Part 6 Zones

6.2 Zone code

6.2.5 Low density residential zone code

6.2.5.1 Application

(1) This code applies to:

(a) accepted development (subject to requirements) and code assessable material change of use for which the Low density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.5.1–Low density residential zone or section 5.9–Categories of development and assessment–Local plans in Part 5–Tables of assessment;

(b) material change of use made impact assessable in Table 5.5.5.1–Low density residential zone or section 5.9–Categories of development and assessment–Local plans in Part 5–Tables of assessment.

(2) When using this code, reference should be made to section 5.3.2–Determining the category of development and category of assessment and, where applicable, section 5.3.3–Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5–Tables of assessment.

6.2.5.2 Purpose

(1) The purpose of the Low density residential zone is to provide for—

(a) a variety of low density dwelling types, including dwelling houses; and

(b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

(2) The local government purpose of the Low density residential zone code is to:

(a) provide for predominantly dwelling houses;

(b) provide small-scale non-residential development that caters for the daily needs of local residents;

(c) provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) the design of the built form:

(i) is responsive to site characteristics, including the shape, frontage, size, orientation and slope;

(ii) ensures that its size and bulk is consistent with the character of the residential environment;

(iii) incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents;

(iv) ensures it is easily and safely accessed;
(v) provides a streetscape that is attractive, pedestrian friendly and supports the precinct character;

(b) development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area;

(c) development contributes to the visual amenity of the residential streetscape;

(d) in the Acreage precinct:
(i) land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a large single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
(ii) the built form is characterised by Dwelling houses in a semi-rural landscape setting where the landscape or bush character dominates the built environment;
(iii) development has a maximum net density of 2.5 equivalent dwellings per hectare;

(e) in the Large suburban precinct:
(i) land uses comprise:
(A) Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Relocatable home park, Residential care facility Retirement facility or Sales office; or
(B) other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive through facility), small-scale Health care service, or small-scale Shop;
(ii) a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
(iii) the built form is characterised by Dwelling houses in an urban landscape setting;
(iv) development has a maximum net density of 10 equivalent dwellings per hectare;

(f) in the Small acreage precinct:
(i) land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
(ii) the built form is characterised by Dwelling houses in an urban landscape setting where the landscape character dominates the built environment;
(iii) development has a maximum net density of five equivalent dwellings per hectare;

(g) in the Small lot precinct:
(i) land uses comprise:
(A) Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling being townhouses, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
(B) other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive through facility), small-scale Health care service, or small-scale Shop;
(ii) a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;

(iii) the built form is characterised by Dwelling houses in an urban landscape setting;

(iv) development has a maximum net density of 28.5 equivalent dwellings per hectare or 57 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;

(h) in the Suburban precinct:

(i) land uses comprise:

(A) Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling being townhouses, Relocatable home park, Residential care facility, Retirement facility or Sales office; or

(B) other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive through facility), small-scale Health care service or small-scale Shop;

(ii) a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;

(iii) the built form is characterised by Dwelling houses in an urban landscape setting;

(iv) development has a maximum net density of 20 equivalent dwellings per hectare or 28.5 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;

(i) in the Village precinct:

(i) land uses comprise:

(A) Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling being townhouses, Relocatable home park, Residential care facility, Retirement facility or Sales office; or

(B) other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive through facility), small-scale Health care service or small-scale Shop;

(ii) a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;

(iii) the built form is characterised by Dwelling houses in an urban landscape setting;

(iv) development has a maximum net density of 16.5 equivalent dwellings per hectare or 20 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot.

6.2.5.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.5.3.1–Low density residential zone code – accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use in the Low density residential zone is for uses identified in: (a) section 6.2.5.2(3)(d)(i)overall outcomes for the Acreage precinct; or (b) section 6.2.5.2(3)(e)(i)overall outcomes for the Large suburban precinct; or (c) section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or (d) section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or (e) section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or (f) section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct.	**AO1** A use in the Low density residential zone is for uses identified in: (a) section 6.2.5.2(3)(d)(i)overall outcomes for the Acreage precinct; or (b) section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or (c) section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or (d) section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or (e) section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or (f) section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct.	Complies. The suburban precinct envisages a residential care facility.

Performance outcomes	Acceptable outcomes	Comments
Design		
Building height		
PO2 A building has a building height that is: (a) consistent with the intended character for the precinct; (b) responsive to the topography of the site; (c) compatible with the height of adjoining buildings.	**AO2** A building on a slope of: (a) less than 15 percent has a maximum building height of 8.5 metres; or (b) 15 percent or more has a maximum building height of 10 metres.	A/S The proposed residential care facility consists of buildings of 3-4 storeys. This is deemed appropriate as the existing buildings on site are of a similar height. The buildings will not be seen from the street, nor will be over shadowing or impacting upon any adjoining owners as the site is setback so far and any neighbours are blocked from the surrounding vegetation.
Boundary clearance		
PO3 Development provides boundary clearances that: (a) allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; (b) provide access to natural light and ventilation; (c) provide an area of landscaping; (d) are consistent with the character for the precinct.	**AO3** Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3—Low density residential zone boundary clearance provisions.	Complies. The development is located in the middle of the subject site is compliant with the boundary clearances.
Density		
PO4 Development achieves a density consistent with that	**AO4** Development has a maximum net density shown in Table 6.2.5.3.4—Low density residential zone	**Complies**

Performance outcomes	Acceptable outcomes	Comments
intended for the precinct.	net densities.	With a site area of 26.184ha and 143 beds proposed, the development has a density consistent with Table 6.2.5.3.4.
Amenity		
General emissions		
PO5 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.	**AO5** Development complies with the following emissions standard of planning scheme policy 3–Environmental management: (a) Table 3.2.1.1–Noise emission standards for the protection of residential amenity where adjoining a 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.	Complies. The proposal is for a residential care facility and as such, any emissions will be minimal.
Reverse amenity		
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO6** Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7–Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads	Not applicable. The land is not affected by environmental emissions.

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th><th>Comments</th></tr>
<tr><td></td><td>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.</td><td></td></tr>
<tr><td>PO7
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.</td><td>AO7
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 6.2.5.3.2.

Table 6.2.5.3.2<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></td><td>Complies. The proposed residential care facility is not located within close proximity to any industry, horticulture or nursey uses.</td></tr>
</table>

Performance outcomes	Acceptable outcomes	Comments
For assessable development only		
Design		
Built form		
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by: (a) orientating towards the primary street frontage; (b) providing an attractive and well-articulated façade.	**AO8** No acceptable outcome provided.	Complies. The building will be oriented towards the chapel and reflection pool with the surrounding buildings.
Streetscape		
PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of: (a) footpath paving; (b) street trees; (c) landscaping.	**AO9** No acceptable outcome provided.	Complies. The proposal provides safe pedestrian pathways and surrounding landscaping to soften the building. The development is for a residential care facility and as such has been designed for easy manoeuvring for all residents.
Service areas and storage		
PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	**AO10** Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	Complies.

Performance outcomes	Acceptable outcomes	Comments
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land Uses		
Shop		
PO11 A Shop: (a) is of a scale and character suitable to ensure that the residential amenity is maintained; (b) serves the local residents' daily needs; (c) does not undermine the viability of a nearby centre or the centre hierarchy. Note—Planning scheme policy 2–Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO11** A Shop: (a) has a maximum gross floor area of 200m^2 per tenancy; (b) is not within 800 metres of another Shop.	Not applicable – no shop is proposed.
Food and drink outlet		
PO12 A Food and drink outlet: (a) is small scale; (b) protects residential amenity.	**AO12** A Food and drink outlet: (a) has a maximum gross floor area of 200m^2 per tenancy; (b) does not have a drive through facility.	Complies. The café has a GFA of 339.98m² and does not include a drive through facility.
Health care service		
PO13 A Health care service: (a) is small scale; (b) serves the local residents' daily needs; (c) protects residential amenity.	**AO13** A Health care service has a maximum gross floor area of 200m^2 per tenancy.	Not applicable – no health care service is proposed.

Performance outcomes	Acceptable outcomes	Comments
Acreage precinct – Not applicable, this site is not located within this precinct.		
Large suburban precinct – Not applicable, this site is not located within this precinct.		
Small acreage precinct – Not applicable, this site is not located within this precinct.		
Small lot precinct – Not applicable, this site is not located within this precinct.		
Suburban precinct		
Design		
Built form		
PO14 The Suburban precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	**AO14** No acceptable outcome provided.	A/S The proposal is for a residential care facility on an existing site with an operating retirement facility. Given the site is setback and the buildings are hidden from the residential uses the proposal is deemed appropriate. The proposal is in the form of 3-4 storeys which does not impact upon surrounding uses.
Site cover		
PO15 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO15** Development in the Suburban precinct has a maximum site cover of 50 percent.	Complies. The proposed development does not exceed 50% site cover.

Performance outcomes	Acceptable outcomes	Comments
Village precinct – Not applicable, this site is not located within this precinct.		

Table 6.2.5.3.3—Low density residential zone boundary clearance provisions

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

Precinct	Land use	Boundary clearances			
		Building type	**Front boundary**	**Side boundary**	**Rear boundary**
				• greater than 7.5 metres – 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	
Village	All uses	All building types	6 metres	Where the height of a part of the building or structure is: • 4.5 metres or less – 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres – 2 metres; • greater than 7.5 metres – 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres

Table 6.2.5.3.4—Low density residential zone net densities

Precinct	Land use	Maximum net density
Acreage	All uses	2.5 equivalent dwellings per hectare
Large suburban	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	10 equivalent dwellings per hectare
Small acreage	All uses	five equivalent dwellings per hectare
Small lot	Dual occupancy	28.5 equivalent dwellings per hectares
	Dual occupancy that is located on a corner lot or dual road lot	57 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	28.5 equivalent dwellings per hectare
Suburban	Dual occupancy	20 equivalent dwellings per hectare
	Dual occupancy that is located on a corner lot or dual road lot	28.5 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	20 equivalent dwellings per hectare
Village	Dual occupancy	16.5 equivalent dwellings per hectare
	Dual occupancy that is located on a corner lot or dual road lot	20 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	16.5 equivalent dwellings per hectare

Part 9 Development codes

9.3 Use code

9.3.4 Relocatable home park, Residential care facility and Retirement facility code

9.3.4.1 Application

(1) This code applies to:

(a) code assessable material change of use for a Relocatable home park, Residential care facility or a Retirement facility for which the Relocatable home park, Residential care facility and Retirement facility 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;

(b) material change of use for a Relocatable home park, Residential care facility or a Retirement facility 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.

(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.

9.3.4.2 Purpose

(1) The purpose of the code is to provide an attractive and comfortable environment for residents with a range of community facilities.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) A Relocatable home park, Residential care facility, or a Retirement facility is:

(i) designed to provide accommodation in a safe, accessible and attractive residential environment;

(ii) designed to provide a range of community and recreation facilities;

(iii) located to have convenient access to shops, public transport and community activities.

9.3.4.3 Assessment benchmarks for assessable development

Part A–Requirements for assessable development

Table 9.3.4.3.1–Relocatable home park, Residential care facility and Retirement facility code: assessable development

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
Layout		
PO1 A Relocatable home park, Residential care facility or Retirement facility provides: (a) a safe and convenient movement network; (b) open space and landscaping; (c) vehicle access, parking, servicing and manoeuvring areas; (d) amenities and facilities, including storage; (e) an on-site manager's residence, if a Relocatable home park or Retirement facility.	**AO1** No acceptable outcome provided.	**Complies** The development site has existing movement and vehicular access. This will be maintain and expanded upon for this proposal. The proposal also includes open space and landscaping throughout the communal area and onsite amenities and facilities for the needs of the residents.
PO2 A Relocatable home park or Retirement facility provides that each dwelling is easily identifiable from an accessway or a road.	**AO2** A Relocatable home park or Retirement facility provides that each dwelling has property identification numbers that are clearly identifiable from an accessway or a road.	**Complies** The proposed development will be easily identifiable within the development area. Each bedroom will also contain its own private balcony which will be seen from the road.
PO3 A Relocatable home park provides that a dwelling has a site of sufficient size and dimension to accommodate a dwelling and associated facilities including car parking and private open space.	**AO3** A Relocatable home park provides that each dwelling has a site with a minimum area of 200m^2.	**Not applicable** A relocatable home park is not proposed.

Performance outcomes	Acceptable outcomes	Comments
Boundary clearance		
PO4 A Relocatable home park, Residential care facility, or Retirement facility provides boundary clearances that: (a) allow for the separation of buildings or structures to ensure the impacts on residential amenity and privacy for the occupants of the dwelling and neighbouring dwellings are minimised; (b) provide access to natural light and ventilation; (c) are consistent with the surrounding character.	**AO4** Development has minimum boundary clearances that comply with Table 9.3.4.3.1–Relocatable home park, Residential care facility and Retirement facility code: assessable development.	**Complies** The proposed development is located within the middle of the subject site and is compliant with the boundary clearances.
Private open space		
PO5 A Relocatable home park or Retirement facility includes useable private open space to meet the needs of the residents.	**AO5** A Relocatable home park or Retirement facility provides that each dwelling has private open space with: (a) direct access from the principal living area of each dwelling; (b) a minimum dimension of three metres.	**Not applicable** The proposal is for a residential care facility.

Performance outcomes	Acceptable outcomes	Comments
Communal open space and facilities		
PO6 A Relocatable home park, Residential care facility or Retirement facility provides communal outdoor open spaces and indoor facilities that are located and designed to be: (a) safe and attractive; (b) easily accessible; (c) clearly defined and illuminated for night time use; (d) centrally located; (e) a combination of passive and active recreation facilities.	**AO6** No acceptable outcome provided.	**Complies** The proposal includes communal outdoor open space with the reflection pool and chapel being located within the open space area. This is centrally located with the proposed residential care facility building looking out to this area.
PO7 A Relocatable home park, Residential care facility or Retirement facility meets the need of the residents by providing: (a) outdoor communal open space; (b) indoor communal facilities.	**AO7** A Relocatable home park, Residential care facility or Retirement facility has: (a) an outdoor communal open space area being a minimum 20 percent of the site area with: (i) a minimum dimension of 15 metres; (ii) a gradient not exceeding five percent; (b) an indoor communal facilities area: (i) of a minimum $10m^2$ for each dwelling; (ii) with a minimum dimension of 5 metres.	**Alternative Solution** The total outdoor communal open space area with a minimum dimension of 15 is 1300m², which is considered appropriate given the amount of beds proposed. Much of the site is covered by vegetated open space, and therefore this provision of outdoor open space is considered appropriate. The total area of indoor communal facilities with a minimum dimension of 5m proposed is 2,125m², which is greater than 10m² for each bed.
Access		
PO8 A Relocatable home park, Residential care facility, or Retirement facility: (a) provides a bus service or is located within easy	**AO8.1** A Relocatable home park or Retirement facility: (a) has a private bus service; or (b) is located within 400 metres of a bus service.	**Not applicable** The proposal is for a residential care facility.

Performance outcomes	Acceptable outcomes	Comments
walking distance to public transport; (b) is located within easy walking distance to a Shopping centre or provides an on-site shop.	**AO8.2** A Relocatable home park or Retirement facility: (a) is located within 400 metres of a Shopping centre; or (b) has a kiosk on the premises.	**Not applicable** The proposal is for a residential care facility.

Table 9.3.4.3.2–Relocatable home park, Residential care facility and Retirement facility boundary clearance provisions

Boundary clearances				
Land use	**Building type**	**Front boundary**	**Side boundary**	**Rear boundary**
Relocatable home park	Dwelling	6 metres	(a) where the *height* of that part is 4.5m or less–1.5m; and (b) where the *height* of that part is greater than 4.5m but not more than 7.5m–2m; and (c) where the *height* is greater than 7.5m–2m plus 0.5m for every 3m or part exceeding 7.5m.	6 metres
Residential care facility; Retirement facility	Dwelling	6 metres	(a) where the *height* of that part is 4.5m or less -1.5m; and (b) where the *height* of that part is greater than 4.5m but not more than 7.5m - 2m; and (c) where the *height* is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.	6 metres
	Other building	6 metres	10 metres	10 metres

Editor's note – Where these boundary clearances differ from the underlying zone code, the zone code prevails to the extent of the inconsistency.

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.	**Complies** The development is located outside the biodiversity corridors.

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 *Environmental Offsets Act* 2014. 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.	**Complies** The development has been designed to avoid the need to clear any native vegetation. Refer to **Ecological Assessment – Appendix I.**
	AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	**Complies** Rehabilitation of degraded areas will be conducted in accordance with the South East Queensland Ecological Restoration Framework.
Secondary vegetation management area		
PO3 Development in the Secondary vegetation management	**AO3** Development is located to avoid the need to clear	**Not Applicable**

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.	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 *Environmental Offsets Act* 2014. 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.	The site is not within this sub-category.
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.	**Not applicable** The subject site is not located within the koala corridor.

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.	**Not applicable** The subject site is not located within a biodiversity corridor or koala corridor.
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.	**Not applicable** The development is not located within the locally significant Melaleuca irbyana area.

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.	**Complies** The development has been designed to protect the landscape values of native vegetation. Refer **Appendix E – Landscape Concept Plans** and **Appendix I – Ecological Assessment.**
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.	**AO8** Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map–OM–02.02: (a) complies with the dark surrounds lighting levels in AS4282-1997–Control of the obtrusive effects of outdoor lighting; is directed away from areas identified on Biodiversity areas overlay map–OM–02.00.	**Not applicable** The subject site is not located within a biodiversity corridor or koala corridor.

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.	**Complies** Refer to **Appendix G – Civil Engineering Report**
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.	**Not applicable** No hazardous materials are proposed.

Performance outcomes	Acceptable outcomes	Comments
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.	**Complies** Refer to **Appendix G – Civil Engineering Report**
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.	**Complies** Undercrofts of buildings and structures are screened from adjoining premises and roads.
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.	**Complies** Refer to **Appendix H – Site Based Stormwater Management Plan**

Part 9 Development codes

9.4 Other development codes

9.4.2 Filling and excavation code

9.4.2.1 Application

(1) This code applies to accepted development (subject to requirements) and code assessable operational work—filling or excavation for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.8.1—Operational work.

(2) When using this code, reference should be made to section 5.3.2–Determining the category of development and category of assessment and, where applicable, section 5.3.3–Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5–Tables of assessment.

9.4.2.2 Purpose

(1) The purpose of the code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development protects:
  - (i) natural physical processes and ecosystems;
  - (ii) existing and planned infrastructure;
  - (iii) personal health and safety and premises;
  - (iv) visual amenity.

9.4.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Protection of natural processes and ecosystems		
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	**AO1** The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3—Filling and excavation standards in planning scheme policy 5—Infrastructure.	**Complies** The development will not discharge sediments and pollutants to a waterway or stormwater network.
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	**AO2** Topsoil and spoil is stockpiled to comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	**Complies** Topsoil and spoil will be stockpiled in accordance with the relevant planning scheme policy.
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	**AO3** Filling complies with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	**Complies** Filling activity will comply with the relevant planning scheme policy.
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	**AO4** Filling or excavation works comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	**Complies** Filling and excavation works will not adversely affect existing infrastructure and services. Refer to **Appendix G – Civil Engineering Report.**

Performance outcomes	Acceptable outcomes	Comments
Protection and enhancement of personal health and safety and premises		
PO5 Filling or excavation works do not adversely affect personal health and safety.	**AO5** Filling or excavation works comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	**Complies** Filling activity will comply with the relevant planning scheme policy.
Surface water flow		
PO6 Surface water drainage does not cause any of the following: (a) ponding on any premises; or (b) a hazard or adversely affect personal health and safety and premises; or (c) diversion or concentration of flow from or onto adjoining premises or infrastructure.	**AO6** Surface water drainage complies with part 3.3–Filling or excavation standards in planning scheme policy 5–Infrastructure.	**Complies** Surface water drainage will comply with the relevant planning scheme policy.
Batters		
PO7 A batter: (a) does not adversely affect the natural physical processes and ecosystems; (b) protects existing and planned infrastructure; (c) is safe, stable and easily maintained; (d) is landscaped to enhance visual amenity.	**AO7** A batter is designed and constructed to comply with the standards specified in section 3.3.6–Batters and retaining walls in planning scheme policy 5–Infrastructure.	**Complies** Batters will be constructed to comply with the relevant planning scheme policy.
Retaining walls		
PO8 A retaining wall: (a) is not constructed of timber and are not located on existing or proposed lot boundaries, or	**AO8** A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2–Retaining walls in planning scheme policy	**Complies** Retaining walls are designed to comply with the relevant planning scheme policy. See **Appendix H – Civil Engineering Report.**

Performance outcomes	Acceptable outcomes	Comments
movement networks; (b) does not adversely affect the natural physical processes and ecosystems; (c) is located to avoid conflict with adjoining premises; (d) is located such that existing and planned infrastructure is not adversely affected; (e) protects the visual amenity of adjoining premises or a public open space; (f) is located within the premises that is being filled; (g) is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; (h) is safe and stable; (i) enables easy access for maintenance.	5–Infrastructure.	
Filling of a dam		
PO9 The filling of a dam: (a) does not adversely affect the natural physical processes and ecosystems; (b) creates a safe and stable surface; (c) is integrated into the landscape.	**AO9** The filling of a dam complies with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	**Not applicable** The proposal does not include filling of a dam.

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** Reports, plans and drawings are provided in accordance with part 2 of planning scheme policy	**Complies** All necessary reports, plans and drawings are provided with the application that demonstrate the

Performance outcomes	Acceptable outcomes	Comments
	5–Infrastructure.	development is capable of being serviced by necessary infrastructure.
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; (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	**Complies** The development will be connected to the SEQ Water Supply in accordance with the SEQ Water Supply and Sewerage Design Code.

Performance outcomes	Acceptable outcomes	Comments
	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.	**Complies** The development is located outside areas for planned infrastructure works by Logan City Council.
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: (a) fire hydrant infrastructure; (b) unimpeded access for emergency services vehicles. Editor's note—The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	**AO4** Development in a water service area 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.	**Not Applicable** The development is not accessed by common private title. The development will water supply available for fire fighting purposes and the site has unimpeded emergency service vehicle access.

Performance outcomes	Acceptable outcomes	Comments
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.	**Complies** Development will be connected to a reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times.
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.	**Complies** Disposal of trade waste will not adversely affect the sewerage network in accordance with the relevant planning scheme policy.
Roof water drainage and surface water drainage		
PO7 Development provides stormwater infrastructure	**AO7** Development complies with the standards for	**Complies** Refer to **Appendix H – Site Based Stormwater Management Plan.**

Performance outcomes	Acceptable outcomes	Comments
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.	stormwater infrastructure specified in part 3.6 of planning scheme policy 5–Infrastructure.	
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.	**Complies** The development will comply with the standards outlined in the relevant planning scheme policy.
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	**AO9** Development complies with the standards for stormwater infrastructure specified in part 3.6 of planning scheme policy 5–Infrastructure.	**Complies** Refer to **Appendix H – Site Based Stormwater Management Plan.**

Performance outcomes	Acceptable outcomes	Comments
enhance visual and ecological values.		
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.	**Complies** Refer to **Appendix F – Traffic Impact Assessment.**
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.	**Complies** Refer to **Appendix F – Traffic Impact Assessment.**
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 are is 5,000m^2 or more: (a) supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities;	**AO12** No acceptable outcome provided.	**Not Applicable** The site is not within 400 metres of existing or future public passenger transport facilities

Performance outcomes	Acceptable outcomes	Comments
(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.		

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: (i) is suitable for the available space and	**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.	**Complies** Landscape work will be carried out in accordance with the relevant planning scheme policy. Refer to **Appendix E – Landscape Concept Plans.**

Performance outcomes	Acceptable outcomes	Comments
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

9.4.7 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.	**Complies** The development's provision of parking, loading and servicing complies with Table 9.4.7.4.2.
PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate.	**AO2** Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4–Visitor parking spaces for uses incorporating a security gate.	**Not Applicable** The development does not have a security gate.
PO3 A car park not being a Parking station provides	**AO3** A use, other than a Residential activity or a	**Complies** The development's car parking areas will be maintained exclusively for car parking and will be

Performance outcomes	Acceptable outcomes	Comments
free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	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.	accessible to all employees and visitors during normal hours of operation.
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.	**Complies** Motorcycle parking provided complies with the relevant Australian Standard.
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.	**Complies** The development provides storage facilities for bicycles as no minimum requirement is specified in Table 9.4.7.3.2.
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.	**Complies** The development is easily manoeuvrable because of the provision of streets, and complies with Table 9.4.7.3.5 and the relevant planning scheme policy.

Performance outcomes	Acceptable outcomes	Comments
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	**AO7** A vehicle washing bay provides that run off is discharged to: (a) a grassed area or permeable landscape area; or (b) the sewerage system.	**Not Applicable** No vehicle washing bays are proposed.
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.	**Complies** The development involves a connected street form that allows for adequate queuing space for car parking areas.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	**AO9** A driveway is designed and constructed to comply with section 3.4.5–Design standards for access and driveways of planning scheme policy 5–Infrastructure.	**Complies** Driveways are designed in accordance with the relevant planning scheme policy.
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	**AO10** A car parking area is designed and constructed in accordance with section 3.4.6–Design standards for car parking of planning scheme policy 5–Infrastructure.	**Complies** Car parking areas are designed in accordance with the relevant planning scheme policy.

Performance outcomes	Acceptable outcomes	Comments
Australian standards; (c) provide a convenient and safe pedestrian network; (d) provide safe and efficient vehicle circulation; (e) provide a progressive reduction in the speed environment in moving between the road and a parking space; (f) provide a safe sight distance at a potential conflict point; (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 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
Adult store	1 space per 17m² of GFA	1 space per 100m² of GFA	√ (if more than 500m² GFA)	Not required	No minimum	1 space per 400m² GFA / employee; plus 1 visitor space per 500m² GFA
Agricultural supplies store	1 space per 100m² 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	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
	visitor space.					
Bar	1 space per 10m² of GFA bar area (excluding staff only areas); plus 1 space per 3 gaming machines for gaming machines	1 space per 100m² 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 400m² 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 30m² of GFA	1 space per 100m² of GFA	√	√ (if more than 2,000m² GFA)	No minimum	No minimum
Community care centre	1 space per equivalent full time employee, based on the	1 space per equivalent full time employee, based on the	√	√	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
	maximum number of employees on the premises at any one time plus 1 space per 10 visitors	maximum number of employees 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 10m² of GFA up to 400m² GFA, thereafter 1 space per 20m² GFA; plus 2 spaces per 10m² of GFA for an outdoor seating area.	1 space per 100m² of GFA	√	Not required	10 vehicles per drive through facility	1 space per 30m² GFA.
Function facility	1 space per 17m² of GFA	1 space per 100m² of GFA	√	√ (if more than 2,000m² GFA)	No minimum	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m² of GFA associated with a chapel	Not applicable	√	√	No minimum	No minimum
Garden centre	1 space per 300m² of display area with a minimum of 6 spaces; plus 1 space per 20m² of indoor retail use area	1 space per 100m² of GFA	√	Not required	No minimum	No minimum
Hardware and trade supplies	1 space per 60m² of GFA	1 space per 100m² of GFA	√	Not required	8 vehicles in any drive in	No minimum
Health care service	1 space per 10m² of GFA; plus 1 ambulance space	1 space per 100m² of GFA	√	√	No minimum	1 space per 400m² GFA for employees; plus 1 visitor space per 200m² GFA
High impact industry	1 space per 150m² of GFA up to 900m²; plus 1 space per	Not applicable	√	Not required	No minimum	1 space per 800m² 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
	200m² GFA thereafter					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 10m² of GFA; plus 1 ambulance space	1 space per 100m² 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 10m² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m² GFA of liquor sales area; plus 1 space per 5m² of GFA for gaming machines	1 space per 100m² of GFA	√	√	12 vehicles per drive through facility	1 space per 50m² of GFA for lounge, bar and beer garden area; plus 1 space per 60m² of GFA 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
						gaming machines
Indoor sport and recreation	1 space per 15m² of GFA	1 space per 15m² of GFA	√	√	–	3 spaces; plus 1 space per 50m² 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 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required	No minimum	1 space per 800m² GFA for employees
Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum	No minimum
Market	1 space per 5m² of GFA of the stalls and the displays	Not applicable	√	Not required	No minimum	1 space per 10 stalls
Medium impact industry	1 space per 80m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required	No minimum	1 space per 800m² GFA 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
						employees
Multiple dwelling	In the Loganlea local plan: • 1.15 covered spaces for dwellings comprising less than 2 bedrooms; • 1.3 covered spaces for dwellings comprising 2 or more bedrooms; • 1 vehicle washing space where the use comprises more than 15 dwellings; and • 0.4 visitor space per dwelling.	1 covered space per dwelling	√	√	No minimum	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units
	For all other land (unless Column 3 applies): • 1.5 covered spaces for dwellings comprising less than 2 bedrooms; • 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms; • 0.25 visitor space per dwelling; and • 1 vehicle washing space					

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
	where the use comprises more than 15 dwellings					
Nightclub entertainment facility	1 space per 100m² of GFA plus 1 space per employee	Not applicable	√	√	No minimum	No minimum
Office	1 space per 20m² of GFA of any storey at ground level; plus 1 space per 30m² of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m² 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 300m² 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 20m² 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 100m² of GFA	15 spaces; plus 1 space per 100m² of GFA	√	√	No minimum	2 spaces per 20m² 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 15m² of GFA	1 space per 15m² 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 10m² of GFA	1 space per 100m² 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 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required.	No minimum	1 space per 800m² 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 10m² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m²	1 space per 100m² of GFA	√	√	12 vehicles per drive through facility	1 space per 50m² 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 5m² of GFA for gaming machines					plus 1 space per 60m² 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 200m² 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 25m² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m² 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 200m² GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m² of GFA	1 space per 100m² of GFA	Not required	Not required	No minimum	1 space per 200m² GFA for employees
Service station	2 spaces; plus 1 space per 25m² of GFA for a shop of less than 150m²; plus 1 spaces per 20m² of GFA of shop area exceeding 150m²; plus 1 space per 10m² 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 25m² of GFA for a shop of less than 150m²; plus 1 spaces per 20m² of GFA of shop area exceeding 150m²; plus 1 space per 10m² 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 200m² GFA for employees
Shop	1 space per 17m² of GFA	1 space per 100m² of GFA	√	Not required	No minimum	1 space per 300m^2 GFA
Shopping centre	1 space per 17m² of GFA for a floor area of 1-10,000m² GFA 1 space per 20m² of GFA for a floor area >10,000-	1 space per 100m² 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
	30,000m² GFA. 1 space per 23m² of GFA for a floor area of >30,000m² 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 20m² 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 35m² of GFA	1 space per 100m² of GFA	√	Not required	No minimum	1 space per 750m² GFA for employees; plus 1 visitor space per 1,000m² GFA
Special industry	1 space per 150m² of GFA up to 900m²; plus 1 space per 200m² GFA thereafter	Not applicable	√	Not required	No minimum	1 space per 800m² GFA for employees
Substation	1 space	Not applicable	Not required	Not required	No minimum	No minimum
Telecommunicati	1 space per employee with a	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
ons facility	minimum of 2 spaces					
Theatre	1 space per 8 seats	1 space per 100m² 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 30m² of GFA	1 space per 100m² of GFA	√	√	No minimum	No minimum
Warehouse (not being a mini-storage establishment)	1 space per 100m² 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
Wholesale nursery	1 space per employee; plus 1 visitor space.	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**
Winery	1 space per 10m² of GFA up to 400m² GFA for retail and dining areas only, thereafter 1 space per 20m² GFA for retail and dining areas only; plus 2 spaces per 10m² of GFA for an outdoor seating area.	1 space per 100m² of GFA	√	Not required	No minimum	1 space per 30m² 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 vehicle[1]
Adult store	SRV, if less than 500m² GFA MRV if 500m² 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 than200m² GFA HRV, if 200m² 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 1,000m² GFA HRV, if 1,000m² 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 500m² GFA HRV, if 500m² or greater GFA
Shopping centre	AV
Short term accommodation	HRV
Showroom	HRV
Theatre	HRV
Transport depot	AV
Utility installation	HRV
Wholesale nursery	AV
Warehouse (where a mini	HRV

Column 1 Use or user class	Column 2 Design vehicle[1]
storage establishment)	
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