

## APPENDIX C      CODE RESPONSES

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## 6.2.13 Rural residential zone code

### 6.2.13.1 Application

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for which Rural residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.13.1 - Rural residential zone in Part 5 - Tables of assessment;
  - b. material change of use made impact assessable in Table 5.5.13.1 - Rural residential zone in Part 5 - Tables of assessment;
  - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
  - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

### 6.2.13.2 Purpose

1. The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
2. The local government purpose of the Rural residential zone code is to:
  - a. predominantly provide for Dwelling houses on larger lots;
  - b. provide for development in a semi-rural, landscaped or bushland setting;
  - c. protect rural residential amenity.
3. The purpose of the Rural residential zone code will be achieved through the following overall outcomes:
  - a. the design of the built form:
    - i. responds to site characteristics, including the shape, frontage, size, orientation and slope;
    - ii. produces a built form that is compatible with the semi-rural, landscaped or bushland setting;
    - iii. provides that the semi-rural, landscaped or bushland setting predominates over the built form;
    - iv. incorporates appropriate boundary clearances to protect and provide privacy for residents;
    - v. ensures it is easily and safely accessed;
  - b. development protects amenity consistent with its location in the Rural residential zone or precinct and the surrounding area;

- c. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
- d. in the Carbrook precinct:
  - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business, Nature-based tourism, Roadside stall or Sales office;
  - ii. development:
    - A. protects the fauna, flora and environmental values;
    - B. protects the scenic amenity values;
    - C. has a landscaped or bushland setting;
- e. in the Cottage rural precinct:
  - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house; Emergency services, Home-based business, Nature-based tourism, Rural activities on larger lots (other than Aquaculture and Intensive animal industry) or Sales office;
  - ii. development has a semi-rural or bushland setting;
- f. in the Park living precinct:
  - i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office;
  - ii. development has a landscaped or bushland setting;
- g. in the Park residential precinct:
  - i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office;
  - ii. development has a landscaped or bushland setting;
  - iii. development has a maximum net density of 2.5 equivalent dwellings per hectare;
  - iv. Reconfiguring a lot creates lot sizes which are consistent with the intended lot size and character of the precinct.

Editor's note - the Park living precinct, the Cottage rural precinct and the Carbrook precinct do not provide for any new lots to be created.

### 6.2.13.3 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 6.2.13.3.1 - Rural residential zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
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<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Land use</b>		
<p><b>PO1</b> A use in the Rural residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.13.2(3)(d)(i) overall outcomes for the Carbrook precinct; or</li> <li>b. section 6.2.13.2(3)(e)(i) overall outcomes for the Cottage rural precinct; or</li> <li>c. section 6.2.13.2(3)(f)(i) overall outcomes for the Park living precinct; or</li> <li>d. section 6.2.13.2(3)(g)(i) overall outcomes for the Park residential precinct.</li> </ul>	<p><b>AO1</b> A use in the Rural residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.13.2(3)(d)(i) overall outcomes for the Carbrook precinct; or</li> <li>b. section 6.2.13.2(3)(e)(i) overall outcomes for the Cottage rural precinct; or</li> <li>c. section 6.2.13.2(3)(f)(i) overall outcomes for the Park living precinct; or</li> <li>d. section 6.2.13.2(3)(g)(i) overall outcomes for the Park residential precinct.</li> </ul>	<p><b>Complies</b> The subject site is mapped as being within the Park living precinct and the proposed development is for a Home-based business.</p>
<b>Cropping in the Cottage rural precinct</b>		
<p><b>PO2</b> Cropping in the Cottage rural precinct has a boundary clearance that protects the amenity of adjoining premises.</p>	<p><b>AO2</b> Cropping in the Cottage rural precinct has a minimum boundary clearance of 50 metres from a lot in the residential zone category.</p>	<p><b>Not Applicable</b> The proposed development is not for Cropping in the Cottage rural precinct.</p>
<b>Design</b>		
<b>Building height</b>		
<p><b>PO3</b> A building has a building height that is:</p> <ul style="list-style-type: none"> <li>a. consistent with a landscape or bushland setting for the Carbrook precinct, Park living precinct and Park residential precinct;</li> <li>b. consistent with a semi-rural or bushland setting in the Cottage rural precinct;</li> <li>c. responsive to the topography of the site.</li> </ul>	<p><b>AO3</b> A building has a maximum building height of:</p> <ul style="list-style-type: none"> <li>a. 8.5 metres in the Carbrook precinct, Park living precinct and Park residential precinct; or</li> <li>b. 12 metres in the Cottage rural precinct.</li> </ul>	<p><b>Not Applicable</b> The proposed Home-based business will be undertaken within existing lawfully constructed buildings on site.</p>

<b>Boundary clearance</b>		
<p><b>PO4</b> A building or structure has a boundary clearance that is compatible with the setting for the precinct having regard to:</p> <ul style="list-style-type: none"> <li>a. visual amenity;</li> <li>b. privacy.</li> </ul>	<p><b>AO4</b> A building or structure, other than an existing lawful building or structure, has a minimum:</p> <ul style="list-style-type: none"> <li>a. road boundary clearance of 20 metres where it has a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; or</li> <li>b. road boundary clearance of 10 metres on all other roads;</li> <li>c. side and rear boundary clearance of three metres.</li> </ul> <p>Note - AO19 has boundary clearance provisions for a building and structure associated with Intensive horticulture or Wholesale nursery</p>	<p><b>Not Applicable</b> The proposed Home-based business will be undertaken within existing lawfully constructed buildings on site.</p>
<b>Site cover</b>		
<b>Site cover in the Carbrook precinct, Park living precinct and Park residential precinct</b>		
<p><b>PO5</b> A building or structure has a site cover that protects the visual amenity and the landscaped or bushland setting of the precinct.</p>	<p><b>AO5</b> A building or structure in the Carbrook precinct, Park living precinct or Park residential precinct, other than an existing lawful building or structure, has a maximum site cover of 700m<sup>2</sup>.</p>	<p><b>Not Applicable</b> The proposed Home-based business will be undertaken within existing lawfully constructed buildings on site.</p>
<b>Site cover in the Cottage rural precinct</b>		
<p><b>PO6</b> A building or structure has a site cover that protects the visual amenity and the semi-rural or bushland setting of the precinct.</p>	<p><b>AO6</b> A building or structure in the Cottage rural precinct, other than an existing lawful building or structure, has a maximum site cover of 700m<sup>2</sup>.</p>	<p><b>Not Applicable</b> The subject site is not mapped as being within the Cottage rural precinct.</p>
<b>Amenity</b>		
<b>General emissions</b>		

<p><b>PO7</b> Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> <li>a. noise emissions;</li> <li>b. air emissions;</li> <li>c. light emission;</li> <li>d. radiation emissions;</li> <li>e. vibration emissions.</li> </ul>	<p><b>AO7</b> Development complies with the following emissions standards of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> <li>a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management;</li> <li>b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management;</li> <li>c. Table 3.2.2.1 - Air emission standards;</li> <li>d. Table 3.2.3.1 - Light emission standards;</li> <li>e. section 3.2.4 - Radiation emission standards;</li> <li>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (<math>m/s^2</math>) 1/80Hz.</li> </ul>	<p><b>Generally Complies</b> It is considered that the proposed development generally complies as it protects the intended amenity for the zone and precinct of an adjoining premises. This is demonstrated through neighbours' statements. Please refer to <i>Section 6</i> of the Town Planning Report for further details.</p>
<p><b>Reverse amenity</b></p>		
<p><b>PO8</b> 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</p>	<p><b>AO8</b> Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p><b>Not Applicable</b> The subject site is not impacted by transport infrastructure.</p>
<p><b>PO9</b></p>	<p><b>AO9</b></p>	<p><b>Not Applicable</b></p>

<p>A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>		<p>A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.13.3.2. <b>Table 6.2.13.3.2</b></p>	<p>The subject site is not impacted by any other land uses.</p>
<p><b>Column 1: Separation distance</b></p>	<p><b>Column 2: Use</b></p>		
1,500 metres	Special industry		
500 metres	High impact industry		
500 metres	Intensive animal industry		
500 metres	Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).		
300 metres	Intensive horticulture, excluding the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).		
300 metres	Wholesale nursery		
250 metres	Medium impact industry		
<p><b>PO10</b> A sensitive land use does not adversely affect the ongoing operation of the Intensive horticulture industry (being the mushroom farm) located on</p>	<p><b>AO10</b> A sensitive land use is not located within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount</p>	<p><b>Not Applicable</b> The subject site is not impacted by any other land uses.</p>	

4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	Lindesay Highway, North Maclean (Lot 1 RP218191).	
<b>Service areas and storage</b>		
<b>PO11</b> Plant, equipment, services and outdoor storage of materials do not detract from the amenity of the streetscape.	<b>AO11</b> Plant, equipment, services and outdoor storage of materials are not visible from a road.	<b>Complies</b> The proposed development will be undertaken within existing buildings on site.
<b>For assessable development only</b>		
<b>Land use</b>		
<b>PO12</b> A use protects the natural and scenic amenity values of adjoining premises in the Environmental management and conservation zone.	<b>AO12</b> No acceptable outcome provided.	<b>Complies</b> The proposed development will be undertaken within existing buildings on site.
<b>Social and health impact</b>		
<b>PO13</b> Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment	<b>AO13.1</b> Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.	<b>Not Applicable</b> The proposed development is not for the sale or consumption of liquor or for gaming.
	<b>AO13.2</b> Development does not provide for gaming.	
<b>Carbrook precinct</b>		
<b>Design</b>		
<b>Built form</b>		

<p><b>PO14</b> The built form does not dominate the landscaped or bushland setting in the Carbrook precinct.</p>	<p><b>AO14</b> No acceptable outcome provided.</p>	<p><b>Not Applicable</b> The subject site is not mapped as being within the Carbrook precinct.</p>
<p><b>Movement network</b></p>		
<p><b>PO15</b> Development in the Carbrook precinct provides a low speed vehicle environment to protect native fauna.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	<p><b>Not Applicable</b> The subject site is not mapped as being within the Carbrook precinct.</p>
<p><b>Fencing</b></p>		
<p><b>PO16</b> A fence provides for the movement of native fauna.</p>	<p><b>AO16</b> A fence: a. provides that the lowest strand or rail is a minimum of 60 centimetres above the ground level; b. provides that the distance between each rail or strand is a minimum of 30 centimetres; c. is not electrified; d. does not include barbed or razor wire.</p>	<p><b>Not Applicable</b> The subject site is not mapped as being within the Carbrook precinct.</p>
<p><b>Cottage rural precinct</b></p>		
<p><b>Land use</b></p>		
<p><b>Animal keeping being for the training of horses and stabling</b></p>		
<p><b>PO17</b> Animal keeping being the training or stabling of horses does not produce dust emissions that adversely affect rural residential amenity by providing a: a. adequate separation from a use in the residential zone category;</p>	<p><b>AO17</b> A training or exercise track for horses and stabling of horses: a. has a minimum boundary clearance of: i. 30 metres from a residential zone category; ii. 15 metres otherwise;</p>	<p><b>Not Applicable</b> The subject site is not mapped as being within the Cottage rural precinct.</p>

<ul style="list-style-type: none"> <li>b. boundary clearance;</li> <li>c. suitable track surface.</li> </ul>	<ul style="list-style-type: none"> <li>b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix).</li> </ul>	
<p><b>Animal keeping, being a kennel</b></p>		
<p><b>PO18</b> Animal keeping being a kennel does not produce emissions that adversely impact on residential amenity by providing:</p> <ul style="list-style-type: none"> <li>a. adequate separation from a use in the residential zone category;</li> <li>b. separation from other existing kennels;</li> <li>c. ease of supervision;</li> <li>d. boundary clearances;</li> <li>e. setbacks;</li> <li>f. a visual buffer to limit visual stimulus to dogs from an external source;</li> <li>g. an acoustic fence;</li> <li>h. a limit on the number of dogs kept on the premises.</li> </ul>	<p><b>AO18</b> Animal keeping being a kennel:</p> <ul style="list-style-type: none"> <li>a. is located a minimum of 100 metres from any lot in the residential zone category;</li> <li>b. is located a minimum distance of 1000 metres from another lawfully established or approved kennel;</li> <li>c. is located a maximum of 20 metres from the Dwelling house on the same lot;</li> <li>d. has a minimum boundary clearance of: <ul style="list-style-type: none"> <li>i. 100 metres from a road frontage;</li> <li>ii. 15 metres from a side and rear boundary;</li> </ul> </li> <li>e. is setback a minimum of: <ul style="list-style-type: none"> <li>i. 150 metres from a sensitive land use;</li> <li>ii. 150 metres from the boundary of an adjoining lot where the adjoining lot is vacant;</li> </ul> </li> <li>f. is visually buffered by: <ul style="list-style-type: none"> <li>i. a minimum five metres wide screen landscaping strip adjoining a building, run, exercise yard or car park;</li> <li>ii. locating the kennel behind the existing or proposed Dwelling house;</li> <li>iii. provides an acoustic fence with a minimum height of two metres;</li> </ul> </li> </ul>	<p><b>Not Applicable</b> The subject site is not mapped as being within the Cottage rural precinct.</p>

	iv. has no more than 10 dogs per hectare, up to a maximum of 100 dogs.	
<b>Intensive horticulture or Wholesale nursery</b>		
<p><b>PO19</b> An Intensive horticulture or Wholesale nursery protects the amenity of adjoining premises.</p>	<p><b>AO19</b> A building or structure, where associated with Intensive horticulture or Wholesale nursery has a minimum boundary clearance of:</p> <ul style="list-style-type: none"> <li>a. 50 metres from a lot boundary; or</li> <li>b. 10 metres from a lot boundary where it shares a common lot boundary with a property that is being lawfully used for: <ul style="list-style-type: none"> <li>i. Animal husbandry;</li> <li>ii. Animal keeping;</li> <li>iii. Cropping;</li> <li>iv. Emergency services;</li> <li>v. Intensive horticulture;</li> <li>vi. Permanent plantation;</li> <li>vii. Rural industry;</li> <li>viii. Transport depot being Heavy vehicle parking;</li> <li>ix. Wholesale nursery;</li> <li>x. Winery.</li> </ul> </li> </ul>	<p><b>Not Applicable</b> The subject site is not mapped as being within the Cottage rural precinct.</p>
<b>Permanent plantation</b>		
<p><b>PO20</b> A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.</p>	<p><b>AO20</b> A Permanent plantation is setback a minimum distance of:</p> <ul style="list-style-type: none"> <li>a. 20 metres from a lot boundary;</li> <li>b. 100 metres from a lot boundary of: <ul style="list-style-type: none"> <li>i. an Educational establishment; or</li> </ul> </li> </ul>	<p><b>Not Applicable</b> The subject site is not mapped as being within the Cottage rural precinct.</p>

	<ul style="list-style-type: none"> <li>ii. premises in the residential zone category; or</li> <li>iii. premises in the Park living or Park residential precincts.</li> </ul>	
<b>Design</b>		
<b>Built form</b>		
<b>PO21</b> The built form does not dominate the semi-rural or bushland setting.	<b>AO21</b> No acceptable outcome provided.	<b>Not Applicable</b> The subject site is not mapped as being within the Cottage rural precinct.
<b>Amenity</b>		
<b>Reverse amenity</b>		
<b>PO22</b> Development does not prejudice the future operations and viability of Rural activities.	<b>AO22</b> No acceptable outcome provided.	<b>Not Applicable</b> The subject site is not mapped as being within the Cottage rural precinct.
<b>PO23</b> Development is designed and carried out to ensure that chemical spraydrift does not reach adjoining property boundary.	<b>AO23</b> No acceptable outcome provided.	<b>Not Applicable</b> The subject site is not mapped as being within the Cottage rural precinct.
<b>Park living precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<b>PO24</b> The built form does not dominate the landscape or bushland setting.	<b>AO24</b> No acceptable outcome provided.	<b>Complies</b> The proposed development will be undertaken within existing buildings on site.
<b>Park residential precinct</b>		

Design		
<b>Net density</b>		
<b>PO25</b> Development achieves a density consistent with that intended for the Park residential precinct.	<b>AO25</b> Development in the Park residential precinct has a maximum net density of 2.5 equivalent dwellings per hectare.	<b>Not Applicable</b> The subject site is not mapped as being within the Park residential precinct.
<b>Built form</b>		
<b>PO26</b> The built form does not dominate the landscape or bushland setting.	<b>AO26</b> No acceptable outcome provided.	<b>Not Applicable</b> The subject site is not mapped as being within the Park residential precinct.

## 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
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Biodiversity corridors</b>		
<p><b>PO1</b> Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to:</p> <ul style="list-style-type: none"> <li>a. provide for habitat links;</li> <li>b. facilitate safe wildlife movement;</li> <li>c. facilitate wildlife refuge;</li> <li>d. enhance habitat values;</li> <li>e. rehabilitate degraded areas with native vegetation.</li> </ul> <p>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.</p>	<p><b>AO1</b> Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>	<p><b>Complies</b> The proposed development is not located within a Biodiversity corridor.</p>
<b>Primary vegetation management area</b>		
<p><b>PO2</b> Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located:</p> <ul style="list-style-type: none"> <li>a. to: <ul style="list-style-type: none"> <li>i. protect the current extent of native vegetation; or</li> <li>ii. achieve a net gain of native vegetation;</li> </ul> </li> </ul>	<p><b>AO2.1</b> 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:</p> <ul style="list-style-type: none"> <li>a. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay</li> </ul>	<p><b>Complies</b> The proposed development will be located within existing lawfully constructed buildings on site and will not involve the removal of any vegetation.</p>

<p>b. to rehabilitate degraded areas with native vegetation.</p> <p>Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03.</p> <p>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.</p>	<p>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</p> <p>b. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i></p> <p>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.</p> <p>Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p> <p><b>AO2.2</b> Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	
<p><b>Secondary vegetation management area</b></p>		

<p><b>PO3</b> Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ul style="list-style-type: none"><li>a. protect the current extent of native trees and native habitat trees; or</li><li>b. achieve a net gain of native trees and native habitat trees.</li></ul> <p>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.</p>	<p><b>AO3</b> Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"><li>a. if clearing less than 10 native trees, compensatory planting is provided of:<ul style="list-style-type: none"><li>i. two trees of the same species for every native tree cleared in a secondary vegetation management area;</li><li>ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area;</li></ul></li><li>b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or</li><li>c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act</i></li></ul> <p>Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p><b>Complies</b> The proposed development will be located within existing lawfully constructed buildings on site and will not involve the removal of any vegetation.</p>
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	<p>Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p>	
<b>Koala corridor</b>		
<p><b>PO4</b> 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</p>	<p><b>AO4</b> 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;</p>	<p><b>Complies</b> The proposed development will be located within existing lawfully constructed buildings on site and will not involve the removal of any vegetation.</p>

<p>prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>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.</p>	
<p><b>Locally significant vegetation area</b></p>		
<p><b>PO5</b> Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from: a. encroachment; b. edge effects. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p><b>AO5</b> Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.</p>	<p><b>Complies</b> The proposed development is not located within the OM-02.03 area.</p>
<p><b>For assessable development</b></p>		
<p><b>Wildlife movement</b></p>		
<p><b>PO6</b> 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;</p>	<p><b>AO6</b> 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;</p>	<p><b>Complies</b> The proposed development is not located within the OM-02.02 area.</p>

<p>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.</p> <p>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.</p>	<p>b. the Queensland Government Koala-sensitive Design Guideline.</p>	
<p><b>Locally significant Melaleuca irbyana buffer area</b></p>		
<p><b>PO7</b> 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:</p> <p>a. edge effects; b. adverse changes to the local hydrology.</p> <p>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.</p>	<p><b>A07</b> 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.</p>	<p><b>Complies</b> The proposed development is not located within the OM-02.03 area.</p>
<p><b>Landscape values</b></p>		
<p><b>PO8</b> Development is designed and located to protect and enhance the landscape values of:</p> <p>a. a ridgeline;</p>	<p><b>A08</b> No acceptable outcome provided.</p>	<p><b>Not Applicable</b> The proposed development will not be located on a ridgeline.</p>

b. native vegetation.		
<b>Lighting</b>		
<b>PO9</b> 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.	<b>A09</b> Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02: a. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.	<b>Complies</b> The proposed development is not located within the OM-02.02 area.

## 8.2.3 Bushfire hazard overlay code

### 8.2.3.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Bushfire hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

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

### 8.2.3.2 Purpose

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

### 8.2.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

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Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Location, design and siting of development</b>		
<p><b>PO1</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>a. minimise risk of bushfire hazard;</li> <li>b. provide safe premises;</li> <li>c. create efficient emergency access for fire-fighting and other emergency vehicles.</li> </ul> <p>Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p><b>AO1</b> Development:</p> <ul style="list-style-type: none"> <li>a. does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or</li> <li>b. is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard.</li> </ul>	<p><b>Complies</b> The proposed development seeks to formalise an existing use on site. No additional people on site are proposed.</p>
<p><b>PO2</b> Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire. Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	<p><b>AO2</b> Development is located and constructed:</p> <ul style="list-style-type: none"> <li>a. where there is no bushfire management plan approved by an existing development approval: <ul style="list-style-type: none"> <li>i. such that the bushfire attack level is less than or equal to BAL-29;</li> <li>ii. away from the most likely direction of a fire front;</li> <li>iii. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard;</li> <li>iv. such that asset protection zones are sited on land with a slope less than 18 degrees;</li> </ul> </li> </ul>	<p><b>Complies</b> The proposed development will be undertaken within existing lawfully constructed buildings. No new buildings are proposed and no additional persons on site are proposed. It is noted that the existing buildings were required to comply with the relevant standards at the time of approval.</p>

	<p>v. such that asset protection zones are entirely within the boundaries of the private property of the development site; or</p> <p>b. where an approved bushfire management plan directs development to be located.</p> <p>Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m<sup>2</sup>. BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009.</p> <p>Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.</p>	
<p><b>PO3</b> Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.</p>	<p><b>AO3</b> Lots:</p> <p>a. are suitable for people, property and buildings by:</p> <p>i. having a bushfire attack level less than or equal to BAL-29; or</p> <p>ii. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29;</p> <p>b. provide asset protection zones that:</p> <p>i. are located on land with a slope less than 18 degrees;</p> <p>ii. are located on the same lot.</p>	<p><b>Not Applicable</b> The proposed development is not for Reconfiguring a Lot.</p>
<p><b>Vehicular access and fire maintenance trails</b></p>		

<p><b>PO4</b> Access for fire management and evacuation is provided by access that:</p> <ol style="list-style-type: none"> <li>separates premises from adjoining vegetation;</li> <li>is safely accessible by fire fighting vehicles;</li> <li>has regular vehicular access points for bushfire management, response and evacuation;</li> <li>has regular vehicle passing and turning areas for bushfire management, response and evacuation;</li> <li>allows access at all times for fire fighting vehicles;</li> <li>allows for maintenance, burning off and bushfire response;</li> <li>has vehicular links to an alternative through road;</li> <li>is readily maintained.</li> </ol> <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>	<p><b>AO4</b> Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road:</p> <ol style="list-style-type: none"> <li>with a minimum reserve width of 20 metres;</li> <li>located between the premises and adjoining vegetation;</li> <li>with a maximum gradient of 12.5 percent;</li> <li>constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure;</li> <li>that has a layout that does not include a cul-de-sac.</li> </ol>	<p><b>Complies</b> The proposed development will be undertaken within existing lawfully constructed buildings. No new buildings are proposed and no additional persons on site are proposed. It is noted that the existing buildings were required to comply with the relevant standards at the time of approval.</p>
<p><b>Water supply</b></p>		
<p><b>PO5</b> Development has access to adequate water supply for fire fighting purposes.</p>	<p><b>AO5</b> Development:</p> <ol style="list-style-type: none"> <li>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</li> <li>has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire</li> </ol>	<p><b>Complies</b> The proposed development will be undertaken within existing lawfully constructed buildings. No new buildings are proposed and no additional persons on site are proposed. It is noted that the existing buildings were required to comply with the relevant standards for water supply at the time of approval.</p>

	<p>fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:</p> <ul style="list-style-type: none"> <li>i. a separate tank; or</li> <li>ii. a reserve section in the bottom part of the main water supply tank.</li> </ul> <p>Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.; - reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.</p>	
<b>For assessable development</b>		
<b>Community infrastructure</b>		
<p><b>PO6</b> Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.</p>	<p><b>AO6</b> Community infrastructure is:</p> <ul style="list-style-type: none"> <li>a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or</li> <li>b. located to ensure that: <ul style="list-style-type: none"> <li>i. the core services provided by the community infrastructure is able to function effectively during bushfire events;</li> <li>ii. access to the community infrastructure is not compromised by bushfire events;</li> <li>iii. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event.</li> </ul> </li> </ul>	<p><b>Not Applicable</b> The proposed development is not for Community infrastructure.</p>

Hazardous materials		
<p><b>PO7</b> Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.</p>	<p><b>AO7</b> Hazardous materials: a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.</p>	<p><b>Can Comply</b> Any storage of hazardous materials will be able to comply with the relevant standards. It is expected that this will be conditioned as part of any development approval.</p>

**Table 8.2.3.3.2 - Water storage for fire fighting**

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

## 9.3.4 Home-based business code

### 9.3.4.1 Application

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for a Home-based business for which the Home-based business 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 Home-based business 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 allow for the operation of small-scale businesses:
  - a. in association with a dwelling;
  - b. where compatible with the intended character of the zone and precinct.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. A Home-based business:
    - i. is of a scale compatible with the surrounding area;
    - ii. is compatible with the intended amenity and character of the zone;
    - iii. protects the health and safety of people and premises.

### 9.3.4.3 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

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Table 9.3.4.3.1 - Home-based business code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Scale and amenity</b>		
<p><b>PO1</b> A Home-based business is compatible with the residential character of the area.</p>	<p><b>AO1</b> A Home-based business is limited to a business activity that would otherwise be classified as:</p> <ul style="list-style-type: none"> <li>a. a family day care service; or</li> <li>b. a Home-based food and drink business;               <ul style="list-style-type: none"> <li>i. selling a single line of food or drink products;</li> <li>ii. selling non-potentially hazardous food and drink products; or</li> </ul> </li> <li>c. Service industry; or</li> <li>d. where conducted entirely within a dwelling or ancillary building:               <ul style="list-style-type: none"> <li>i. Health care service other than a Pharmacotherapy clinic; or</li> <li>ii. Office; or</li> <li>iii. Shop, limited to the provision of personal services; or</li> <li>iv. Short-term accommodation being a bed and breakfast or farm stay; or</li> </ul> </li> <li>e. Outdoor sport and recreation (other than equestrian tutelage), limited to outdoor sporting tutelage in an existing facility; or</li> <li>f. Outdoor sport and recreation, limited to equestrian tutelage that has a boundary</li> </ul>	<p><b>Performance Outcome</b> The proposed development will seek a Performance outcome. Please refer to <i>Section 6</i> of the Town Planning Report for further details.</p>

	clearance of a minimum of 30 metres from the boundary of an adjoining lot.	
<p><b>PO2</b> A Home-based business is:</p> <ul style="list-style-type: none"> <li>a. subordinate to the use of the dwelling house;</li> <li>b. compatible with the intended character of the zone and precinct.</li> </ul>	<p><b>A02</b> A Home-based business:</p> <ul style="list-style-type: none"> <li>a. is operated by a person who is permanently residing in the dwelling house;</li> <li>b. does not include any: <ul style="list-style-type: none"> <li>i. use involving hiring out materials, goods, appliances or vehicles stored on-premises; or</li> <li>ii. repair or maintenance of a motor vehicle, an Industry activity or an environmentally relevant activity;</li> </ul> </li> <li>c. being for guest accommodation, complies with the following: <ul style="list-style-type: none"> <li>i. the maximum number of bedrooms used to accommodate guests does not exceed three bedrooms;</li> <li>ii. meals are not served for gain to other than paying guests of the use.</li> </ul> </li> </ul>	<p><b>Performance Outcome</b> The proposed development will seek a Performance outcome. Please refer to <i>Section 6</i> of the Town Planning Report for further details.</p>
<p><b>PO3</b> A Home-based business does not adversely affect the amenity of the area having regard to:</p> <ul style="list-style-type: none"> <li>a. number of non-resident employees or contractors;</li> <li>b. customer visitation;</li> <li>c. loading and unloading of vehicles;</li> <li>d. customer parking;</li> <li>e. impact of vehicles;</li> <li>f. visual amenity of a streetscape;</li> <li>g. noise emissions;</li> </ul>	<p><b>A03</b> A Home-based business:</p> <ul style="list-style-type: none"> <li>a. does not involve any of the following: <ul style="list-style-type: none"> <li>i. more than one non-resident employee or contractor in the Low density residential zone (other than the Acreage precinct), Low-medium density residential zone and Medium density residential zone; or</li> <li>ii. more than two non-resident employees or contractors in the Low density residential</li> </ul> </li> </ul>	<p><b>Can Comply</b> The proposed Home-based business will be able to comply with the relevant requirements. It is expected that reasonable and relevant conditions will be attached to any development approval.</p>

<p>h. outdoor lighting; i. for equestrian tutelage:     i. boundary clearances;     ii. dust. j. air emissions and odours.</p>	<p>zone - Acreage precinct and all other zones; or iii. customer visitation outside of the hours of 7am to 6pm Monday to Saturday other than for guest accommodation; or iv. loading or unloading of a vehicle outside of the hours of 7am to 6pm Monday to Saturday; or v. more than three non-resident motor vehicles being parked at one time for a Home-based business that is guest accommodation; or vi. more than two non-resident motor vehicles being parked at one time for a Home-based business that is not guest accommodation; or vii. the use or visitation by a vehicle larger than a small rigid vehicle; or viii. the generation of more than 16 vehicle trips per day; or ix. the display of goods that are visible from a road frontage or an adjoining premises; or x. more than one advertising device; or xi. an advertising device with more than one side; or xii. an advertising device that is larger than 0.5m<sup>2</sup> in area; or xiii. an illuminated, moving, flashing or rotating advertising device; or xiv. noise emissions at the boundary of the premises that exceed those specified with Table 9.3.4.3.2 - Noise levels;</p>	
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	<ul style="list-style-type: none"> <li>b. where for outdoor sporting tutelage or equestrian tutelage, does not involve the use of outdoor lighting;</li> <li>c. where for equestrian tutelage:             <ul style="list-style-type: none"> <li>i. any enclosure or training area has a boundary clearance of a minimum of 30 metres from an adjoining lot boundary;</li> <li>ii. any training area is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix);</li> </ul> </li> <li>d. where for a Home-based food and drink business, does not involve:             <ul style="list-style-type: none"> <li>i. emissions of odour, dust or other air pollutants that do not comply with the air emissions standards outlined in Planning scheme policy 3 - Environmental management;</li> <li>ii. pose risk to the health of surrounding residents through the sale of hazardous food or drink products;</li> <li>iii. a wholesale business providing food and drink to a third party customer.</li> </ul> </li> </ul>	
<b>Health and safety</b>		
<p><b>PO4</b> A Home-based business does not adversely affect the health and safety of persons having regard to:</p> <ul style="list-style-type: none"> <li>a. regulated waste; or</li> <li>b. flammable or combustible materials.</li> </ul>	<p><b>A04</b> A Home-based business does not involve:</p> <ul style="list-style-type: none"> <li>a. regulated wastes as defined by the Environmental Protection Regulation 2008; or</li> <li>b. flammable or combustible liquids as defined by AS1940-2004 - The storage and handling of flammable and combustible liquids.</li> </ul>	<p><b>Complies</b> The proposed development will be able to comply with the relevant standards. It is expected that this will be conditioned as part of any development approval.</p>

**Table 9.3.4.4.2 - Noise levels**

Period	Noise level at the boundary of the premises
7am - 7pm	Background noise level plus 5dB(A).
7pm - 7am	Not detectable at the boundary of the premises.
Note - Measured as the adjusted maximum sound pressure level as defined in the Noise Measurement Manual (Environmental Protection Agency, 2000).	

## 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
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Provision of parking spaces for vehicles</b>		
<p><b>PO1</b> 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:</p> <ul style="list-style-type: none"> <li>a. the particular circumstances of the premises including the: <ul style="list-style-type: none"> <li>i. nature, intensity and hours of operation of the use;</li> <li>ii. desirability of providing a car park and attracting vehicles to the premises;</li> <li>iii. maximum number of employees and customers to be on the premises at any one time;</li> <li>iv. size, levels and dimensions of the premises;</li> </ul> </li> </ul>	<p><b>AO1</b> Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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.</li> </ul> <p>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.</p>	<p><b>Complies</b> The proposed development complies with Table 9.4.7.3.2.</p>

<p>b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.</p>		
<p><b>PO2</b> Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.</p>	<p><b>AO2</b> 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.</p>	<p><b>Not Applicable</b> The proposed development does not incorporate a security gate.</p>
<p><b>PO3</b> A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.</p>	<p><b>AO3</b> A use, other than a Residential activity or a Parking station, provides vehicle parking that: a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.</p>	<p><b>Complies</b> The proposed development will provide car parking that is kept and maintained exclusively for car parking and is accessible and non-access restricted.</p>
<p><b>Provision of motorcycle parking</b></p>		
<p><b>PO4</b> Motorcycle parking is provided that is safe and functional.</p>	<p><b>AO4</b> Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	<p><b>Can Comply</b> There is sufficient area on site for the provision of motorcycle parking if required.</p>
<p><b>Provision of bicycle parking</b></p>		
<p><b>PO5</b></p>	<p><b>AO5</b></p>	<p><b>Not Applicable</b></p>

<p>Bicycle parking facilities are provided that:</p> <ul style="list-style-type: none"> <li>a. satisfy the likely demand for bicycle parking;</li> <li>b. are functional;</li> <li>c. are located close to a pedestrian entry to a building.</li> </ul>	<p>Bicycle parking facilities comply with:</p> <ul style="list-style-type: none"> <li>a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing;</li> <li>b. AS2890.3-1993 - Bicycle parking facilities.</li> </ul>	<p>Bicycle parking is not required to be provided.</p>
<p><b>Provision of vehicle manoeuvring area</b></p>		
<p><b>PO6</b> Development provides a safe and functional vehicle manoeuvring area.</p>	<p><b>AO6</b> Development provides a vehicle manoeuvring area that:</p> <ul style="list-style-type: none"> <li>a. enables vehicles to enter and exit the site in a forward motion where the development: <ul style="list-style-type: none"> <li>i. is non-residential development; or</li> <li>ii. is for five or more dwellings;</li> </ul> </li> <li>b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area;</li> <li>c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.</li> </ul>	<p><b>Complies</b> The proposed development provides a safe and functional vehicle manoeuvring area.</p>
<p><b>Vehicle washing bay</b></p>		
<p><b>PO7</b> A vehicle washing bay does not cause environmental harm.</p>	<p><b>AO7</b> A vehicle washing bay provides that run off is discharged to:</p> <ul style="list-style-type: none"> <li>a. a grassed area or permeable landscape area; or</li> <li>b. the sewerage system.</li> </ul>	<p><b>Can Comply</b> The proposed development will be able to ensure that any vehicle washing bay does not cause environmental harm.</p>
<p><b>Car park access</b></p>		
<p><b>PO8</b></p>	<p><b>AO8</b> Vehicular queuing space to a car parking area:</p>	<p><b>Not Applicable</b></p>

<p>Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.</p>	<p>a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.</p>	<p>The proposed development does not incorporate any vehicular queuing spaces to a car parking area.</p>
<p><b>Access and driveways</b></p>		
<p><b>PO9</b> A driveway is safe, functional and does not adversely affect infrastructure.</p>	<p><b>AO9</b> 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.</p>	<p><b>Can Comply</b> The proposed development will be able to provide a safe, functional and does not adversely affect infrastructure.</p>
<p><b>Design and construction of a car parking area</b></p>		
<p><b>PO10</b> A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point;</p>	<p><b>AO10</b> 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.</p>	<p><b>Can Comply</b> The proposed development will be able to provide car parking that complies with the relevant design standards.</p>

<ul style="list-style-type: none"> <li>g. provide for efficient and simple parking space search patterns;</li> <li>h. provide for uncongested public transport and service vehicle movements through the premises;</li> <li>i. keeps a heavy vehicle out of a parking aisle;</li> <li>j. ensure no heavy vehicle reverses across a pathway;</li> <li>k. prevent parking off a circulation road;</li> <li>l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network;</li> <li>m. prevent a motorist from reversing on a road;</li> <li>n. prevent an unnecessary space that encourages illegal parking;</li> <li>o. address safety of users through appropriate lighting;</li> <li>p. be appropriately landscaped;</li> <li>q. be surfaced so as to be useable in all weather conditions;</li> <li>r. manage stormwater flows.</li> </ul>		
<b>Waste management</b>		
<p><b>PO11</b>                  Development layout provides for refuse servicing which:</p> <ul style="list-style-type: none"> <li>a. is located wholly within the site;</li> <li>b. is clearly defined, safe and easily accessible;</li> <li>c. is designed to contain potential adverse impacts of servicing within the site;</li> </ul>	<p><b>AO11.1</b>                  Development ensures that an on-site service bay for refuse collection is designed:</p> <ul style="list-style-type: none"> <li>a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management;</li> <li>b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion;</li> </ul>	<p><b>Not Applicable</b>                  The proposed development is for a Home-based business.                  It is considered that an on-site service bay for refuse collection is not required.</p>

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

**Table 9.4.7.3.2 - Vehicle parking and servicing**

<p><b>Column 1</b> <b>Use<sup>1</sup></b></p>	<p><b>Column 2</b> <b>Minimum number of parking spaces<sup>2</sup></b></p>	<p><b>Column 3</b> <b>Minimum number of parking spaces for a:</b>                      a. Centre zone where a principal centre or major centre;                      b. Medium density residential zone where not at Browns Plains or Park Ridge.</p>	<p><b>Column 4</b> <b>Loading bay</b></p>	<p><b>Column 5</b> <b>Pick-up / set down areas</b></p>	<p><b>Column 6</b> <b>Minimum number of bicycle spaces</b></p>
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Adult store	1 space per 17m <sup>2</sup> of GFA	1 space per 100m <sup>2</sup> of GFA	√ (if more than 500m <sup>2</sup> GFA)	Not required	1 space per 400m <sup>2</sup> GFA / employee; plus 1 visitor space per 500m <sup>2</sup> GFA
Agricultural supplies store	1 space per 100m <sup>2</sup> of site area	Not applicable	√	Not required	No minimum
Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum
Animal keeping	A minimum of either: a. 4 spaces, if the premises is used for the boarding of animals; or b. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Bar	1 space per 10m <sup>2</sup> of GFA bar area (excluding staff only areas); plus 1 space per 3 gaming machines for gaming machines	1 space per 100m <sup>2</sup> of GFA.	√	Not required	No minimum

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

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

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

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

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

					per 10 stalls
Medium impact industry	1 space per 80m <sup>2</sup> of GFA up to 500m <sup>2</sup> ; plus 1 space per 100m <sup>2</sup> GFA thereafter	Not applicable	√	Not required	1 space per 800m <sup>2</sup> GFA for employees
Multiple dwelling	In the Loganlea local plan: <ul style="list-style-type: none"> <li>• 1.15 covered spaces for dwellings comprising less than 2 bedrooms;</li> <li>• 1.3 covered spaces for dwellings comprising 2 or more bedrooms;</li> <li>• 1 vehicle washing space where the use comprises more than 15 dwellings; and</li> <li>• 0.4 visitor space per dwelling.</li> </ul>	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

	<p>For all other land (unless Column 3 applies):</p> <ul style="list-style-type: none"> <li>• 1.5 covered spaces for dwellings comprising less than 2 bedrooms;</li> <li>• 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms;</li> <li>• 0.25 visitor space per dwelling; and</li> <li>• 1 vehicle washing space where the use comprises more than 15 dwellings</li> </ul>				
Nightclub entertainment facility	1 space per 100m <sup>2</sup> of GFA plus 1 space per employee	Not applicable	√	√	No minimum
Office	1 space per 20m <sup>2</sup> of GFA of any storey at ground level; plus 1 space per 30m <sup>2</sup> of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m <sup>2</sup> of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.

Outdoor sales	1 space per 300m <sup>2</sup> of display area; plus 1 space per 1.5 employees	Not applicable	Not required	Not required	No minimum
Outdoor sport and recreation (where a bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink	4 spaces for the first rink; plus 2 spaces for the subsequent rink	√	√	No minimum
Outdoor sport and recreation (where a court game)	4 spaces per court	4 spaces per court	Not required.	√	No minimum
Outdoor sport and recreation (where a golf course)	40 spaces per 9 hole course or 80 spaces for 18 hole course	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a golf driving range)	1 space per tee off area; plus 1 space per 20m <sup>2</sup> GFA of bar, lounge and other entertainment areas	Not applicable	Not required	√	No minimum
Outdoor sport and recreation (where a swimming pool)	15 spaces; plus 1 space per 100m <sup>2</sup> of site area	15 spaces; plus 1 space per 100m <sup>2</sup> of site area	√	√	2 spaces per 20m <sup>2</sup> of pool area
Outdoor sport and recreation (where outdoor field games)	15 spaces per field	Not applicable	√	√	No minimum

Outdoor sport and recreation (where a sport arena)	1 space for every 3 seats plus 1 bus space per 100 seats	1 space for every 3 seats; plus 1 bus space per 100 seats	√	√	1 space per 250 seats
Outdoor sport and recreation (other than those above)	1 space per 15m <sup>2</sup> of GFA	1 space per 15m <sup>2</sup> of GFA	√	√	No minimum
Park	No minimum	Not applicable	Not required	Not required	No minimum
Parking station	No minimum	Not applicable	Not required	Not required	No minimum
Permanent plantation	No minimum	Not applicable	Not required	Not required	No minimum
Place of worship	1 space per 10m <sup>2</sup> of GFA	Not applicable	√	√	No minimum
Port service (where a marina)	1 space per 10 berths	Not applicable	Not required	Not required	No minimum
Relocatable home park	1 space per dwelling; plus visitor car parking of 1 space per 5 dwellings; plus 1 vehicle washing space per 50 dwellings	Not applicable	Not required	Not required.	No minimum.
Renewable energy facility	No minimum	Not applicable	Not required	Not required.	No minimum

Research and technology industry	1 space per 50m <sup>2</sup> of GFA up to 500m <sup>2</sup> ; plus 1 space per 100m <sup>2</sup> GFA thereafter	Not applicable	√	Not required.	1 space per 800m <sup>2</sup> GFA for employees
Residential care facility	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	√	√	No minimum
Resort complex	1 space per guest room; plus 1 space per 10m <sup>2</sup> of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m <sup>2</sup> GFA of liquor sales area; plus 1 space per 5m <sup>2</sup> of GFA for gaming machines	1 space per 100m <sup>2</sup> of GFA	√	√	1 space per 50m <sup>2</sup> of GFA for lounge, bar and beer garden area; plus 1 space per 60m <sup>2</sup> of GFA for gaming machines
Retirement facility	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee 1 ambulance parking space	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee; plus 1 ambulance parking space	√	√	No minimum

Roadside stall	No minimum	Not applicable	Not required	Not required	No minimum
Rooming accommodation	0.25 spaces per rented room	0.25 spaces per rented room	Not required	Not required	1 space per 4 rented room
Rural industry	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	Not required	No minimum
Rural workers' accommodation	1 space per bedroom	Not applicable	Not required	Not required	No minimum
Sales office	1 space per employee where for an estate Sales office or display dwelling. 1 space per employee with a minimum of 4 spaces where for a cluster of display dwellings	1 space per employee with a minimum of 4 spaces	Not required	Not required	1 space per 200m <sup>2</sup> GFA for employees
Service industry (where a car rental establishment)	1 space per 25m <sup>2</sup> of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m <sup>2</sup> of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	Not required	Not required	1 space per 200m <sup>2</sup> GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m <sup>2</sup> of GFA	1 space per 100m <sup>2</sup> of GFA	Not required	Not required	1 space per 200m <sup>2</sup> GFA for employees

Service station	2 spaces; plus 1 space per 25m <sup>2</sup> of GFA for a Shop of less than 150m <sup>2</sup> ; plus 1 spaces per 20m <sup>2</sup> of GFA of Shop area exceeding 150m <sup>2</sup> ; plus 1 space per 10m <sup>2</sup> of GFA for food and drink outlet; plus 5 spaces per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	2 spaces; plus 1 spaces per 25m <sup>2</sup> of GFA for a Shop of less than 150m <sup>2</sup> ; plus 1 spaces per 20m <sup>2</sup> of GFA of Shop area exceeding 150m <sup>2</sup> ; plus 1 space per 10m <sup>2</sup> of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be acceptable for service or staff vehicles	√	Not required	1 space per 200m <sup>2</sup> GFA for employees
Shop	1 space per 17m <sup>2</sup> of GFA	1 space per 100m <sup>2</sup> of GFA	√	Not required	1 space per 300m <sup>2</sup> GFA
Shopping centre	1 space per 17m <sup>2</sup> of GFA for a floor area of 1-10,000m <sup>2</sup> GFA 1 space per 20m <sup>2</sup> of GFA for a floor area >10,000-30,000m <sup>2</sup> GFA. 1 space per 23m <sup>2</sup> of GFA for a floor area of >30,000m <sup>2</sup> GFA	1 space per 100m <sup>2</sup> of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Short-term accommodation	1 space per residential unit; plus 1 visitor space per 2	1 space per unit	√	√	1 space per 5

	residential units; plus 1 space for a manager resident on the premises; plus 1 space for 20m <sup>2</sup> of GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.				residential units plus 1 visitor space per 4 residential units
Showroom	1 space per 35m <sup>2</sup> of GFA	Not applicable	√	Not required	1 space per 750m <sup>2</sup> GFA for employees; plus 1 visitor space per 1,000m <sup>2</sup> GFA
Special industry	1 space per 150m <sup>2</sup> of GFA up to 900m <sup>2</sup> ; plus 1 space per 200m <sup>2</sup> GFA thereafter	Not applicable	√	Not required	1 space per 800m <sup>2</sup> GFA for employees
Substation	1 space	Not applicable	Not required	Not required	No minimum
Telecommunications facility	1 space per employee with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
Theatre	1 space per 8 seats	1 space per 100m <sup>2</sup> of GFA	Not required	Not required	No minimum

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

	floor area for an outdoor seating area.				retail and dining areas only
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Note - <sup>1</sup> Where the premises are used for more than one use, the rates for each use are applicable.

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

**Table 9.4.7.3.3 - Queuing spaces**

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

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

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

Column 1 Total number of visitor car parking spaces provided on the premises	Column 2 Minimum number of visitor car parking spaces required in front of a security gate
<6	0

6-10	2
11-20	4
21-30	6
31-40	8
41-50	10
>50	Visitor car parking spaces to accommodate the amount of vehicular traffic likely to be generated by the use

**Table 9.4.7.3.5 - Design vehicle for a manoeuvring area**

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

Educational establishment	HRV/bus
Environment facility	HRV
Food and drink outlet	MRV, if less than 200m <sup>2</sup> GFA HRV, if 200m <sup>2</sup> or greater GFA
Function facility	HRV
Funeral parlour	SRV
Garden centre	HRV
Hardware and trade supplies	HRV
Health care service	SRV
High impact industry	AV
Hotel	HRV
Indoor sport and recreation	HRV
Intensive animal industry	AV
Intensive horticulture	AV
Low impact industry	HRV
Market	HRV
Medium impact industry	HRV
Multiple dwelling	SRV if comprising 6 to 10 dwellings; HRV if comprising more than 10 dwellings
Night club entertainment facility	HRV
Office	MRV, if less than 1,000m <sup>2</sup> GFA HRV, if 1,000m <sup>2</sup> or greater GFA

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

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

Editor's note - B99 = a car

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

Editor's note - MRV = a medium rigid vehicle

Editor's note - HRV = a heavy rigid vehicle

Editor's note - AV = an articulated vehicle

**Table 9.4.7.3.6 - Queuing requirements for particular uses**

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