

Part 6 Zones

6.2 Zone code

6.2.15 Specialised centre zone code

6.2.15.1 Application

- (1) This code applies to:
 - (a) accepted development (subject to requirements) and code assessable material change of use for which Specialised centre zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.15.1—Specialised centre zone in Part 5—Tables of assessment;
 - (b) material change of use made impact assessable in Table 5.5.15.1—Specialised centre zone 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.

6.2.15.2 Purpose

- (1) The purpose of the Specialised centre zone is to provide for 1 or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.
- (2) The local government purpose of the Specialised centre zone code is to:
 - (a) compliment principal centres, major centres and district centres;
 - (b) provide:
 - (i) a specific range of principal centre activities; or
 - (ii) a specific function.
- (3) The purpose of the Specialised centre zone 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 and transitions sensitively to surrounding uses;
 - (ii) contributes positively to the immediate streetscape character with highly articulated, attractive and functional buildings and detailing;
 - (iii) has a building height that has a medium rise appearance, is responsive to surrounding buildings and site characteristics;
 - (iv) is able to accommodate a range of tenancy sizes that facilitate the zone functioning as a business incubator;
 - (v) ensures it is easily and safely accessed;
 - (vi) supports the safety of users by utilising crime prevention through environmental design principles;

- (b) development protects the amenity of a sensitive land use from the impacts of noise, air, light, radiation and vibration emissions;
- (c) in the Albert River tourism precinct:
 - (i) land uses comprise:
 - (A) Caretaker's accommodation, Childcare centre, Community use, Educational establishment, Emergency services, Entertainment activities (excluding Tourist park), Food and drink outlet, Home-based business, Indoor sport and recreation, Landing, Market, Major sport, recreation and entertainment facility, Nature based tourism, Retirement facility, Outdoor sport and recreation facility, Port service, Resort complex, Sales office, Service industry, small-scale Shop, Short-term accommodation or Tourist attraction;
 - (ii) a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
- (d) in the Highway business precinct:
 - (i) land uses comprise:
 - (A) Adult store, Agricultural supplies store, Bar, Car wash, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service, Home-based business, Hospital, Hotel, Indoor sport and recreation, Low impact industry, Multiple dwelling, Office, Outdoor sales, Parking station, Place of worship, Sales office, Service industry, Service station, small-scale Shop, Showroom, Short-term accommodation, Veterinary service or Warehouse;
 - (ii) a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - (iii) Low impact industry, being vehicle repairs is an incidental use to Outdoor sales or Showroom;
 - (iv) development with a frontage to Clarkes Road creates a safe and legible movement network;
- (e) in the Low impact office precinct
 - (i) land uses comprise:
 - (A) Bar, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, small-scale Food and drink outlet, Function facility, Health care service, Home-based business, Hotel, Multiple dwelling being an apartment developed in conjunction with an Office, Office, Parking station, Place of worship, Sales office, Service industry, small-scale Shop, Short-term accommodation or Veterinary service;
 - (ii) a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
- (f) in the Loganholme tourism precinct:
 - (i) land uses comprise:
 - (A) Bar, Caretaker's accommodation, Car wash, Childcare centre, Club, Community care centre, Community use, Crematorium, Cropping, Educational establishment, Emergency services, Environment facility, Food and Drink outlet, Function facility, Home-based business, Hotel, Indoor sport and recreation, Landing, Major sport, recreation and entertainment facility, Marine industry, Market, Nature based tourism, Outdoor sport and recreation, Parking station, Port service, Renewable energy facility, Research and technology industry, Resort complex, Retirement facility, Rural workers' accommodation, Sales office, Service industry, small-scale Shop, Short-term accommodation, Theatre, Tourist attraction, Tourist park, Veterinary service, Wholesale nursery or Winery;
 - (ii) a Shop does not undermine the viability of a nearby centre or the centre hierarchy.

- (iii) development:
 - (A) protects landscape values when viewed from the Logan River;
 - (B) provides a connected pedestrian and cycleway path along the Logan River;
- (g) in the Old Chatswood Road precinct:
 - (i) land uses comprise:
 - (A) Bar, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, Food and drink outlet, Function facility, Health care service, Home-based business, Hotel, Indoor sport and recreation, Multiple dwelling being an apartment, Office, Retirement facility, Sales office, Service industry, Shop, Short-term accommodation or Showroom;
 - (ii) Retail activities are developed in conjunction with Multiple dwellings, being an apartment or Short term accommodation.
- (h) in the Underwood business precinct:
 - (i) land uses comprise:
 - (A) Adult store, Agricultural supplies store, Bar, Car wash, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service, Home-based business, Hospital, Hotel, Indoor sport and recreation, Low impact industry, Multiple dwelling being an apartment, Outdoor sales, Parking station, Place of worship, Retirement Facility, Sales office, Service industry, Service station, small-scale Shop, Showroom, Short-term accommodation, Veterinary service or Warehouse;
 - (ii) a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - (iii) Low impact industry, being vehicle repairs is an incidental use to Outdoor sales or Showroom.

6.2.15.3 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 6.2.15.3.1—Specialised centre 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		

Performance outcomes	Acceptable outcomes	Comments
PO1 A use in the Specialised centre is for uses identified in: (a) section 6.2.15.2(3)(c)(i) overall outcomes for the Albert River tourism precinct, or (b) section 6.2.15.2(3)(d)(i) overall outcomes for the Highway business precinct, or (c) section 6.2.15.2(3)(e)(i) overall outcomes for the Low impact office precinct, or (d) section 6.2.15.2(3)(f)(i) overall outcomes for the Loganholme tourism precinct, or (e) section 6.2.15.2(3)(g)(i) overall outcomes for the Old Chatswood Road precinct, or (f) section 6.2.15.2(3)(h)(i) overall outcomes for the Underwood business precinct.	AO1 A use in the Specialised centre is for uses identified in: (a) section 6.2.15.2(3)(c)(i) overall outcomes for the Albert River tourism precinct, or (b) section 6.2.15.2(3)(d)(i) overall outcomes for the Highway business precinct, or (c) section 6.2.15.2(3)(e)(i) overall outcomes for the Low impact office precinct, or (d) section 6.2.15.2(3)(f)(i) overall outcomes for the Loganholme tourism precinct, or (e) section 6.2.15.2(3)(g)(i) overall outcomes for the Old Chatswood Road precinct, or (f) section 6.2.15.2(3)(h)(i) overall outcomes for the Underwood business precinct.	AO1 The proposed Tourist Attraction and Market use is listed within section 6.2.15.2 (3) (c) (i), as the proposed uses will form part of an integrated facility that will include a variety of uses including; specialist gourmet food outlets and kiosks, fresh food outlets/restaurants, along with a brewstillery. Low-key entertainment will be attached to the food outlets and markets, whilst also providing ancillary tourist facilities in the form of a tourist lounge, occasional display in exhibition hall etc. Overall this proposal forms an integral part of the overall redevelopment of the site, with the uses being contained within the existing building and be entirely consistent with the established character of the area. It is intended that the internal markets will take place for the interim 2 years in lieu of the brewstillery, cheesery and chocolatier uses to enable the overall tourist attraction to become established. The outdoor markets in the form of food trucks will take place on a portion of the outdoor car park areas during times that the manufacturing and office uses are not operating, ie evening and weekend time. The use of the balance of the building for the previously approved roastery, warehouse and office will allow the overall purpose of the zone code and strategic framework to be achieved. Complies

Performance outcomes	Acceptable outcomes	Comments
Shop		
PO2 Other than in the Old Chatswood Road precinct, a Shop (a) is small scale; (b) does not undermine the viability of a nearby centre. Note—Planning scheme policy 2—Economic need and impact assessment provides guidance on how to achieve this outcome.	AO2 Other than in the Old Chatswood Road precinct, a Shop: (a) has a maximum gross floor area of 200m ² per tenancy; (b) is not within 800 metres of another Shop.	AO2 – N/A Whilst there are a number of specialist food outlets, these will fall under the umbrella use of ‘Tourist attraction’ and ‘market’ and not defined as stand-alone ‘Shops’.
Amenity		
General emissions		
PO3 Development protects the intended amenity for the zone and precinct and an adjoining premises in a residential zone category by having regard to: (a) noise emissions; (b) air emissions; (c) light emission; (d) radiation emissions; (e) vibration emissions.	AO3 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 residential zone category; (b) Table 3.2.1.2—Noise emission standards for the protection of general amenity; (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.	AO3- N/A Given the uses proposed, the proximity to the Motorway and the other non-residential uses in the area, it is not considered that the development will generate any significant noise, air, light, radiation or vibration emissions that will impact upon any adjoining premises. A noise impact assessment was previously completed (by SLR Consulting Australia) for the site and approved by Council with regards to the loading dock and vehicular movements in relation to previous land uses. The uses proposed as part of this application will only generate minimal amounts of emissions, which would not exceed those already previously considered and approved by Council.

Performance outcomes	Acceptable outcomes	Comments
Reverse amenity		
PO4 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.	AO4 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.	AO4 – N/A. The proposed uses are not sensitive land uses. The site has been previously approved with regards to noise and vibration criteria. Given that the proposed use is no more intensive than the retail development which was previously approved for the site by Council, no further assessment is considered necessary. The movement of vehicles within the site was previously assessed and approved by Council. The proposal for a Tourist attraction and markets, which include, essentially, specialist gourmet food and restaurant uses, and artisan crafts, will not themselves produce any significant noise emission over and above those which have been previously considered and approved by Council. Furthermore, the use will operate within the existing building footprint; therefore, no further assessment is considered necessary.
PO5 A Childcare centre and Accommodation activities being a Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Relocatable home park, Residential care facility or Retirement facility are 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.	AO5 A Childcare centre and Accommodation activities being a Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Relocatable home park, Residential care facility or Retirement facility are not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.15.3.2.	AO5 – N/A Child care centre, accommodation and residential uses are not proposed.

Performance outcomes	Acceptable outcomes	Comments														
	Table 6.2.15.3.2 <table><tr><th>Column 1: Separation distance</th><th>Column 2: Use</th></tr><tr><td>1,500 metres</td><td>Special industry</td></tr><tr><td>500 metres</td><td>High impact industry</td></tr><tr><td>500 metres</td><td>Intensive animal industry</td></tr><tr><td>300 metres</td><td>Intensive horticulture</td></tr><tr><td>300 metres</td><td>Wholesale nursery</td></tr><tr><td>250 metres</td><td>Medium impact industry</td></tr></table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	
Column 1: Separation distance	Column 2: Use															
1,500 metres	Special industry															
500 metres	High impact industry															
500 metres	Intensive animal industry															
300 metres	Intensive horticulture															
300 metres	Wholesale nursery															
250 metres	Medium impact industry															

Performance outcomes	Acceptable outcomes	Comments
For assessable development only		
Design		
Built form		
PO6 A building contributes to the immediate streetscape character with highly articulated buildings and detailing: (a) orientating the building to the primary road frontage; (b) providing a well-articulated façade; (c) incorporating detailed design measures for visual aesthetics; (d) integrating with public open space; (e) integrating with the street; (f) having a human scale at the ground floor. Note—Planning scheme policy 8—Urban design provides guidelines on how to achieve this outcome.	AO6 No acceptable outcome provided.	AO6 – N/A The proposed use will operate within an existing building previously approved by Council other than the food truck area which does not propose any new built development.
PO7 A building is designed to minimise wind effects.	AO7 Development provides wind mitigation for a building which is between 30 metres and 60 metres in height that utilise at least two of the following strategies: (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but the	AO7 – N/A The proposed use will operate within an existing and approved building other than the food truck area which does not propose any new built development.

Performance outcomes	Acceptable outcomes	Comments
	podium is not suitable for communal or private open space); (c) canopies and awnings to protect pedestrians; (d) trellis structures and a dense network of trees at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 60 metres in height. Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.	
Streetscape		
PO8 Development ensures vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	AO8 No acceptable outcome provided.	AO8 The proposed uses will operate by utilising the previously approved vehicle entrances and servicing arrangements. The servicing and entry areas proposed minimise the disruption to building frontages and pedestrian movements. Complies.

Performance outcomes	Acceptable outcomes	Comments
Crime prevention through environmental design		
PO9 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by: (a) providing casual surveillance; (b) providing easy way finding for pedestrians; (c) deterring unintended and illegitimate access to premises; (d) limiting the opportunities for graffiti and vandalism. Note—Planning scheme policy 1—Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	AO9 No acceptable outcome provided.	AO9 The proposed uses will operate within an existing building, previously approved by Council (other than the outdoor food trucks which will utilise a car park area). Given that the site has remained vacant for a number of years, it has consequently been the subject of vandalism. Council's approval of the previous use as a roastery and warehouse/office, together with the uses proposed as part of this application, will allow casual surveillance to occur on the site. Complies.
Service areas and storage		
PO10 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	AO10 A development: (a) locates parking areas underground or behind the building; (b) screens, plant, equipment, services and outdoor storage of materials from public view; (c) sites with more than one street frontage use the rear lanes and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas; (d) ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.	AO10 The majority of parking for the Tourist attraction use will be located at the rear of the property on the 2 levels of parking previously constructed. A small area of parking will be provided fronting the Henry Hester Drive, but it is only a small proportion of the overall parking provision for this use. Complies.

Performance outcomes	Acceptable outcomes	Comments
PO11 A loading dock does not adversely affect; (a) visual amenity; (b) residential amenity.	AO11 A loading dock is not located adjoining premises that are a sensitive land use.	AO11 - N/A The loading docks for this use will operate as was previously approved by Council within the context of the already approved building, with no external modifications proposed. They are located on the eastern and western sides of the building, away from existing sensitive uses. Complies.

Performance outcomes	Acceptable outcomes	Comments
Albert River tourism precinct		
Design		
Building height		
PO12 A building has a height that is consistent with the intended predominant uses, built form and streetscape for the precinct having regard to: (a) the functional requirements of the use; (b) the topography of the area and site slope; (c) avoids overshadowing of premises in the residential zone category; (d) transitions to the residential zone category land to protect: (i) visual amenity; (ii) privacy; (iii) solar access..	AO12 A building in the Albert river tourism precinct has a maximum height of: (a) 25 metres south of Distillery Road; (b) 15 metres north of Distillery Road; (c) 10 metres within 200 metres of the Albert River.	AO12 – N/A The proposed uses will involve only the reuse of an existing, constructed and previously approved building, other than a small portion of outdoor car park area. It does however, have a height of over 15metres within 200metres of the Albert River, which is the trigger for making the application impact assessable.
Landscape character		
PO13 Development has a landscape setting when viewed from the Albert River.	AO13 No acceptable outcome provided.	AO13 – N/A The development will operate generally in accordance with the previously approved landscape concept plan for the site.

Performance outcomes	Acceptable outcomes	Comments
Highway business precinct		
Land use		
Low impact industry		
PO14 A Low impact industry being the repair of vehicles in the Highway business precinct: (a) is subordinate to an Outdoor sales or a Showroom; (b) has a direct association and shares premises with an Outdoor sales or a Showroom.	AO14 A Low impact industry being the repair of vehicles in the Highway business precinct is: (a) limited to 49 percent of the gross floor area; (b) located on the same premises as an Outdoor sales or a Showroom.	AO14 – N/A Site is not located in the Highway Business Precinct.
Design		
Building height		
PO15 A building has a height that is consistent with the intended predominant uses, built form and streetscape for the precinct having regard to: (a) the functional requirements of the use; (b) the topography of the area and site slope; (c) avoids overshadowing of premises in the residential zone category; (d) transitions to the residential zone category land to protect: (i) visual amenity; (ii) privacy; (iii) solar access.	AO15 A building has a maximum height of 12 metres.	AO15 – N/A Site is not located in the Highway Business Precinct.

Performance outcomes	Acceptable outcomes	Comments
Clarke Road		
PO16 A building on the eastern side of Clarke Road protects the residential amenity of adjoining premises in the Low density residential zone by ensuring that the rear wall of the building is located on or close to the common boundary and designed to provide: (a) attractive design elements; (b) horizontal and vertical articulation; (c) a high level of noise attenuation; (d) durable materials compatible with adjoining residential development; (e) that a window is non transparent; (f) a low level of maintenance.	AO16 No acceptable outcome provided.	AO16 N/A Proposal not located on the eastern side of Clark Road
PO17 Development with a frontage to Clarke Road provides limited vehicular access to Clarke Road and has regard to: (a) pedestrian, cyclist and vehicular traffic safety; (b) minimising traffic conflict points; (c) maximising on site and on road car parking; (d) maximising frontage landscaping.	AO17 Development with a frontage to Clarke Road has a maximum of one accessway for every 50 metres of road frontage.	AO17 N/A Proposal not located on Clarke Road.

Performance outcomes	Acceptable outcomes	Comments
Low impact office precinct		
Land use		
Food and drink outlet		
PO18 A Food and drink outlet; (a) is small scale; (b) serves the local workforces' daily needs.	AO18 A Food and drink outlet has a maximum gross floor area of 200m ² per tenancy.	AO18 N/A Not located in Low Impact Office Precinct.
Multiple dwelling being an apartment		
PO19 A Multiple dwelling being an apartment is developed in conjunction with and incidental to an Office.	AO19 A Multiple dwelling being an apartment does not exceed 50 percent of the gross floor area of the building.	AO19 N/A Not located in Low Impact Office Precinct.

Performance outcomes	Acceptable outcomes	Comments
Design		
Building height		
PO20 A building has a height that is consistent with the intended predominant uses, built form and streetscape for the precinct having regard to: (a) the functional requirements of the use; (b) the topography of the area and site slope; (c) avoids overshadowing of premises in the residential zone category; (d) transitions to the residential zone category land to protect: (i) visual amenity; (ii) privacy; (iii) solar access.	AO20 A building has a maximum height of 12 metres.	AO20 – N/A Not located in Low Impact Office Precinct.
Loganholme tourism precinct		
Design		
Building height		
PO21 A building has a height that is consistent with the intended predominant use and built form for the precinct having regard to: (a) the functional requirements of a use; (b) the topography of the area and site slope.	AO21 A building has a maximum height of 40 metres.	AO21 – N/A Not located in Loganholme Tourism Precinct.

Performance outcomes	Acceptable outcomes	Comments
Landscape character		
PO22 Development has a landscape setting when viewed from the Logan River.	AO22 No acceptable outcome provided.	AO22 – N/A Not located in Loganholme Tourism Precinct.
Old Chatswood Road precinct		
Land uses		
Retail activities		
PO23 Retail activities in the Chatswood Road precinct provides a mix of Retail activities that are: (a) of an appropriate size relative to the primary trade area and expenditure; (b) have a total maximum gross floor area of 8,000m ² ; (c) developed in conjunction with and is subordinate a Multiple dwelling being an apartment or Short-term accommodation. Note—Planning scheme policy 2— Economic need and impact assessment specifies the appropriate measures to be taken into account to achieve this outcome.	AO23 Retail activities: (a) have a total maximum gross floor area of 8,000m ² ; (b) developed in conjunction with Multiple dwelling being an apartment or Short term accommodation.	AO23 - N/A Not located in Old Chatswood Road Precinct

Performance outcomes	Acceptable outcomes	Comments
Design		
Building height		
PO24 A building has a height that is consistent with the intended predominant uses, built form and streetscape for the precinct having regard to: (a) the functional requirements of the use; (b) the topography of the area and site slope.	AO24 A building has a maximum height that complies with Error! Not a valid result for table..	AO24 – N/A Not located in Old Chatswood Road Precinct.
Layout		
PO25 Development is designed and located to: (a) facilitate a main street through the precinct; (b) provide small-scale active uses along the main street frontage at the ground floor; (c) provide continuous weather protection along the main street frontage at the ground floor; (d) provide landmark buildings and structures to enhance recognition and way finding.	AO25 Development is designed to comply with Figure 6.2.15.3.2—Old Chatswood Road precinct layout.	AO25 – N/A Not located in Old Chatswood Road Precinct.

Performance outcomes	Acceptable outcomes	Comments
Underwood business precinct		
Low impact industry		
PO26 A Low impact industry being the repair of vehicles in the Underwood business precinct: (a) is subordinate to an Outdoor sales or a Showroom; (b) has a direct association and shares premises with an Outdoor sales or a Showroom.	AO26 A Low impact industry being the repair of vehicles in the Underwood business precinct is: (a) limited to 49 percent of the Gross floor area; (b) located on the same premises as an Outdoor sales or a Showroom.	AO26 – N/A Not located in the Underwood Business Precinct.
Design		
Building height		
PO27 A building or structure has a height that is consistent with the intended uses, built form and streetscape for the precinct having regard to: (a) the functional requirements of the use; (b) the topography of the area and site slope avoids overshadowing of premises in the residential zone category; (c) transitions to the residential zone category land to protect: (i) visual amenity; (ii) privacy; (iii) solar access.	AO27 A building or structure has a maximum building height of: (a) 30 metres; (b) 8.5 metres if within 15 metres of a lot in the Low density residential zone.	AO27 – N/A Not located in the Underwood Business Precinct.

Figure 6.2.15.3.1–Old Chatswood Road building heights

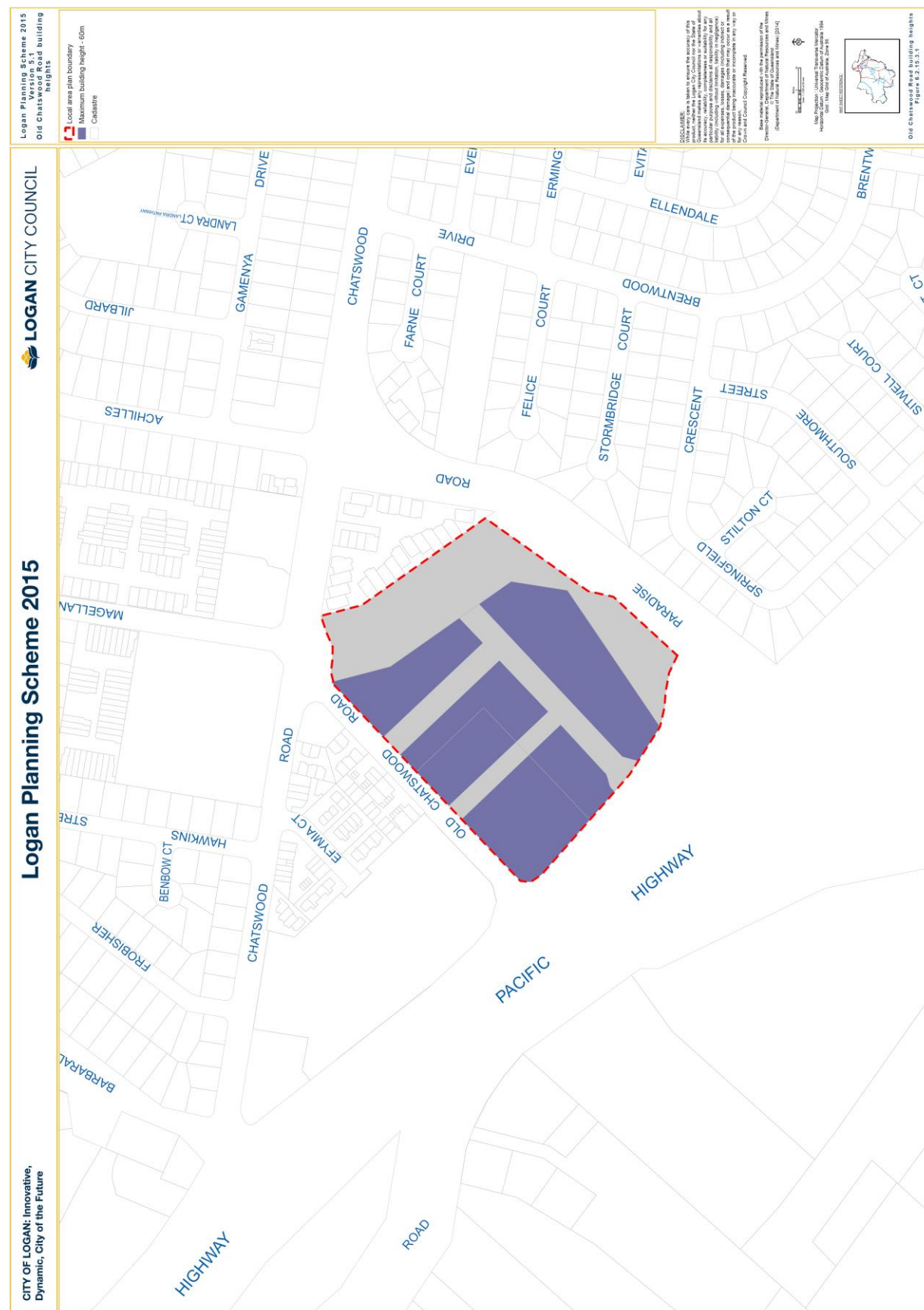
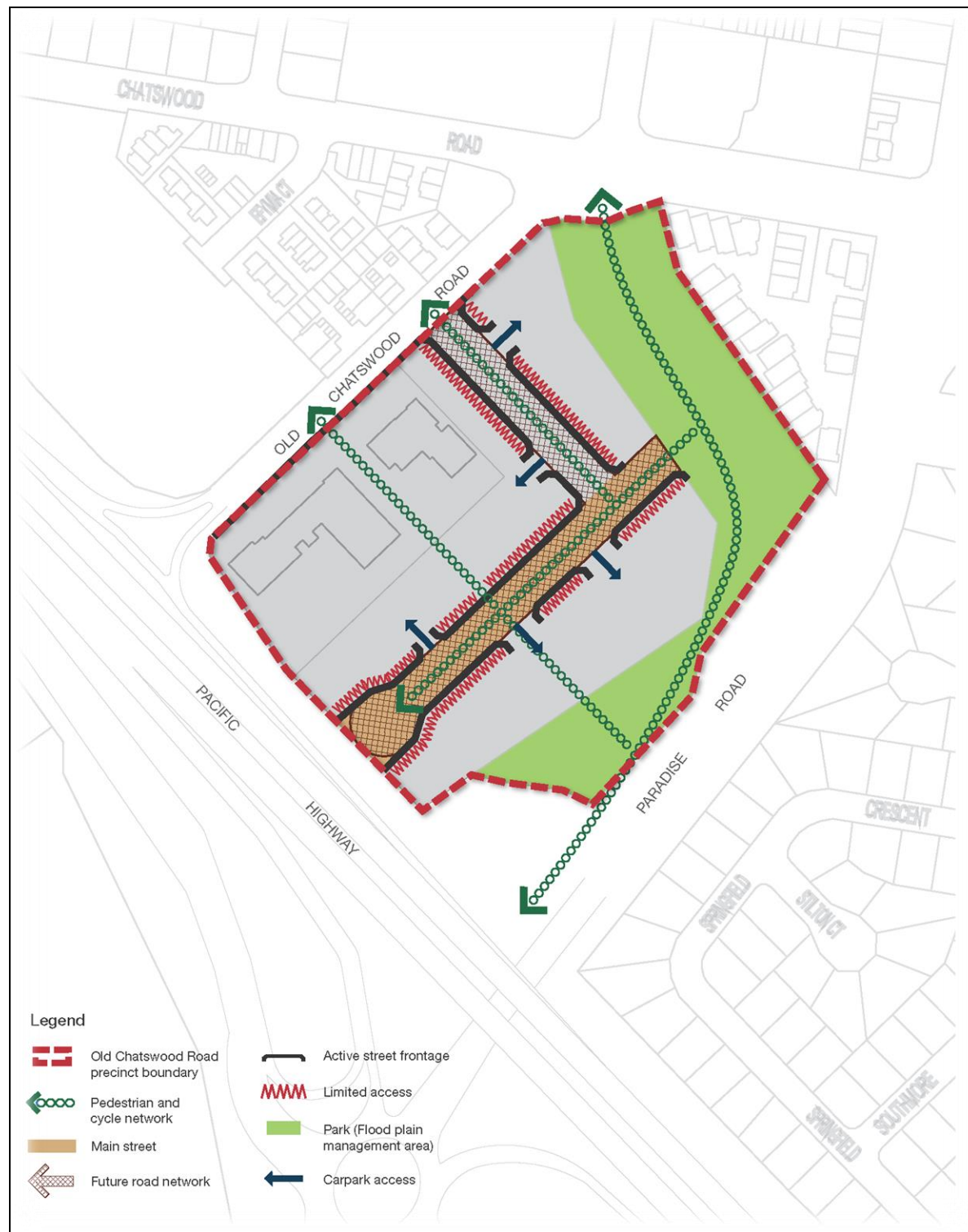


Figure 6.2.15.3.2—Old Chatswood Road precinct layout



Part 9 Development codes

9.4 Other development codes

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	AO1

Performance outcomes	Acceptable outcomes	Comments
	Reports, plans and drawings are provided in accordance with part 2 of planning scheme policy 5–Infrastructure.	Proposal will utilise the existing approved building and the infrastructure provided. Complies
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; (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;	AO2 Proposal will utilise the existing approved infrastructure, including reticulated water and sewer. Stormwater discharge exists directly to the Albert River. Access exists to existing constructed and dedicated roads, provided with streetlighting. The land is already connected to electricity and telecommunication reticulation. Complies

Performance outcomes	Acceptable outcomes	Comments
	(j) provides gas and telecommunications reticulation in accordance with part 3.9 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; (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.	AO3 Proposal will utilise the existing approved infrastructure. Complies
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.	AO4 Development in a water service area accessed by common private title complies with the Acceptable outcomes of the SPP code: Fire services in developments accessed by common private title in Appendix 1 of the state planning policy.	AO4 N/A The proposal is not in an area with common private title.

Performance outcomes	Acceptable outcomes	Comments
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.		
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 an on-site water storage in accordance with Table 9.4.3.3.2—Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tankwater tank . Editor's note—The requirement in AO5 is; – in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1—Infrastructure code: accepted development (subject to requirements) and assessable development; – reflected in AO5 in Table 8.2.3.3.1—Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	AO5 N/A The proposal is in a water service area.

Performance outcomes	Acceptable outcomes	Comments
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.	AO6 Proposal will utilise the existing approved infrastructure. All necessary permits for individual tenancies will be obtained prior to those tenancies commencing use. Complies
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.	AO7 Proposal will utilise the existing approved infrastructure, which discharges directly to the Albert River. Complies
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.	AO8 Proposal will utilise the existing approved infrastructure and no changes to stormwater discharge characteristics will occur. Complies

Performance outcomes	Acceptable outcomes	Comments
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.	AO9 Proposal will incorporate WSUD principles whilst utilising the existing approved infrastructure. The proposal will utilise the existing approved SWMP. Complies
Movement network		
PO10 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	AO10 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.	AO10 Traffic generated by the proposal will generally be less than that resulting from the previously approved retail development on the site, so existing infrastructure is not going to be compromised. Will comply.

Performance outcomes	Acceptable outcomes	Comments
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.	AO11 Proposal will involve use of tourist buses and a shuttle service is proposed to the Beenleigh Railway Station and Town Square. It is considered to be well integrated into the existing transport movement networks for the area. Complies
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; (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.	AO12 No acceptable outcome provided.	AO12 N/A The proposal will not be within 400metres of an existing or proposed public passenger transport facility.

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

Part 9 Development codes

9.4 Other development codes

9.4.4 Landscape code

9.4.4.1 Application

- (1) This code applies to:
 - (a) material change of use:
 - (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 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 personal health and safety;
- (x) 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; (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:	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.	A01 The site will be developed in accordance with the previously approved landscaping works. Will Comply

Performance outcomes	Acceptable outcomes	Comments
(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) rehabilitate degraded areas on the premises; (l) 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.		

Part 9 Development codes

9.4 Other development codes

9.4.5 Management of emissions and hazardous activities code

9.4.5.1 Application

- (1) This code applies to:
 - (a) accepted development (subject to requirements) and code assessable material change of use for an Industry activity, Major sport, recreation and entertainment facility, Motor sport facility, Outdoor sport and recreation and Service station for which the Management of emissions and hazardous activities 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 and 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.

9.4.5.2 Purpose

- (1) The purpose of the code is to manage impacts of emissions on sensitive land uses and minimise the health and safety risks on the community from development involving hazardous materials.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is designed to effectively manage adverse impacts and hazards on a sensitive land use;
 - (b) development, involving the storage of hazardous chemicals, ensures that hazardous chemicals are appropriately stored to reduce the risk of contamination to the environment;
 - (c) a site that is contaminated or poses a health risk is remediated prior to being developed for an alternative land use.

9.4.5.3 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 9.4.5.3.1–Management of emissions and hazardous activities code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Air, noise and odour pollution		
PO1 A sensitive land use is not exposed to air, noise and odour emissions from Industry activities, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation that have the potential to adversely impact on human health, amenity and wellbeing.	AO1 An Industry activity, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation is designed, constructed and operated to ensure that: (a) the indoor objectives of the Environmental Protection (Noise) Policy 2008 are met; (b) the requirements identified in Table 3.2.1.1–Noise emission standards for the protection of residential amenity are met; (c) the requirements identified in Table 3.2.1.2–Noise emission standards for the protection of general amenity are met; (d) the air quality objectives in the Environmental Protection (Air) Policy 2008 are met; (e) the requirements identified in Table 3.2.2.1–Air emission standards are met; (f) noxious and offensive odours are not experienced at the boundary of a sensitive land use.	AO1 N/A The Tourist attraction and market land uses are not within the list of uses for which this applies.
Flammable and combustible liquids		
PO2 A Service station is designed and constructed to ensure that on-site operations:	AO2 A Service station: (a) is designed and constructed to comply with:	AO2 – N/A A service station has not been proposed.

Performance outcomes	Acceptable outcomes	Comments
(a) do not cause environmental harm; (b) do not result in the release of untreated pollutants; (c) prevent the emission of contaminant to land, surface water or groundwater.	(i) AS1940-2004–The storage and handling of flammable and combustible liquids; (ii) AS/NZS 1596:2008–The storage and handling of LP Gas; (iii) Equipment Level 1 of AS4897-2008–The design, installation and operation of underground petroleum storage systems; (iv) AS4977-2008–Petroleum products – Pipeline, road tanker compartment and underground tank identification; (b) has installed and maintains and operates Stage 1 and Stage 2 Vapour Recovery Systems in compliance with NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations; (c) is designed and managed to prevent the discharge of contaminants to the stormwater system by: (i) discharging contaminants in the fuel dispensing area (under canopy) to a blind sump with a minimum capacity of 10kL; (ii) discharging contaminants in the general forecourt (not under canopy) to the stormwater system via a separator with a minimum capacity of 10kL; (iii) discharging contaminants from the underground storage tank remote fill point to an on-site holding tank; (d) has a spill activated cut-off valve installed.	
PO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to ensure that on-site operations: (a) do not cause environmental harm;	AO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to comply with: (a) AS1940-2004–The storage and handling of flammable and combustible liquids;	AO3 – N/A No petroleum is proposed to be stored or dispensed on site.

Performance outcomes	Acceptable outcomes	Comments
(b) do not result in the release of untreated pollutants; (c) prevent the emission of contaminant to land, surface water or groundwater.	(b) AS1692-2006–Steel tanks for flammable and combustible liquids; (c) AS1657-2013–Fixed platforms, walkways, stairways and ladders–Design, construction and installation; (d) UL 142-1968–Steel Above Ground Tanks for Flammable and Combustible Liquids; (e) ULC S601.00–Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids.	
PO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are decommissioned appropriately.	AO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are removed in accordance with AS4976-2008–The removal and disposal of underground petroleum storage tanks.	AO4 – N/A
Hazardous chemicals		
PO5 Buildings containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	AO5 Buildings containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.	AO5 - The building will be equipped with the appropriate measures to ensure the safety of the building is maintained. Will Comply.
PO6 Aboveground storage areas containing hazardous chemicals and fuels are designed with spill containment systems.	AO6 Bunded areas for the storage of hazardous chemicals and fuels are provided: (a) in a separate enclosed area with an impervious floor; (b) of a capacity at least 100 percent of the capacity of the largest tank or package plus 25 percent of the combined capacity; (c) covered by sufficient roofing to prevent the egress of rainwater entering the bunded area if the storage area is outside.	AO6 – Will Comply as required.

Part 9 Development codes

9.4 Other development codes

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; (b) the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.	AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: (a) for a use listed in Table 9.4.7.3.2—Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2—Vehicle parking and servicing; (b) for a use not listed in Table 9.4.7.3.2—Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of planning scheme policy 5—Infrastructure. Editor's note—For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5—Carparking spaces for people with a disability in the Building Code of Australia.	AO1 Table 9.4.7.3.2 does not list Tourist Attraction as a land use, and therefore, there are no nominated rates for car parking for the proposed use. In regard the Market use, parking rates are to be provided at a rate of 1 space per 5m ² GFA of stalls. Given that the markets will be operated as part and parcel of the tourist attraction, with visitors wholly likely to visit both uses simultaneously, communal car parking is considered appropriate. The car parking provided as part of the overall development meets the car parking requirements (see Traffic Engineering Report prepared by TTM and accompanies this application). Complies
PO2	AO2	AO2 – N/A

Performance outcomes	Acceptable outcomes	Comments
Development with a security gate provides accessible visitor vehicle parking in front of the security gate.	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.	A security gate is not proposed as a result of this application.
PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that: (a) is kept, used and maintained exclusively for car parking; (b) is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; (c) does not have a gate, door or similar device that restricts vehicular access by employees or visitors.	AO3 Will Comply.
Provision of motorcycle parking		
PO4 Motorcycle parking is provided that is safe and functional.	AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004–Parking facilities–Off street car parking.	AO4 Will Comply

Performance outcomes	Acceptable outcomes	Comments
Provision of bicycle parking		
PO5 Bicycle parking facilities are provided that: (a) satisfy the likely demand for bicycle parking; (b) are functional; (c) are located close to a pedestrian entry to a building.	AO5 Bicycle parking facilities comply with: (a) the rate specified in column 7 of Table 9.4.7.3.2–Vehicle parking and servicing; (b) AS2890.3–1993–Bicycle parking facilities.	AO5 Table 9.4.7.3.2 does not list Tourist Attraction as a land use, and therefore, there are no nominated rates for bicycle provision for the proposed use. Markets do however require bicycle parking which can be readily provided for within the overall site. Will Comply
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	AO6 Development provides a vehicle manoeuvring area that: (a) accommodates the design vehicle specified in Table 9.4.7.3.5–Design vehicle for a manoeuvring area; (b) complies with section 3.4.4.10–Manoeuvring areas of planning scheme policy 5–Infrastructure.	AO6 Will 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.	AO7 – N/A Given the type of use proposed, a vehicle washing bay is not proposed.

Performance outcomes	Acceptable outcomes	Comments
Car park access		
PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	AO8 Vehicular queuing space to a car parking area: (a) does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; (b) complies with: (i) column 6 of Table 9.4.7.3.2–Vehicle parking and servicing; (ii) Table 9.4.7.3.3–Queuing spaces.	AO8 Will Comply.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	AO9 A driveway is designed and constructed to comply with section 3.4.5–Design standards for access and driveways of planning scheme policy 5–Infrastructure.	AO9 Existing approved crossovers will be used. Complies.
Design and construction of a car parking area		
PO10 A car parking area is designed to: (a) provide easy way finding for pedestrians, cyclists and motorists; (b) provide appropriately sized and line marked spaces in accordance with relevant Australian standards; (c) provide a convenient and safe pedestrian network; (d) provide safe and efficient vehicle circulation; (e) provide a progressive reduction in the speed environment in moving between the road and a parking space;	AO10 A car parking area is designed and constructed in accordance with section 3.4.6–Design standards for car parking of planning scheme policy 5–Infrastructure.	AO10 Will Comply

Performance outcomes	Acceptable outcomes	Comments
(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.		

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 provision for queuing (in addition to Table 9.4.7.3.3—Queuing spaces)	Column 7 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	No minimum	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	No minimum
Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum	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	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum	No minimum

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.

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
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	No minimum
Brothel	5 spaces per 100m ² of GFA	Not applicable	Not required	Not required	No minimum	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	No minimum
Caretaker's accommodation	1 covered space	Not applicable	Not required	Not required	No minimum	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	4 vehicles per car wash bay	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	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	No minimum
Community care centre	1 space per equivalent full time employee, based on the maximum number of employees on the premises	1 space per equivalent full time employee, based on the maximum number of employees	√	√	No minimum	No minimum

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3—Queuing spaces)	Column 7 Minimum number of bicycle spaces
	at any one time plus 1 space per 10 visitors	on the premises at any one time plus 1 space per 10 visitors				
Community residence	1 space per employee plus 1 visitor space with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum	No minimum
Crematorium	1 space per employee	Not applicable	√	√	No minimum	No minimum.
Cropping	No minimum	Not applicable	√	Not required	No minimum	No minimum
Dual occupancy	2 spaces per dwelling, 1 of which is covered	Not applicable	Not required	Not required	No minimum	No minimum
Dwelling unit	1 space	Not applicable	Not required	Not required	No minimum	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	√	√	No minimum	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	No minimum
Environment facility	No minimum	Not applicable	Not required	Not required	No minimum	No minimum

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
Extractive industry	No minimum	Not applicable	Not required	Not required	No minimum	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 GFA for an outdoor seating area.	1 space per 100m ² of GFA	√	Not required	10 vehicles per drive through facility	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	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m ² of GFA associated with a chapel	Not applicable	√	√	No minimum	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	No minimum
Hardware and trade supplies	1 space per 60m ² of GFA	1 space per 100m ² of GFA	√	Not required	8 vehicles in any drive in	No minimum
Health care service	1 space per 10m ² of GFA; plus 1 ambulance space	1 space per 100m ² of GFA	√	√	No minimum	1 space per 400m ² GFA for employees; plus 1 visitor space per 200m ² GFA

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
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	No minimum	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	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	No minimum
Hospital	1 space per 10m ² of GFA; plus 1 ambulance space	1 space per 100m ² of GFA	√	√	No minimum	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 100m ² of GFA	√	√	12 vehicles per drive through facility	1 space per 50m ² of GFA for lounge, bar and beer garden area; plus 1 space

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
	1 space per 5m ² of GFA for gaming machines					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	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	No minimum
Landing	No minimum	Not applicable	Not required	Not required	No minimum	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	No minimum	1 space per 800m ² GFA for employees
Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum	No minimum
Market	1 space per 5m ² of GFA of the stalls and the displays	Not applicable	√	Not required	No minimum	1 space per 10 stalls

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
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	No minimum	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. 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;	1 covered space per dwelling	√	√	No minimum	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3—Queuing spaces)	Column 7 Minimum number of bicycle spaces
	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	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	√	√	No minimum	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	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	No minimum
Outdoor sport and recreation (where a court game)	4 spaces per court	4 spaces per court	Not required.	√	No minimum	No minimum

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
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	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	No minimum
Outdoor sport and recreation (where a swimming pool)	15 spaces; plus 1 space per 100m ² of GFA	15 spaces; plus 1 space per 100m ² of GFA	√	√	No minimum	2 spaces per 20m ² of pool area
Outdoor sport and recreation (where outdoor field games)	15 spaces per field	Not applicable	√	√	No minimum	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	√	√	No minimum	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	No minimum
Park	No minimum	Not applicable	Not required	Not required	No minimum	No minimum
Parking station	No minimum	Not applicable	Not required	Not required	No minimum	No minimum

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
Permanent plantation	No minimum	Not applicable	Not required	Not required	No minimum	No minimum
Place of worship	1 space per 10m ² of GFA	1 space per 100m ² of GFA	√	√	No minimum	No minimum
Port service (where a marina)	1 space per 10 berths	Not applicable	Not required	Not required	No minimum	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	No minimum.
Renewable energy facility	No minimum	Not applicable	Not required	Not required.	No minimum	No minimum
Research and technology industry	1 space per 50m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required.	No minimum	1 space per 800m ² GFA for employees
Residential care facility	1 space per 5 nursing home beds; plus 1 space per rooming accommodation-type unit; plus 1 space per full time employee; plus 1 ambulance parking space	1 space per 5 nursing home bed; plus 1 space per rooming accommodation-type unit; plus 1 space per full time employee; plus 1 ambulance parking space	√	√	No minimum	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	1 space per 100m ² of GFA	√	√	12 vehicles per drive through facility	1 space per 50m ² of GFA for lounge, bar and beer garden area;

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
	GFA of liquor sales area; plus 1 space per 5m ² of GFA for gaming machines					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	No minimum
Roadside stall	No minimum	Not applicable	Not required	Not required	No minimum	No minimum
Rooming accommodation	0.25 spaces per rented room	0.25 spaces per rented room	Not required	Not required	No minimum	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	No minimum
Rural workers' accommodation	1 space per bedroom	Not applicable	Not required	Not required	No minimum	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	No minimum	1 space per 200m ² GFA for employees

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
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	No minimum	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	No minimum	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	3 vehicles from a fuel outlet. Where a carwash is associated with the service station, at least 4 vehicles are provided before the carwash entrance	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	No minimum	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 100m ² of GFA	√	√	No minimum	Not specified. Note—Part MP4.1 - Sustainable Buildings of the QDC contains requirements for

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
	1 space per 20m ² of GFA for a floor area >10,000-30,000m ² GFA. 1 space per 23m ² of GFA for a floor area of >30,000m ² GFA					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	√	√	2 vehicles at the entry of the site	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	No minimum	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	No minimum	1 space per 800m ² GFA for employees
Substation	1 space	Not applicable	Not required	Not required	No minimum	No minimum

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
Telecommunications facility	1 space per employee with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum	No minimum
Theatre	1 space per 8 seats	1 space per 100m ² of GFA	Not required	Not required	No minimum	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	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	2 vehicles at the entry of the site	No minimum
Utility installation	1 space per employee with a minimum of 2 spaces	Not applicable	√	Not required	No minimum	No minimum
Veterinary service	1 space per 30m ² of GFA	1 space per 100m ² of GFA	√	√	No minimum	No minimum
Warehouse (not being a mini-storage establishment)	1 space per 100m ² of GFA	Not applicable	√	Not required	No minimum	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	No minimum

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: (a) Centre zone where a principal centre or major centre; (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 provision for queuing (in addition to Table 9.4.7.3.3–Queuing spaces)	Column 7 Minimum number of bicycle spaces
Wholesale nursery	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum	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 GFA for an outdoor seating area.	1 space per 100m ² of GFA	√	Not required	No minimum	1 space per 30m ² GFA for retail and dining areas only

Table 9.4.7.3.3—Queuing spaces

Column 1 Static capacity of car park	Column 2 Minimum number of vehicles in queue ¹
1-30	2
31-60	2
61-100	3
>100	The number calculated complies with Table 3.3 of AS 2890.1:2004 Parking facilities - Off-street car parking

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

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

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

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

Column 1 Use or user class	Column 2 Design vehicle ¹
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 husbandry	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

Column 1	Column 2
Use or user class	Design vehicle¹
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

Part 8 Overlays

8.2 Overlay codes

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.	AO1 – N/A Given that the proposed uses will operate entirely within the confines of the existing approved building and car park area, no biodiversity will be impacted as a result of this application.

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 (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.	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 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 a 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—Compliance with AO2.1(b) is achieved where an environmental offset is provided to the Queensland Government in accordance with conditions imposed by a referral agency under the State Development Assessment Provisions. Alternatively, compliance is also achieved where referral agency assessment was undertaken but no environmental offset condition imposed.	AO2.1 N/A No primary vegetation will be cleared as a result of this application. This is further confirmed given that the western parking area proposed, adjacent to the Motorway service road, was previously approved by Council, but not constructed by the previous owner of the site.
	AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	AO3 N/A
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 identified as a matter of local 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 (b) if identified as a 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 AO3(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management. Note—Compliance with AO3(b) is achieved where an environmental offset is provided to the Queensland Government in accordance with conditions imposed by a referral agency under the State Development Assessment Provisions. Alternatively, compliance is also achieved where referral agency assessment was undertaken but no environmental offset condition imposed.	AO3 The clearing of native trees and vegetation is not proposed as a result of this application, particularly given that the proposed use will operate within the existing and approved building. Complies.
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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 report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management.	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; (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.	AO4 Koala habitats or corridors will not be impacted by this proposal. The construction of the building was previously assessed by Council. This application will only involve internal modifications to the building. Complies.
For assessable development		
Wildlife movement		
PO5 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay 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.	AO5 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map—OM—02.02 provides for the safe 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.	AO5 – N/A No koala corridor will be impacted as a result of this proposal.

Locally significant Melaleuca irbyana buffer area		
PO6 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.	AO6 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.	AO6 Will Comply
Landscape values		
PO7 Development is designed and located to protect and enhance the landscape values of: (a) a ridgeline; (b) native vegetation.	AO7 No acceptable outcome provided.	AO7 On site landscaping will be generally in accordance with the previously approved Landscape Concept Plan. Complies.
Lighting		
PO8 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.	Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map—OM—02.02: complies with the dark surrounds lighting levels in AS4282-1997—Control of the obtrusive effects of outdoor lighting; is directed away from areas identified on Biodiversity areas overlay map—OM—02.00.	AO8 Lighting will operate as previously approved by Council. Complies.

Part 8 Overlays

8.2 Overlay codes

8.2.8 Landslide hazard and steep slope area overlay code

8.2.8.1 Application

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

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

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

8.2.8.2 Purpose

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

8.2.8.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Natural physical processes and safety of people and premises		
PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map—OM—08.00: (a) takes into account the risks associated with the natural physical processes of land movement and erosion; (b) is located so that it is geologically stable in the long term and not at risk from landslide.	AO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map—OM—08.00 is carried out in accordance with a site-specific geotechnical report: (a) prepared in accordance with section 2.2.6 of planning scheme policy 5—Infrastructure and is provided to the local government; (b) that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; (c) identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; (d) that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure.	AO1 – N/A Given that the uses will operate within an existing and approved building and car park area, further assessment is not required.
PO2 Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.	AO2 Storage of hazardous materials is in compliance with AS1940—The storage and handling of flammable and combustible liquids.	AO2 Storage of all good will be in accordance with Australian Standards.

Performance outcomes	Acceptable outcomes	Comments
		Will Comply.
Design		
PO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map–OM–08.00 is designed to be responsive to: (a) the topography of the premises; (b) the visual amenity of adjoining premises, the streetscape and the locality.	AO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map–OM–08.00 does not involve cut and fill.	AO3 No further cut and fill is proposed as a requirement of this application. Will Comply.
PO4 The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map–OM–08.00 is screened when viewed from: (a) adjoining premises; (b) a road.	AO4 The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map–OM–08.00 has: (a) skirting or landscape screening to the full height of the undercroft; (b) a maximum height at the perimeter of the building or structure of three metres above ground level.	AO4 – N/A Given that the use will operate in a previously approved building and car park area.

Performance outcomes	Acceptable outcomes	Comments
Stormwater drainage		
PO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map—OM—08.00 ensures that stormwater runoff does not increase the susceptibility of the site and neighbouring sites to landslide.	AO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map—OM—08.00 manages stormwater drainage (including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites: (a) redirection of the flow of surface water or groundwater; (b) concentration of surface water or groundwater.	AO5 – N/A Given that the use will operate in a previously approved building and car park area.

Part 8 Overlays

8.2 Overlay codes

8.2.12 Waterway corridors and wetlands overlay code

8.2.12.1 Application

- (1) This code applies to accepted development (subject to requirements) and assessable development for which the Waterway corridors and wetlands overlay code is identified in Table 5.10.13.1–Waterway corridors and wetlands overlay map–OM–13.00 in Part 5–Tables of assessment.
- (2) When using this code, reference should be made to section 5.3.2–Determining the criteria of development and category of assessment and, where applicable, section 5.3.3–Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5–Tables of assessment.

8.2.12.2 Purpose

- (1) The purpose of the code is to protect and enhance the ecological values, bank stability and scenic amenity of waterway corridors and wetlands and their riparian areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is designed, constructed and managed to:
 - (i) protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
 - (ii) protect natural hydrological and geomorphological processes;
 - (iii) protect and enhance water quality of a waterway and wetland;
 - (iv) protect and enhance landscape values of a waterway and wetland;
 - (v) ensure the long term management and maintenance of a waterway and wetland;
 - (vi) provide public access to a waterway and wetland;
 - (vii) avoid erosion prone areas or mitigate the risk of coastal hazards.

8.2.12.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.12.3.1—Waterway corridors and wetlands overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Design and location		
PO1 Development is designed and located to provide a buffer to a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map—OM—13.00 that protects its ecosystem processes, water quality, function, scenic amenity and landscape values.	AO1 Development provides a buffer: (a) to the waterway areas identified on Waterway corridors and wetlands overlay map—OM—13.01: - of a width specified in Table 8.2.12.3.2—Waterway and wetland buffer width; (i) measured to comply with Figure 8.2.12.3.1—Defining the top bank: upper reaches, middle reaches and lower reaches; (b) to the wetlands identified on Waterway corridors and wetlands overlay map—OM—13.02 of a width specified in Table 8.2.12.3.2—Waterway and wetland buffer width.	AO1 Existing approved buffer from the waterway will be preserved. Complies.

Performance outcomes	Acceptable outcomes	Comments
For assessable development only		
Ecosystem processes		
PO2 Development is designed, constructed and managed to protect and enhance: (a) in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map—OM—13.00; (b) safe wildlife movement. Note—Planning scheme policy 3—Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of planning scheme policy 3—Environmental management.	AO2 If development does not provide a buffer to a Waterway corridors and wetlands area in accordance with AO1: (a) an ecological assessment report is prepared in accordance with part 2 of planning scheme policy 3—Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement; (b) the ecological function of a Waterway corridors and wetlands area is protected and enhanced in accordance with section 3.3.1—Riparian corridor revegetation and weed control of planning scheme policy 3—Environmental management.	AO2 Existing approved buffer to the waterway will be preserved and no works are proposed for the waterway or riparian areas. Complies.
Natural hydrological and geomorphological processes		
PO3 Development is designed, constructed and managed to ensure: (a) the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map—OM—13.00 are maintained; (b) where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.	AO3 Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by: (a) providing an area equal to the buffer width identified on Waterway corridors and wetlands overlay map—OM—13.00 for either side of the existing channel to allow for the natural lateral and longitudinal movement of the channel;	AO3 The proposal will be carried out within the existing approved building and car park and will not impact upon any hydrological and geomorphological process for the adjoining waterway. Complies.

Performance outcomes	Acceptable outcomes	Comments
	(b) stabilising banks using native vegetation in accordance with section 3.3.1–Riparian corridor revegetation and weed control and section 3.3.2–Near-natural hydrology reinstatement works of Planning Scheme Policy 3–Environmental Management; (c) reinstating the near-natural hydrology in accordance with section 3.3.2–Near-natural hydrology reinstatement works of planning scheme policy 3–Environmental management.	
Erosion prone areas		
PO4 Development in an erosion prone area identified on Waterway corridors and wetlands overlay map–OM–13.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	AO4 Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map–OM–13.03 unless the development: (a) cannot be feasibly located elsewhere; (b) is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	AO4 Given that the proposed use is located within an existing and approved building and car park, no further erosion to the Waterway will result as a product of this proposal. Complies.
Water quality		
PO5 Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map–OM–13.00 by: (a) providing vegetated buffers; (b) incorporating water sensitive urban design principles having regard to: (i) protecting water quality of surface and ground waters;	AO5 Development: (a) provides a vegetated riparian buffer in accordance with section 3.3.1–Riparian corridor revegetation and weed control of planning scheme policy 3–Environmental management; (b) provides effective erosion and sediment control in accordance with section 3.3–Filling and excavation standards of planning scheme policy 5–Infrastructure; (c) implements water sensitive urban design principles in accordance with section 3.6—	AO5 The proposal will operate within an existing and approved building and utilise the approved stormwater management plan to ensure water quality will not be impacted as a result of this proposal. Complies

Performance outcomes	Acceptable outcomes	Comments
(ii) minimising sewage discharges to the natural environment; (c) limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.	- Stormwater infrastructure standards and section 3.7–Landscaping standards of planning scheme policy 5–Infrastructure; (d) excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.	
Access		
PO6 Development provides for an integrated and publicly accessible pedestrian network to: (a) a River waterway area identified on Waterway corridors and wetlands overlay map–OM–13.01; (b) a Major waterway area identified on Waterway corridors and wetlands overlay map–OM–13.01; (c) a Major wetland identified on Waterway corridors and wetlands overlay map–OM–13.02.	AO6 A pedestrian path is provided and constructed in accordance with section 3.4–Movement infrastructure standards of planning scheme policy 5–Infrastructure.	AO6 The proposal is not intending to provide any pedestrian pathways as per the previous approved development on the site. Given that the application proposes no change from the requirements of previous approvals on the site, such a pathway would fulfil no purpose or provide any connectivity to adjoining land in the future and is thus, not considered appropriate or reasonable. An alternative solution to this acceptable outcome of the code is requested. An alternative outcome is requested.
Tenure		
PO7 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.	AO7 No acceptable outcome provided.	AO7 Given no works are proposed between the existing building and the River, no constraints will exist to the provision of access for protection and maintenance of the waterway corridor. Will Comply.

Table 8.2.12.3.2–Waterway and wetland buffer width

Type	Buffer width
River waterway area	100 metres from the high bank
Major waterway area	50 metres from the high bank
Medium waterway area	30 metres from the high bank
Minor waterway area	10 metres from the high bank
Major wetland	100 metres from the outer, landward boundary of the mapped wetland
Minor wetland	50 metres from the outer, landward boundary of the mapped wetland

Figure 8.2.12.3.1–Defining the top bank: upper reaches, middle reaches and lower reaches

