
 - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a large single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
 - ii. the built form is characterised by Dwelling houses in a semi-rural landscape setting where the landscape or bush character dominates the built environment;
 - iii. development has a maximum net density of 2.5 equivalent dwellings per hectare;
- e. in the Large suburban precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Relocatable home park, Residential care facility Retirement facility or Sales office; or
 - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, or small-scale Shop;
 - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 10 equivalent dwellings per hectare;
- f. in the Small acreage precinct:
 - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
 - ii. the built form is characterised by Dwelling houses in an urban landscape setting where the landscape character dominates the built environment;
 - iii. development has a maximum net density of five equivalent dwellings per hectare;
- g. in the Small lot precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
 - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, or small-scale Shop;
 - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iii. the built form is characterised by Dwelling houses in an urban landscape setting;

- iv. development has a maximum net density of 28.5 equivalent dwellings per hectare or 57 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;
- h. in the Suburban precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
 - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service or small-scale Shop;
 - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 20 equivalent dwellings per hectare or 28.5 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;
- i. in the Village precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
 - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service or small-scale Shop;
 - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 16.5 equivalent dwellings per hectare or 20 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot.

6.2.5.3 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 6.2.5.3.1 - Low density residential zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		

Land use		
PO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct.	AO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct.	The proposal is for a residential development (for existing and proposed dwelling houses) proposed at a density consistent with the Low Density Residential Zone – Large Suburban Precinct. The proposal complies.
Design		
Building height		
PO2 A building has a building height that is: a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings.	AO2 A building on a slope of: a. less than 15 percent has a maximum building height of 8.5 metres; or b. 15 percent or more has a maximum building height of 10 metres.	Not applicable.
Boundary clearance		
PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement	AO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement	Current and future development on the proposed allotments are able to adhere with the

facility development provides boundary clearances that: a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. are consistent with the character for the precinct.	facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.	requirements set out in AO3. The proposal complies.
Density		
PO4 Development achieves a density consistent with that intended for the precinct.	AO4 Development has a maximum net density shown in Table 6.2.5.3.4 - Low density residential zone net densities.	The proposal complies with AO4 based on the maximum net density of 1 dwelling per 1000m² for the Large Suburban Precinct not being exceeded.
Amenity		
General emissions		
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone	The proposal provides suitable amenity for an existing dwelling to be maintained and a future dwelling to be constructed. The proposal complies with AO5.

	specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.	
Reverse amenity		
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	AO6 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it: a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure.	Not applicable.

PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.		AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2. Table 6.2.5.3.2	Not applicable for this proposal.
Column 1: Separation distance 1,500 metres 500 metres 500 metres 300 metres 300 metres 250 metres	Column 2: Use Special industry High impact industry Intensive animal industry Intensive horticulture Wholesale nursery Medium impact industry		
For assessable development only			
Design			
Built form			
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by: a. orientating towards the primary street frontage;	AO8 No acceptable outcome provided.	The proposal includes the maintenance of the existing dwelling and ancillary structures on proposed Lot 100, which adhere with the requirements set out in PO8. The proposal complies.	

b. providing an attractive and well-articulated façade.		
Streetscape		
PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of: a. footpath paving; b. street trees; c. landscaping.	AO9 No acceptable outcome provided.	The proposal includes the maintenance of the existing dwelling and ancillary structures on proposed Lot 100, which adheres with the requirements set out in PO9. The proposal complies.
Service areas and storage		
PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	AO10 Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	Not applicable for the proposal.
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land Uses		
Shop		
PO11 A Shop: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs;	AO11 A Shop: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	Not applicable.

c. does not undermine the viability of a nearby centre or the centre hierarchy. Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.		
Food and drink outlet		
PO12 A Food and drink outlet: a. is small-scale; b. protects residential amenity; c. does not undermine the viability of a nearby centre of the centre hierarchy.	AO12 A Food and drink outlet: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Food and drink outlet; c. does not include a drive-through facility.	Not applicable.
Health care service		
PO13 A Health care service: a. is small-scale; b. serves the local residents' daily needs; c. protects residential amenity. d. does not undermine the viability of a nearby centre or the centre hierarchy.	AO13 A Health care service: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Health care service.	Not applicable.
Acreage precinct		
Design		
Built form		
PO14 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	AO14 No acceptable outcome provided.	Not applicable.

Site cover		
PO15 Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO15 Development in the Acreage precinct has a maximum site cover of 20 percent.	Not applicable.
Large suburban precinct		
Design		
Built form		
PO16 The Large suburban precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO16 No acceptable outcome provided.	The proposal includes the retention of the existing dwelling and ancillary structures on proposed Lot 100, which adhere with the requirements set out in PO16. The proposal complies.
Site cover		
PO17 Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO17 Development in the Large suburban precinct has a maximum site cover of 40 percent.	The proposal complies with AO17.
Small acreage precinct		
Design		
Built form		
PO18 The Small acreage precinct has a residential built form, which is characterised by Dwelling	AO18 No acceptable outcome provided.	Not applicable.

houses in an urban landscape setting, where the landscape character dominates the built environment.		
Site cover		
PO19 Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO19 Development in the Small acreage precinct has a maximum site cover of 35 percent.	Not applicable.
Small lot precinct		
Design		
Built form		
PO20 The Small lot precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO20 No acceptable outcome provided.	Not applicable.
Site cover		
PO21 Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO21 Development in the Small lot precinct has a maximum site cover of 60 percent.	Not applicable.
Suburban precinct		
Design		
Built form		

PO22 The Suburban precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO22 No acceptable outcome provided.	Not applicable.
Site cover		
PO23 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO23 Development in the Suburban precinct has a maximum site cover of 50 percent.	Not applicable.
Village precinct		
Design		
Built form		
PO24 The Village precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO24 No acceptable outcome provided.	Not applicable.
Site cover		
PO25 Development in the Village precinct has development intensity consistent with the intended character of the precinct.	AO25 Development in the Village precinct has a maximum site cover of 50 percent.	Not applicable.

Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions

Precinct	Land use	Building type	Road boundary	Boundary clearances
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				Side boundary	Rear boundary
All precincts	Dual occupancy	As per Dual occupancy and Dwelling house code.			
	- Relocatable home park - Residential care facility - Retirement facility	As per Relocatable home park, Residential care facility and Retirement facility code.			
Acreage	Any other use not listed in this table	All building types	10 metres	3 metres	3 metres
Large suburban	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is: 4.5 metres or less - 1.5 metres; - greater than 4.5 metres but not more than 7.5 metres - 2 metres; - greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Small acreage	Any other use not listed in this table	All building types	10 metres	3 metres	3 metres
Small lot	Any other use not listed in this table	All building types	4 metres	Where the height of a part of the building or structure is: 4.5 metres or less - 1.5 metres; - greater than 4.5 metres but not more than 7.5 metres - 2 metres; - greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Suburban	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is:	3 metres

				• 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	
Village	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres

Table 6.2.5.3.4 - Low density residential zone net densities

Precinct	Land use	Maximum net density
Acreage	All uses	2.5 equivalent dwellings per hectare
Large suburban	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	10 equivalent dwellings per hectare
Small acreage	All uses	5 equivalent dwellings per hectare
Small lot	Dual occupancy	28.5 equivalent dwellings per hectares
	Dual occupancy that is located on a corner lot or dual road lot	57 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	28.5 equivalent dwellings per hectare

Suburban	Dual occupancy	20 equivalent dwellings per hectare
	Dual occupancy that is located on a corner lot or dual road lot	28.5 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	20 equivalent dwellings per hectare
Village	Dual occupancy	16.5 equivalent dwellings per hectare
	Dual occupancy that is located on a corner lot or dual road lot	20 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	16.5 equivalent dwellings per hectare

8.2.2 Biodiversity areas overlay code

8.2.2.1 Application

1. This code applies to accepted development (subject to requirements), compliance assessable and assessable development for which the Biodiversity areas overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.2.1 - Biodiversity areas overlay map OM-02.00 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.

8.2.2.2 Purpose

1. The purpose of the code is to:
 - a. connect biodiversity corridors;
 - b. protect and enhance habitat values and ecosystem functions;
 - c. protect scenic amenity values.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects and enhances:
 - i. habitat values and biodiversity corridors;
 - ii. native vegetation in the primary vegetation management area;
 - iii. native trees and native habitat trees in the secondary vegetation management area;
 - iv. wildlife habitat and movement;
 - v. landscape values.

8.2.2.3 Requirements for assessment

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

Table 8.2.2.3.1 - Biodiversity areas overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: a. provide for habitat links; b. facilitate safe wildlife movement; c. facilitate wildlife refuge; d. enhance habitat values; e. rehabilitate degraded areas with native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.	The proposal complies.
Primary vegetation management area		
PO2 Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located: a. to: i. protect the current extent of native vegetation; or	AO2.1 Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: a. if identified as a Matter of local environmental significance and not Both matters of local and state environmental	Not applicable for this proposal.

ii. achieve a net gain of native vegetation; b. to rehabilitate degraded areas with native vegetation. Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or b. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i> Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions. Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation. AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	
Secondary vegetation management area		

PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either: a. protect the current extent of native trees and native habitat trees; or b. achieve a net gain of native trees and native habitat trees. Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	AO3 Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: a. if clearing less than 10 native trees, compensatory planting is provided of: i. two trees of the same species for every native tree cleared in a secondary vegetation management area; ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act</i>	The proposal complies with these requirements based on it not necessitating the need to clear more than 10 x native trees. Accordingly, in the case that native trees are required to be cleared so as to facilitate the project delivery, we commit to compensatory planting per the requirements of AO3(a.).
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	Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions. Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.	
Koala corridor		
PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment	AO4 Development: a. is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02;	The proposal complies with these requirements.

report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	b. in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.	
Locally significant vegetation area		
PO5 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from: a. encroachment; b. edge effects. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	AO5 Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.	The proposal complies with these requirements.
For assessable development		
Wildlife movement		
Locally significant Melaleuca irbyana buffer area		
PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay	AO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe	Not applicable for this proposal.

map OM-02.02 provides for the safe movement of native fauna by: a. generating minimal additional night time traffic; b. minimising the risk of injury or death to wildlife by vehicular traffic; c. incorporating practices or measures to minimise disruption, injury or death during construction; d. providing that a road or accessway has a low design speed; e. providing fauna-friendly fencing. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	movement of native fauna through the implementation of: a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b. the Queensland Government Koala-sensitive Design Guideline.	
PO7 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: a. edge effects; b. adverse changes to the local hydrology. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	AO7 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.	Not applicable for this proposal.
Landscape values		
PO8	AO8 No acceptable outcome provided.	The proposal complies with these requirements.

Development is designed and located to protect and enhance the landscape values of: a. a ridgeline; b. native vegetation.		
Lighting		
PO9 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.	AO9 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02: a. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.	Not applicable for this proposal.

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 proposed development is of a scale and size which does not trigger assessable filling or excavation. The proposal is able to comply with these Acceptable Outcomes.
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.	Noted.
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 proposed development is of a scale and size which does not trigger assessable filling or excavation. The proposal is able to comply with these Acceptable Outcomes.
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	AO4	The proposed development is of a scale and size which does not trigger assessable filling or excavation. The proposal is able to comply with these Acceptable Outcomes.

	Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	
Protection and enhancement of personal health and safety and premises		
PO5 Filling or excavation works do not adversely affect personal health and safety.	AO5 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	The proposed development is of a scale and size which does not trigger assessable filling or excavation. The proposal is able to comply with these Acceptable Outcomes.
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 proposed development is of a scale and size which does not trigger assessable filling or excavation. The proposal is able to comply with these Acceptable Outcomes.
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 proposed development is of a scale and size which does not trigger assessable filling or excavation. The proposal is able to comply with these Acceptable Outcomes.
Retaining walls		

PO8 A retaining wall: 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.	AO8 A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.	The proposed development is of a scale and size which does not trigger assessable filling or excavation. The proposal is able to comply with these Acceptable Outcomes.
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. infrastructure protects personal health and safety and premises;
- g. 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
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.	Water supply designs have been provided for Council's assessment (Attachment C(i)), which demonstrates compliance with AO1. No other formal connections to reticulated networks are being sought as part of this proposal.
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;	As detailed in the Water Reticulation Layout and Notes (refer Attachment C(i)), the subject proposal has demonstrated how reticulated water supply can service the project. Further, stormwater management and sewerage will be managed via on-site tanks and septic installations (to be constructed to service the future House on proposed Lot 99).

	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 existing and planned infrastructure networks.	AO3 Development is located outside: a. planned widening of a road or a new road identified in Table 7.3.1.1 - Road encroachment maps of Planning scheme policy 5 - Infrastructure; b. planned public transport network identified on Figure 3.4.1.3.1 - Public transport network in Planning scheme policy 5 - Infrastructure; c. a planned cycle network identified on Figure 3.4.1.2.1 - Cycle network in Planning scheme policy 5 - Infrastructure;	The proposal complies with the requirements of AO3.

	d. a planned network identified in Local government infrastructure plan map LGIP-07.00 Plan for trunk parks infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; 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.	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 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>.	As demonstrated in the Water Reticulation Layout and Notes (refer Attachment C(i)), the subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval.
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	As demonstrated in the Water Reticulation Layout and Notes (refer Attachment C(i)), the subject proposal is able to comply, subject to adherence with relevant and reasonable conditions of approval.

	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.	
Disposal of trade waste		
PO6 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	AO6 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 for this proposal.
Roof water drainage and surface water drainage		
PO7 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.	AO7 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	The proposed development is able to adhere to the requirements of AO7 as part of the process of constructing the new proposed House on proposed Lot 99.

Natural flow of surface water		
PO8 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.	AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	The proposed development is able to adhere to the requirements of AO8 as part of the process of constructing the new proposed House on proposed Lot 99.
Water sensitive urban design		
PO9 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.	AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	The proposed development is able to adhere to the requirements of AO9 as part of the process of constructing the new proposed House on proposed Lot 99.
Movement network		
PO10	AO10	Not applicable.

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		
PO11 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.	AO11 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.
For assessable development only		
Land use and transport integration		
PO12 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;	AO12 No acceptable outcome provided.	Not applicable.

b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; 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; iii. being consistent with the function of the road;	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.	The proposal is of a scale and form which accommodates the retention of existing landscaping treatments surrounding the existing House and ancillary structures (on proposed Lot 100), with new complementary landscaping to be established upon the commencement of construction on proposed Lot 99. The proposal complies.

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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9.4.6 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;
 - iii. 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;
 - iv. 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:
 - A. having a diverse mix of lot sizes;
 - B. avoiding concentrations of small lots;
 - v. 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.	Not applicable.
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.	Not applicable.
Design		
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are:	AO3 Unless involving an approved Multiple dwelling, a new lot complies with: a. Table 9.4.6.3.2 - Reconfiguring a lot; or	The proposed 2 x allotments measure 3995m ² and 3996m ² , with compliant lot sizes and 'frontage to depth' ratios for a proposed development in the 'Large Suburban' precinct of the Low Density Residential Zone. The proposal is considered to comply.

a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced.	b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or c. a preliminary approval for reconfiguring a lot.	
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; c. the access driveway (including crossover) to be designed to withstand heavy vehicles.	Not applicable for this proposal.
PO5 Reconfiguring a lot is designed to:	AO5 No acceptable outcome provided.	The proposal complies.

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.		
PO6 Reconfiguring a lot, involving the creation of 10 or more lots, within the Small lot precinct or Suburban precinct of the Low density residential zone: a. provides a diverse mix of lot sizes; b. avoids concentrations of smaller lots. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome for developments of 10 or more lots.	AO6 No acceptable outcome provided.	Not applicable for this proposal.
PO7 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.	AO7 No acceptable outcome provided.	The design of the proposed development facilitates efficient movements for vehicles and pedestrians. The proposal complies.
PO8 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.	AO8 No acceptable outcome provided.	The design of the proposed development provides suitably-sized and shaped allotments that facilitate good solar access and enable the design and delivery of energy efficient buildings. The proposal complies.
PO9	AO9	Not applicable for this proposal.

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.	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 d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry.	
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 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.	AO10 No acceptable outcome provided.	Not applicable for this proposal.
Lots adjoining an urban arterial road		
PO11	AO11	Not applicable for this proposal.

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.	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. 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	Not applicable.

	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.	
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.	Not applicable.
Where within a local plan area		
PO14 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	AO14 No acceptable outcome provided.	Not applicable for this proposal.

Table 9.4.6.3.2 - Reconfiguring a lot

Column 1	Column 2	Column 3	Column 4			Column 5	Column 6	Column 7
Zone and/or precinct	Minimum lot size	Minimum average lot size ¹	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
			Normal	Cul-de-sac lot	Corner lot			
Low density residential zone - Small lot precinct	No minimum	350m ²	10m	6m	12m	3 to 1	A rear lot is not created in this precinct.	
Low density residential zone - Suburban precinct	350m ²	500m ²	15m	10m	17m	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 - Village precinct	500m ²	600m ²	18m	10m	20m	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 - Large suburban precinct	1,000m ²	No minimum	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	No minimum	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	No minimum	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Townhouse precinct	500m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Apartment precinct	800m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - Medium rise precinct	1,200m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density	1,200m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

residential zone - High rise precinct								
Centre zone	No minimum	No minimum	No minimum frontage		No maximum		A rear lot is not created in this zone.	
Specialised centre zone	No minimum	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	No minimum frontage		No maximum		A rear lot is not created in this zone.	
Low impact industry zone	2,000m ²	No minimum	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	No minimum	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	No minimum frontage		No maximum		A rear lot is not created in this zone.	
Emerging community zone	20 hectares	No minimum	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	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	No minimum	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	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	4,000m ²	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	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; b. 100 hectares in the regional landscape and rural production area.	No minimum	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.	
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Editor's note - ¹ Average lot size is calculated as the site area divided by the proposed number of lots.

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	Column 7
Zone and/or precinct	Minimum lot size	Minimum average lot size ¹	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	No minimum	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	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban residential precinct	350m ²	500m ²	15m	10m	17m	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	No minimum	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	No minimum	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	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Editor's note - ¹ Average lot size is calculated as the site area divided by the proposed number of lots.
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	Maximum access length	Number of dwellings serviced by access driveway	Minimum access width	Passing bays	On-site refuse collection
Low density residential zone - Suburban precinct	600m 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	4,000m 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	600m 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

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.	Not applicable for this proposal.

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.	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.	Not applicable as a security gate is not proposed as part of this development.
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.	Not applicable.
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.	Able to comply.
Provision of bicycle parking		
PO5 Bicycle parking facilities are provided that:	AO5 Bicycle parking facilities comply with:	Able to comply.

a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.	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.	
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.	Able to comply.
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.	Not applicable for this proposal.
Car park access		
PO8	AO8	Not applicable.

Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	Vehicular queuing space to a car parking area: a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.	
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.	The proposed new access point to proposed Lot 99 is able to comply with the requirements of AO9, which will be assessed as part of a future Council VXO application.
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.	Not applicable for this proposal.

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.		
For assessable development		
Vehicle queuing		
PO11 Queuing associated with a drive through facility (including Service stations and Car	AO11 No acceptable outcome provided.	Not applicable for this proposal.

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.		
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Table 9.4.7.3.2 - Vehicle parking and servicing

Column 1 Use¹	Column 2 Minimum number of parking spaces²	Column 3 Minimum number of parking spaces for a: a. Centre zone where a principal centre or major centre; b. Medium density residential zone where not at Browns Plains or Park Ridge.	Column 4 Loading bay	Column 5 Pick-up / set down areas	Column 6 Minimum number of bicycle spaces
Adult store	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√ (if more than 500m ² GFA)	Not required	1 space per 400m ² GFA / employee; plus 1 visitor space per 500m ² GFA
Agricultural supplies store	1 space per 100m ² of site area	Not applicable	√	Not required	No minimum
Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum

Animal keeping	A minimum of either: a. 4 spaces, if the premises is used for the boarding of animals; or b. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Bar	1 space per 10m ² of GFA bar area (excluding staff only areas); plus 1 space per 3 gaming machines for gaming machines	1 space per 100m ² of GFA.	√	Not required	No minimum
Brothel	5 spaces per 100m ² of GFA	Not applicable	Not required	Not required	No minimum
Bulk landscape supplies	1 space per 400m ² of site area with a minimum of 6 spaces	Not applicable	√	Not required	No minimum
Caretaker's accommodation	1 covered space	Not applicable	Not required	Not required	No minimum
Car wash	1 space per employee if not part of a Service station	1 space per employee if not part of a Service station.	Not required	Not required	No minimum

Childcare centre	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	√	Not required	No minimum
Club	1 space per 30m ² of GFA	1 space per 100m ² of GFA	√	√ (if more than 2,000m ² GFA)	No minimum
Community care centre	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	√	√	No minimum
Community residence	1 space per employee plus 1 visitor space with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
Crematorium	1 space per employee	Not applicable	√	√	No minimum.
Cropping	No minimum	Not applicable	√	Not required	No minimum
Dual occupancy	2 spaces per dwelling, 1 of which is covered	Not applicable	Not required	Not required	No minimum
Dwelling unit	1 space	Not applicable	Not required	Not required	No minimum

Educational establishment	1 space per employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	1 space per 1 employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Emergency services	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	√	No minimum
Environment facility	No minimum	Not applicable	Not required	Not required	No minimum
Extractive industry	No minimum	Not applicable	Not required	Not required	No minimum
Food and drink outlet	1 space per 10m ² of GFA up to 400m ² GFA, thereafter 1 space per 20m ² GFA; plus 2 spaces per 10m ² of floor area for an outdoor seating area.	1 space per 100m ² of GFA	√	Not required	1 space per 30m ² GFA.
Function facility	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√	√ (if more than 2,000m ² GFA)	No minimum

Funeral parlour	1 space per employee; plus 1 space per 10m ² of GFA associated with a chapel	Not applicable	√	√	No minimum
Garden centre	1 space per 300m ² of display area with a minimum of 6 spaces; plus 1 space per 20m ² of indoor retail use area	1 space per 100m ² of GFA	√	Not required	No minimum
Hardware and trade supplies	1 space per 60m ² of GFA	1 space per 100m ² of GFA	√	Not required	No minimum
Health care service	1 space per 10m ² of GFA; plus 1 ambulance space	1 space per 100m ² of GFA	√	√	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	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.
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	1 space per 100m ² of GFA	√	√	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	Not applicable	√	Not required.	1 space per 800m ²

	space per 100m ² GFA thereafter				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 spaces per 20m ² of GFA of Shop area exceeding 150m ² ; plus 1 space per 10m ² of GFA for food and drink outlet; plus 5 spaces per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	2 spaces; plus 1 spaces per 25m ² of GFA for a Shop of less than 150m ² ; plus 1 spaces per 20m ² of GFA of Shop area exceeding 150m ² ; plus 1 space per 10m ² of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be acceptable for service or staff vehicles	√	Not required	1 space per 200m ² GFA for employees
Shop	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√	Not required	1 space per 300m ² GFA
Shopping centre	1 space per 17m ² of GFA for a floor area of 1-10,000m ² GFA 1 space per 20m ² of GFA for a floor area >10,000-30,000m ² GFA.	1 space per 100m ² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains

	1 space per 23m ² of GFA for a floor area of >30,000m ² GFA				requirements for End of Trip Facilities.
Short-term accommodation	1 space per residential unit; plus 1 visitor space per 2 residential units; plus 1 space for a manager resident on the premises; plus 1 space for 20m ² of GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per 4 residential units
Showroom	1 space per 35m ² of GFA	1 space per 100m ² of GFA	√	Not required	1 space per 750m ² GFA for employees; plus 1 visitor space per 1,000m ² GFA
Special industry	1 space per 150m ² of GFA up to 900m ² ; plus 1 space per 200m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees

Substation	1 space	Not applicable	Not required	Not required	No minimum
Telecommunications facility	1 space per employee with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
Theatre	1 space per 8 seats	1 space per 100m ² of GFA	Not required	Not required	No minimum
Transport depot	1 car space for every truck space; plus 1 space per 2 non-driver employees	Not applicable	√	Not required	No minimum
Tourist park	1 space per site; plus 1 visitor space per 10 sites; plus 1 vehicle washing space per 20 sites; plus 1 space for a manager resident on the premises	Not applicable	Not required	Not required	No minimum
Utility installation	1 space per employee with a minimum of 2 spaces	Not applicable	√	Not required	No minimum
Veterinary service	1 space per 30m ² of GFA	1 space per 100m ² of GFA	√	√	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
1-60	2
61-100	3

>100	The number calculated complies with Table 3.3 of AS 2890.1:2004 Parking facilities - Off-street car parking
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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

Table 9.4.7.3.5 - Design vehicle for a manoeuvring area

Column 1 Use or user class	Column 2 Design vehicle¹
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