

## 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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For accepted development (subject to requirements) and assessable development		
Land use		
<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>Alternate Solution</b></p> <p>The telecommunications facility is proposed to fulfill a demonstrated need for improved telecommunications coverage and capacity in the immediate area. Telecommunications is an essential form of utility infrastructure and is complimentary to existing and uses. The facility can be established without compromising the existing bushland setting.</p> <p>Key aspects of the siting and design of the proposed facility within the Park Living Precinct are as follows:</p> <ul style="list-style-type: none"> <li>- The facility will occupy a small footprint of 0.005% (&lt;1%) of the total site area.</li> <li>- The site is generally flat and requires minimal ground preparation to establish the facility.</li> <li>- The site will be continuously unstaffed with only occasional access for maintenance (up to 3 times per year by a single passenger vehicle).</li> <li>- The facility will be secured so that the facility it is safe at all times. The facility will be valuable in the event of an</li> </ul>

	<p>emergency as it would provide necessary communication infrastructure.</p> <ul style="list-style-type: none"> <li>- The facility can be established without removing vegetation and is substantially screened by existing mature vegetation when viewed from any surrounding residential allotments and from Mountain Ridge Road.</li> <li>- The surrounding vegetation within the allotment and on surrounding allotments helps to maximise visual integration in the locality. A comprehensive assessment of visual impact is provided in Section “8.2 Visual Amenity” of the Planning Assessment Report and <b>Appendix D</b>. These images help to demonstrate that the proposed facility is well located and designed such that any visual impacts are substantially mitigated and the facility will integrate well in the locality without compromising the bushland setting or general amenity of the locality. Further description of the key design elements are provided below.</li> </ul>
<p><b>Cropping in the Cottage rural precinct</b></p>	
<p><b>PO2</b></p>	<p><b>AO2</b>   <b>Not applicable</b></p>

Cropping in the Cottage rural precinct has a boundary clearance that protects the amenity of adjoining premises.	Cropping in the Cottage rural precinct has a minimum boundary clearance of 50 metres from a lot in the residential zone category.	The proposed development is not located within the Cottage rural precinct
<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 proposal does not comprise of a new building other than an equipment shelter which is 2.5m in height.</p> <p>Notwithstanding this, the proposed monopole has been sited and designed to visually integrate in the locality. The facility has been designed at the minimum height necessary (above the tree line) to achieve coverage objectives. Like other forms of infrastructure, likes power poles and powerlines, the proposed facility will provide an essential service to local and surrounding residential and business communities. The siting and design ensures that this service is delivered without compromising the bushland setting or general amenity of the locality.</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> </ul>	<p><b>Complies</b> The proposed monopole will maintain a minimum three metre setback from the side boundary of the allotment and is 170m from the road boundary.</p>

	<p>b. road boundary clearance of 10 metres on all other roads;</p> <p>c. side and rear boundary clearance of three metres.</p> <p>Note - AO19 has boundary clearance provisions for a building and structure associated with Intensive horticulture or Wholesale nursery</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>The proposed structure and lease area have a footprint of approximately 100m<sup>2</sup>. The site area of the allotment is 20,090m<sup>2</sup>.</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 site is not within the Carbrook 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> </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</li> </ul>	<p><b>Complies</b> a) &amp; b) Noise and vibration emissions associated with the proposed facility would be limited to the construction phase outlined in Section 8.9 of the planning report.</p>

<p>d. radiation emissions; e. vibration emissions.</p>	<p>specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management;</p> <p>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;</p> <p>c. Table 3.2.2.1 - Air emission standards;</p> <p>d. Table 3.2.3.1 - Light emission standards;</p> <p>e. section 3.2.4 - Radiation emission standards;</p> <p>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (<math>m/s^2</math>) 1/80Hz.</p>	<p>Noise generated during the construction phase would be of short duration and will not interfere with the general amenity of residences. There are no residential premises in close proximity.</p> <p>During operation the only noise emitted by this facility is the small domestic air-conditioning unit attached to the equipment shelter. Noise emanating from the air conditioning equipment would be similar to those used in domestic situations, and will accord with the background noise levels given in Australian Standard AS 1055.</p> <p>c) This proposal will not generate any air emissions.</p> <p>d) This proposal will not generate any light emissions.</p> <p>e) Telstra operates the telecommunications facility in compliance with the ACMA mandatory standard, for human exposure to EME – currently the Radio-communications standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (2021), RPS S-1 (Rev. 1) sets limits of exposure to radiofrequency (RF) electromagnetic energy (EME) for the public and workers. The exposure limits set out in the Standard provide protection against all known adverse health effects from RF EME exposure and are set well below the level at which harm may occur.</p> <p><b>Appendix E</b> demonstrates that the predicted EME will be a maximum of 2.2% of the standard.</p>
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		f) See response a)												
<b>Reverse amenity</b>														
<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 proposed development is not defined as a sensitive land use and will not compromise the function and integrity of any existing infrastructure.</p>												
<p><b>PO9</b> 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> <table border="1"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <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>500 metres</td> <td>Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture, excluding the mushroom farm located on</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	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	<p><b>AO9</b> 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>	
Column 1: Separation distance	Column 2: Use													
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	
<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 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	<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 Lindesay Highway, North Maclean (Lot 1 RP218191).	<b>Not Applicable</b> The proposed telecommunications facility is not defined as a sensitive land use and will not compromise the function and integrity of any existing infrastructure.
<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> All equipment will be contained within the proposed equipment shelter.
<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>Not applicable</b> The proposed facility does not adjoin land zoned Environmental management and conservation.
<b>Social and health impact</b>		
<b>PO13</b> Development enhances the positive impacts and mitigates or avoids the negative impacts for the	<b>AO13.1</b> Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy	The proposed use is not a defined use as prescribed in Table 2.1.21.

<p>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</p>	<p>7 - Social and health impact assessment where involving the sale or consumption of liquor.</p>	
	<p><b>AO13.2</b> Development does not provide for gaming.</p>	
<p><b>Carbrook precinct</b></p>		
<p><b>Design</b></p>		
<p><b>Built form</b></p>		
<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>Not applicable</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>Not applicable</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:</p> <ul style="list-style-type: none"> <li>a. provides that the lowest strand or rail is a minimum of 60 centimetres above the ground level;</li> <li>b. provides that the distance between each rail or strand is a minimum of 30 centimetres;</li> <li>c. is not electrified;</li> <li>d. does not include barbed or razor wire.</li> </ul>	<p>Not applicable</p>

<b>Cottage rural precinct</b>		
<b>Land use</b>		
<b>Animal keeping being for the training of horses and stabling</b>		
<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:</p> <ul style="list-style-type: none"> <li>a. adequate separation from a use in the residential zone category;</li> <li>b. boundary clearance;</li> <li>c. suitable track surface.</li> </ul>	<p><b>AO17</b> A training or exercise track for horses and stabling of horses:</p> <ul style="list-style-type: none"> <li>a. has a minimum boundary clearance of:                             <ul style="list-style-type: none"> <li>i. 30 metres from a residential zone category;</li> <li>ii. 15 metres otherwise;</li> </ul> </li> <li>b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix).</li> </ul>	<p>Not Applicable The site is not within the Cottage Rural Precinct</p>
<b>Animal keeping, being a kennel</b>		
<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> </ul> </li> </ul>	<p>Not Applicable The site is not within the Cottage Rural Precinct</p>

	<ul style="list-style-type: none"> <li>ii. 150 metres from the boundary of an adjoining lot where the adjoining lot is vacant;</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> <li>iv. has no more than 10 dogs per hectare, up to a maximum of 100 dogs.</li> </ul> </li> </ul>	
<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> </ul> </li> </ul>	<p>Not Applicable                  The site is not within the Cottage Rural Precinct</p>

	<ul style="list-style-type: none"> <li>viii. Transport depot being Heavy vehicle parking;</li> <li>ix. Wholesale nursery;</li> <li>x. Winery.</li> </ul>	
<b>Permanent plantation</b>		
<b>PO20</b> A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.	<b>AO20</b> A Permanent plantation is setback a minimum distance of: <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> <li>ii. premises in the residential zone category; or</li> <li>iii. premises in the Park living or Park residential precincts.</li> </ul> </li> </ul>	Not Applicable The site is not within the Cottage Rural Precinct
<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.	Not Applicable The site is not 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.	Not Applicable The site is not within the Cottage Rural Precinct
<b>PO23</b>	<b>AO23</b> No acceptable outcome provided.	Not Applicable The site is not within the Cottage Rural Precinct

Development is designed and carried out to ensure that chemical spraydrift does not reach adjoining property boundary.		
<b>Park living precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<p><b>PO24</b> The built form does not dominate the landscape or bushland setting.</p>	<p><b>AO24</b> No acceptable outcome provided.</p>	<p><b>Complies</b> The facility has been designed at the minimum height necessary to achieve coverage objectives. The facility location was selected as it is substantially screened by mature vegetation when viewed from surrounding residential areas and Mountain Ridge Road. Refer to section “8.2 Visual Amenity” of the Planning Assessment Report and <b>Appendix D</b> for photomontages of the proposed facility.</p> <p>The proposed facility has been situated centrally on the allotment to maximise separation from other residential allotments and maximise setback from the Mountain Ridge Road frontage. The monopole design is slimline and will be installed on a relatively flat area within a 100m<sup>2</sup> compound area that will not require any significant earthworks or the removal of any mature or regulated vegetation.</p> <p>Whilst the upper most section of the monopole may be visible from some locations, any views are of a short duration (from a roadway) or</p>

		<p>distant and will not detract from the bushland setting.</p> <p>The proposed location and access also ensures that the use and function of the allotment and surrounding land uses can continue unencumbered and will not diminish the predominant bushland setting.</p>
<b>Park residential precinct</b>		
<b>Design</b>		
<b>Net density</b>		
<p><b>PO25</b>                  Development achieves a density consistent with that intended for the Park residential precinct.</p>	<p><b>AO25</b>                  Development in the Park residential precinct has a maximum net density of 2.5 equivalent dwellings per hectare.</p>	<p>Not Applicable                  The site is not within the Park Residential Precinct</p>
<b>Built form</b>		
<p><b>PO26</b>                  The built form does not dominate the landscape or bushland setting.</p>	<p><b>AO26</b>                  No acceptable outcome provided.</p>	<p>Not Applicable                  The site is not within the Park Residential Precinct</p>

## 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**

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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>Complies. The proposed facility is not located within a mapped 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> <li>b. to rehabilitate degraded areas with native vegetation.</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 map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in</li> </ul>	<p>The site is not within a Primary vegetation management area.</p>

<p>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.</p>	<p>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.                  Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions.                  Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</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>		

**PO3**  
Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:

- a. protect the current extent of native trees and native habitat trees; or
- b. achieve a net gain of native trees and native habitat trees.

Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.

**A03**  
Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:

- a. if clearing less than 10 native trees, compensatory planting is provided of:
  - i. two trees of the same species for every native tree cleared in a secondary vegetation management area;
  - ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area;
- b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or
- c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the *Environmental Offsets Act*

The location of the facility and the specific siting of the monopole has been carefully selected to ensure that the habitat values of the location are not impacted. These objectives are achieved through the following key aspects of the siting and design:

- The facility is located on already cleared area of land. No clearing of any habitat trees is required to establish the telecommunications facility.
- The subject site is mapped by, and development is proposed within, Council's Biodiversity areas overlay map OM-2.01 as containing Secondary vegetation management areas. The proposal does not involve clearing with an area mapped as local and state environmental significance on Biodiversity areas overlay map OM-02.04.
- The proposal does not involve clearing of ten (10) or more native trees or any native habitat trees as defined within the Logan Planning Scheme 2015 and does not trigger the requirement to achieve a net gain of native trees/native habitat trees under Performance Outcome PO3 of the code.
- The facility is proposed on a 20,090m<sup>2</sup> allotment and comprises less than 0.005% (<1%) of the total site area. The 100m<sup>2</sup> facility will not impede or have any impact on fauna movement through the site.
- The location is generally flat and no significant ground preparation is required in order to establish the site. Ground disturbing activities will be kept to a minimum and appropriate

	<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>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>	<p>sediment control measures will be implemented, such as the installation of silt/sediment fences and/or sediment traps.</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.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report</p>	<p><b>AO4</b>                  Development:</p> <p>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>The site is not within a Koala corridor identified on Biodiversity areas overlay map OM-02.02</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>The site is not located in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03</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:</p>	<p>N/A. Development is not proposed within a Biodiversity corridor or koala corridor.</p>

<ul style="list-style-type: none"> <li>b. minimising the risk of injury or death to wildlife by vehicular traffic;</li> <li>c. incorporating practices or measures to minimise disruption, injury or death during construction;</li> <li>d. providing that a road or accessway has a low design speed;</li> <li>e. providing fauna-friendly fencing.</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>	<ul style="list-style-type: none"> <li>a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices;</li> <li>b. the Queensland Government Koala-sensitive Design Guideline.</li> </ul>	
<b>Locally significant Melaleuca irbyana buffer area</b>		
<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> <ul style="list-style-type: none"> <li>a. edge effects;</li> <li>b. adverse changes to the local hydrology.</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>AO7</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>The site is not mapped within the Locally significant Melaleuca irbyana</p>
<b>Landscape values</b>		
<p><b>PO8</b> Development is designed and located to protect and enhance the landscape values of:</p> <ul style="list-style-type: none"> <li>a. a ridgeline;</li> <li>b. native vegetation.</li> </ul>	<p><b>AO8</b> No acceptable outcome provided.</p>	<p>The location of the facility and the specific siting of the monopole has been carefully selected to ensure that the habitat values of the location are not impacted. These objectives are achieved</p>

		<p>through the following key aspects of the siting and design.</p> <p>The facility is located on already substantially cleared area of land. No clearing of any habitat vegetation is required to establish the telecommunications facility. Removal of any existing ground covers or regrowth will be required at the time of construction.</p>
<b>Lighting</b>		
<p><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.</p>	<p><b>A09</b>                  Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02:</p> <ul style="list-style-type: none"> <li>a. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting;</li> <li>b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.</li> </ul>	<p>No lighting is proposed.</p>

## 9.3.9 Telecommunications facility code

### 9.3.9.1 Application

1. This code applies to:
  - a. code assessable material change of use for a Telecommunications facility for which the Telecommunications 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 Telecommunications 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.

### 9.3.9.2 Purpose

1. The purpose of the code is to protect the amenity of the surrounding area.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. A Telecommunications facility:
    - i. is integrated with the natural and built environment;
    - ii. supports co-location;
    - iii. minimises adverse amenity impacts on development in a residential zone category.

### 9.3.9.3 Assessment benchmarks for assessable development

#### Part A - Assessment benchmarks for assessable development

##### Table 9.3.9.3.1 - Telecommunications facility code: assessable development

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Performance outcomes	Acceptable outcomes	Comments
<b>For assessable development</b>		
<b>Amenity</b>		
<p><b>PO1</b>                      A Telecommunications facility is located to minimise any adverse impacts on the intended amenity for the zone or precinct and an adjoining residential zone category land.</p>	<p><b>AO1</b>                      A Telecommunications facility has a minimum boundary clearance of 150 metres from an adjoining lot in the residential zone category.</p>	<p><b>Complies</b>                      There are no adjoining allotments within the residential zone category. As defined under the Planning Scheme, the residential zone category is confined to the low density, low-medium density and medium density residential zones.</p>
<p><b>PO2</b>                      A Telecommunications facility is designed to:</p> <ul style="list-style-type: none"> <li>a. integrate with the surrounding natural and built environment;</li> <li>b. not be visually obtrusive.</li> </ul>	<p><b>AO2</b>                      No acceptable outcome provided.</p>	<p>The facility has been designed at the minimum height necessary to achieve coverage objectives, is setback from the surrounding roadways so that the facility is substantially screened by mature vegetation when viewed from any residential area. Refer to section “8.2 Visual Amenity” of the Planning Assessment Report and <b>Appendix D</b> for photomontages of the proposed facility.</p> <p>The proposed facility has been sited to visually integrate in the locality through its setback from surrounding residences and the use of appropriate colour schemes and screening by existing vegetation. The monopole design is slimline and will be installed on a relatively flat area within a 100m<sup>2</sup> compound area that will not require any significant earthworks or the removal of any mature vegetation.</p>

	<p>The setbacks of the facility help to maximise the screening offered by existing mature vegetation and also ensures the vistas and views of surrounding residents, and the dominant bushland sight lines enjoyed by road users along surrounding roads are not compromised.</p> <p>The streetscape of surrounding residential roads retain a substantial amount of mature vegetation and views of the facility from any of these surrounding areas is not possible or substantially obscured. Whilst the upper most section of the monopole may be visible from some distant vantage points, any adverse impact on residential amenity or existing streetscape amenity is not anticipated.</p> <p>The proposed location and access ensure that the use and function of the allotment and surrounding land uses can continue unencumbered and will not diminish the predominant bushland setting.</p> <p>The proposed facility would occupy a relatively small area in relation to the remainder of the site (&lt;1% of total site area). Given the nature of the development, the proposal would not interfere with the rural residential setting of the subject site or wider area.</p>
<b>Location</b>	

<p><b>PO3</b>                  A Telecommunications facility:                  a. is co-located with existing telecommunications facilities; or                  b. provides for future co-location of telecommunication facilities.</p>	<p><b>AO3</b>                  No acceptable outcome provided.</p>	<p><b>Complies</b>                  All co-location opportunities were exhausted before consideration was given to the construction of a new facility. As outlined in the planning report (Section 2.6), there were no existing structures within proximity of the search area capable of satisfying Telstra’s coverage objectives.</p> <p>The facility has been deliberately designed and sited to provide for future co-location, including sufficient structural capacity, antenna mounting space and ground lease area to accommodate additional telecommunications equipment by other carriers, should co-location opportunities arise in the future.</p> <p>Accordingly, the proposal satisfies PO3(b)</p>
<p><b>Fauna exclusion</b></p>		
<p><b>PO4</b>                  A telecommunication facility is designed to exclude native fauna.                  Editor's note - Fauna Sensitive Road Design Volume 2 from Main Roads Department - section 6.11 provides guidelines for fauna exclusion fencing.</p>	<p><b>AO4</b>                  No acceptable outcome provided.</p>	<p>The 100m<sup>2</sup> lease area for the proposed facility is designed and sited so that native fauna is excluded from the facility by way of security fencing around its perimeter. The facility location will not impede the movement of fauna.</p>

## 9.4.2 Filling and excavation code

### 9.4.2.1 Application

1. This code applies to:
  - a. material change of use:
    - i. that is accepted development (subject to requirements) or code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
    - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - local plans in Part 5 - Tables of assessment;
  - b. reconfiguring a lot:
    - i. that is code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    - ii. that is impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
  - c. operational work that is accepted development (subject to requirements) and code assessable operational work - filling or excavation for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.8.1 - Operational work.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### 9.4.2.2 Purpose

1. The purpose of the code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. development protects:
    - i. natural physical processes and ecosystems;
    - ii. existing and planned infrastructure;
    - iii. personal health and safety and premises;

iv. visual amenity.

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

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

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Protection of natural processes and ecosystems</b>		
<b>PO1</b> The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	<b>AO1</b> 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.	<b>Complies PO1</b> The proposed facility has been sited on a generally flat area of land and requires only minor ground preparation to establish the facility. Appropriate soil and erosion control measures will be put in place to ensure that any short term impacts during construction are mitigated.
<b>PO2</b> Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	<b>AO2</b> Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	<b>Complies PO2</b> The only significant earthworks required to establish the facility relate to the excavation for the monopole. Any minor quantities of excess fill will be located so as to ensure that natural processes and ecosystems are not impacted.
<b>PO3</b> Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	<b>AO3</b> Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	<b>Not applicable</b> Filling is not proposed.

<b>Protection of existing and planned infrastructure</b>		
<b>PO4</b> Filling or excavation works do not adversely affect infrastructure, including any services.	<b>AO4</b> Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	<b>Complies PO4</b> The facility location is not proximate to any existing infrastructure or services.
<b>Protection and enhancement of personal health and safety and premises</b>		
<b>PO5</b> Filling or excavation works do not adversely affect personal health and safety.	<b>AO5</b> Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	<b>Complies PO5</b> The minor excavation works will be undertaken in a supervised and controlled manner and will not pose a risk to health and safety.
<b>Surface water flow</b>		
<b>PO6</b> 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.	<b>AO6</b> Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	<b>Complies PO6</b> The facility lease area of 100m <sup>2</sup> comprises a small footprint in the context of the site and its location (0.005 of 1% of the total site area).  The facility comprises small areas of hard surfaces (20m <sup>2</sup> ) and will not impede or re-direct surface water flows in any measurable way.
<b>Batters</b>		
<b>PO7</b> 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.	<b>AO7</b> A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.	<b>Not applicable</b> The site is generally flat and no batters are required.

Retaining walls		
<p><b>PO8</b>                      A retaining wall:</p> <ul style="list-style-type: none"> <li>a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks;</li> <li>b. does not adversely affect the natural physical processes and ecosystems;</li> <li>c. is located to avoid conflict with adjoining premises;</li> <li>d. is located such that existing and planned infrastructure is not adversely affected;</li> <li>e. protects the visual amenity of adjoining premises or a public open space;</li> <li>f. is located within the premises that is being filled;</li> <li>g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot;</li> <li>h. is safe and stable;</li> <li>i. enables easy access for maintenance.</li> </ul>	<p><b>AO8</b>                      A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.</p>	<p><b>Not applicable</b>                      The site is generally flat and no retaining walls are required.</p>
Filling of a dam		
<p><b>PO9</b>                      The filling of a dam:</p> <ul style="list-style-type: none"> <li>a. does not adversely affect the natural physical processes and ecosystems;</li> <li>b. creates a safe and stable surface;</li> <li>c. is integrated into the landscape.</li> </ul>	<p><b>AO9</b>                      The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.</p>	<p><b>Not applicable</b>                      No filling of a dam is proposed</p>

## 9.4.3 Infrastructure code

### 9.4.3.1 Application

1. This code applies to:
  - a. material change of use:
    - i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
    - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - b. reconfiguring a lot:
    - i. that is code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    - ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
  - c. operational work that is infrastructure work:
    - i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### 9.4.3.2 Purpose

1. The purpose of the code is to ensure that infrastructure is provided to service development.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. development protects the existing infrastructure and planned infrastructure networks being the:
    - i. movement network;
    - ii. park network;

- iii. water network;
- iv. sewerage network;
- v. stormwater network;
- vi. other networks including electricity, gas and telecommunications;
- vii. land for community facilities network;
- b. development other than operational work provides infrastructure that is necessary to service the development, including elements of:
  - i. a safe, efficient and legible road network;
  - ii. a safe, efficient and legible public transport network;
  - iii. a safe, efficient and legible cycle network;
  - iv. a safe, efficient and legible pedestrian network;
  - v. a safe, efficient and legible parks network;
  - vi. a safe and efficient water network;
  - vii. a safe and efficient sewerage network;
  - viii. a safe and efficient stormwater network;
  - ix. safe and efficient other networks including electricity, gas and telecommunications;
  - x. a safe and efficient road lighting network;
  - xi. land for a community facilities network;
- c. development integrates with existing and planned infrastructure networks;
- d. infrastructure is designed and constructed to deliver a standard of service that is efficient and equitable;
- e. the cost to the community for the life of the infrastructure is minimised by providing for a suitable design life, ease of maintenance and ease of replacement;
- f. development appropriately manages refuse and recycling storage and collection;
- g. infrastructure protects personal health and safety and premises;
- h. infrastructure protects environmental values.

**9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development**

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

**Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
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<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Provision, design, construction and location of infrastructure</b>		
<p><b>PO1</b>                      Development is demonstrated to be capable of being serviced by necessary infrastructure.</p>	<p><b>AO1</b>                      Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>PO2 – Complies</b>                      The proposed development will be serviced with all necessary infrastructure and will be constructed in accordance with all relevant Telstra and Australian construction standards and specifications.</p>
<p><b>PO2</b>                      Development:</p> <ul style="list-style-type: none"> <li>a. provides necessary infrastructure to service the development;</li> <li>b. provides that the design, construction and location of necessary infrastructure:                             <ul style="list-style-type: none"> <li>i. protects existing and planned infrastructure networks;</li> <li>ii. services proposed development;</li> <li>iii. integrates with existing and planned infrastructure networks;</li> <li>iv. delivers a standard of service that is efficient and equitable;</li> <li>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;</li> <li>vi. protects personal health, safety and premises;</li> <li>vii. protects environmental values.</li> </ul> </li> </ul>	<p><b>AO2</b>                      Development:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres;</li> <li>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;</li> <li>d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code;</li> <li>e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure;</li> <li>f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure;</li> </ul>	<p>Electrical supply to the facility will be provided in accordance with the Electricity authorities requirements and will be reticulated in accordance with part 3.8 of Planning scheme policy 5 – Infrastructure.</p> <p>No other services are required for the development.</p>

	<p>g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure;</p> <p>h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure;</p> <p>i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure;</p> <p>j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure.</p> <p>k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure.</p> <p>Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.</p>	
<b>Location of development</b>		
<p><b>PO3</b>                  Development is located to protect trunk infrastructure networks.</p>	<p><b>AO3</b>                  Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.</p>	<p><b>AO3 – Complies</b>                  The proposed development is located outside of all indicated planned infrastructure areas.</p>
<b>Fire fighting</b>		
<p><b>PO4</b>                  Development in a water service area accessed by common private title provides:                  a. fire hydrant infrastructure;</p>	<p><b>AO4</b>                  Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical</p>	<p><b>AO3 – Complies</b>                  The proposed development is located within a water service area and access to fire fighting infrastructure or access to the allotment and proposed facility location will not be impeded.</p>

<p>b. unimpeded access for emergency services vehicles.</p> <p>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.</p>	<p>requirements for streets and access ways are in accordance with:</p> <ul style="list-style-type: none"> <li>a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>;</li> <li>b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>.</li> </ul>	
<p><b>PO5</b>                  Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.</p>	<p><b>AO5</b>                  Development:</p> <ul style="list-style-type: none"> <li>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</li> <li>b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:                         <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 tankwater tank.</li> </ul> </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 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.</p>	<p>A site-specific Bushfire Hazard Assessment and Management Plan has been prepared. The BHAMP assesses the bushfire hazards relevant to the subject site and incorporates design and management recommendations to ensure compliance with the outcomes of the Bushfire Overlay Code.</p> <p>The assessment also confirms that once constructed, telecommunications facilities are operated remotely and unstaffed and therefore the proposed development does not increase the number of persons living exposed to a potential fire risk.</p>
<p><b>Waste management</b></p>		

<p><b>PO6</b>                  Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.</p>	<p><b>AO6.1</b>                  Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.</p> <p><b>AO6.2</b>                  Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.                  Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.</p>	<p>Once constructed, telecommunications facilities and unstaffed and operated remotely. The operation of the facility will not generate waste and no refuse facilities are required.</p>
<p><b>Disposal of trade waste</b></p>		
<p><b>PO7</b>                  The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.</p>	<p><b>AO7</b>                  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.</p>	<p><b>PO6 – Not Applicable</b>                  The proposed use will not generate any trade waste</p>
<p><b>Roof water drainage and surface water drainage</b></p>		
<p><b>PO8</b>                  Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following:                  a. ponding of stormwater on the premises;                  b. a hazard to personal health and safety;                  c. damage to premises;                  d. an increased risk of flooding to premises within the catchment.</p>	<p><b>AO8</b>                  Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p>The Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 – Infrastructure as the proposed facility comprises a small footprint with small areas of hard surfaces. The location of the facility is generally flat and only minor ground preparation is required to establish the facility.                  Ground disturbing activities will be kept to a minimum and appropriate sediment control</p>

		<p>measures will be implemented, such as the installation of silt/sediment fences and/or sediment traps.</p> <p>Erosion and sediment controls will be checked regularly and immediately prior to and after any rain event. Any trenches will be filled immediately after services have been laid, and works would not occur during periods of heavy rainfall</p>
<b>Natural flow of surface water</b>		
<p><b>PO9</b>                  Development provides that the natural flow of surface water is:</p> <ul style="list-style-type: none"> <li>a. not altered so as to cause a risk to personal health and safety or damage to property;</li> <li>b. not increased in intensity, velocity or frequency;</li> <li>c. not concentrated onto adjoining premises.</li> </ul>	<p><b>AO9</b>                  Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>PO8 – Complies</b>                  The proposed telecommunication facility will only marginally increase the amount of hard surface area of the site and will not create any structures that would cause significant obstructions to natural flow paths or worsen the existing drainage characteristics of the site and the impacts on adjoining premises.</p>
<b>Water sensitive urban design</b>		
<p><b>PO10</b>                  Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to:</p> <ul style="list-style-type: none"> <li>a. protecting existing natural features and ecological processes;</li> <li>b. protecting the natural hydrologic behaviour of catchments;</li> <li>c. protecting the existing natural flow and water quality regimes of waterways;</li> </ul>	<p><b>AO10</b>                  Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>PO9 – Not Applicable</b>                  See response to PO7.</p>

<p>d. protecting water quality of surface and ground waters;                  e. minimising demand on the water network;                  f. minimising sewage discharges to the natural environment;                  g. integrating water into the landscape to enhance visual and ecological values.</p>		
<b>Movement network</b>		
<p><b>PO11</b>                  The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.</p>	<p><b>AO11</b>                  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.</p>	<p><b>AO10 – Complies</b>                  After the construction period, the only traffic generated by the base station will be that associated with maintenance vehicles. In this respect, it is estimated that maintenance of the facility will generate 1-3 visits per year and it will remain unattended at all other times. The traffic generation will therefore be minimal and not sufficient to create any measurable adverse impacts in this regard or by creating any demand for a road intersection.</p>
<b>Integrated movement concept report</b>		
<p><b>PO12</b>                  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.</p>	<p><b>AO12</b>                  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.</p>	<p><b>AO11 – Not Applicable</b>                  Proposed use will not generate more than 3,000 trips per average weekday.</p>
<b>For assessable development only</b>		
<b>Land use and transport integration</b>		
<p><b>PO13</b></p>	<p><b>AO13</b></p>	<p><b>PO12 – Not Applicable</b></p>

<p>Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m<sup>2</sup> or more:</p> <ul style="list-style-type: none"> <li>a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities;</li> <li>b. enhances connectivity between existing and future public passenger transport facilities and other transport modes;</li> <li>c. optimises the walkable catchment to existing and future public passenger transport facilities;</li> <li>d. provides for direct and safe access to and use of existing or future public passenger transport facilities.</li> </ul> <p>Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.</p>	<p>No acceptable outcome provided.</p>	<p>The proposed telecommunications facility will not compromise the use or function of any existing public transport systems. The facility will not generate demand for public transport as it continuously unstaffed and operated remotely.</p>
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**Table 9.4.3.3.2 - Water storage for fire fighting**

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
a. less than 1,000m <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
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## 9.4.4 Landscape code

### 9.4.4.1 Application

1. This code applies to:
  - a. material change of use:
    - i. that is accepted development (subject to requirements) and code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
    - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment-Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - b. reconfiguring a lot:
    - i. that is code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    - ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
  - c. operational work that is landscape work:
    - i. that is accepted development (subject to requirements) and for which the Landscape Code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### 9.4.4.2 Purpose

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

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

**9.4.4.3 Assessment benchmarks for assessable development and requirements for accepted development**

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

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Landscape design</b>		
<p><b>PO1</b>                      Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> <li>a. enhance the visual amenity of premises;</li> <li>b. provide street trees;</li> <li>c. protect the movement network by:                             <ul style="list-style-type: none"> <li>i. maintaining pedestrian accessibility;</li> <li>ii. not obstructing sightlines for pedestrians, cyclists and motorists;</li> </ul> </li> </ul>	<p><b>AO1</b>                      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.</p>	<p>Existing mature vegetation surrounds the site and offers screening from surrounding allotments and Mountain Ridge Road. The substantial screening combined with the setback, design, colour and location of the facility ensures that it will not be detrimental to the visual amenity of the area.                      Any landscaping in proximity to the site would not serve to improve or enhance the visual</p>

<ul style="list-style-type: none"><li>iii. being consistent with the function of the road;</li><li>iv. being of a scale that is in proportion with the road width;</li><li>d. be responsive to and compatible with soil conditions, topography and micro climate;</li><li>e. utilise species selection that:<ul style="list-style-type: none"><li>i. is suitable for the available space and growing conditions;</li><li>ii. incorporates, where practicable, native vegetation in public open space and roads;</li></ul></li><li>f. protect, where practicable, existing native trees;</li><li>g. conserve energy and water;</li><li>h. incorporate water sensitive urban design principles;</li><li>i. prevent pondage and manage overland flow;</li><li>j. act as a buffer to screen adverse visual impact of development and incompatible uses;</li><li>k. define the common boundary and prevent encroachment of existing and future uses into public open space;</li><li>l. rehabilitate degraded areas on the premises;</li><li>m. be easily maintained.</li></ul> <p>Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.</p>		<p>amenity of the locality, as the facility, particularly at its lower levels, is not visible from surrounding locations due to the lower elevation and substantial tree cover.</p>
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## 9.4.7 Servicing, access and parking code

### 9.4.7.1 Application

1. This code applies to:
  - a. material change of use:
    - i. that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
    - ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - b. reconfiguring a lot:
    - i. that is code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
    - ii. made impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
  - c. operational work being a driveway crossover or infrastructure work that is constructing a car park area that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### 9.4.7.2 Purpose

1. The purpose of the code is to ensure that development satisfies the demand for parking and provides safe, functional and legible parking, access and servicing.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. parking, access and servicing areas:
    - i. satisfy the expected demand for the number and type of vehicles, motorcycles and bicycles;

- ii. are safe and functional and have easy way finding;
- iii. protect the movement network.

**9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development**

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

**Table 9.4.7.3.1 - Service, access and parking code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<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>PO1 – Complies</b>                      After the construction period, the only traffic generated by the facility will be that associated with maintenance vehicles. In this respect, it is estimated that maintenance of the facility will generate only occasional site visits (up to a maximum of three times per year by a single vehicle) and it will remain unattended at all other times. The traffic generation will therefore be minimal and not sufficient to create any adverse impacts in this regard or by creating a demand for parking facilities.</p> <p>Sufficient parking is available on site and within the lease area to accommodate the occasional requirements for parking of a single maintenance vehicle.</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>When vehicles are on site, sufficient room is available for parking and maneuvering.</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>AO2 – Not Applicable</b>                  The proposal does not involve 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>PO3 – Alternative Solution</b>                  See response to PO1.                  Sufficient parking is available on site and within the lease area to accommodate the occasional requirements for parking vehicles associated with maintenance of the remotely operated and unstaffed facility.</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>PO4 – Alternative Solution</b>                  Motorcycle parking is not appropriate given the function and operation of the proposed use.</p>
<p><b>Provision of bicycle parking</b></p>		
<p><b>PO5</b></p>	<p><b>AO5</b></p>	<p><b>PO5 – Alternative Solution</b></p>

Bicycle parking facilities are provided that: <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>	Bicycle parking facilities comply with: <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>	Bicycle parking facilities are not appropriate given the function and operation of the proposed use
<b>Provision of vehicle manoeuvring area</b>		
<b>PO6</b> Development provides a safe and functional vehicle manoeuvring area.	<b>AO6</b> Development provides a vehicle manoeuvring area that: <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>	<b>PO6 – Alternative Solution</b> As the proposed development is only anticipated to be visited 1 – 3 times per year for maintenance purposes, providing a dedicated vehicle maneuvering area is unnecessary. The facility is proposed on a large rural residential allotment and there is sufficient space around the site for vehicle maneuvering. Access to the facility will be maintained at all times. Sufficient parking is available on site and within the lease area to accommodate the occasional requirements for parking vehicles associated with maintenance of the remotely operated and unstaffed facility.
<b>Vehicle washing bay</b>		
<b>PO7</b> A vehicle washing bay does not cause environmental harm.	<b>AO7</b> A vehicle washing bay provides that run off is discharged to: <ul style="list-style-type: none"> <li>a. a grassed area or permeable landscape area; or</li> <li>b. the sewerage system.</li> </ul>	<b>AO7 – Not Applicable</b> Proposal does not require a vehicle washing bay
<b>Car park access</b>		
<b>PO8</b>	<b>AO8</b>	<b>PO8 – Alternative Solution</b>

<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>Vehicular queuing space to a car parking area:</p> <ol style="list-style-type: none"> <li>a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area;</li> <li>b. complies with Table 9.4.7.3.3 - Queuing spaces;</li> <li>c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.</li> </ol>	<p>See response to PO1.</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>Refer Section 8.12 of the Planning Report for a detailed assessment of the proposed secondary access and crossover location.</p> <p>The proposed secondary driveway has been designed generally in accordance with the requirements of Section 3.4.5 of Planning Scheme Policy 5 – Infrastructure, including appropriate driveway geometry, sight distance provision, and safe vehicle ingress and egress arrangements.</p> <p>While the driveway is located within the advisory intersection separation distance, an assessment undertaken with reference to the Austroads Guide to Road Design Part 4A, Austroads Guide to Traffic Management Part 7, and the Queensland TMR Road Planning and Design Manual confirms that the intent and performance outcomes of the design standards are achieved.</p> <p>Following installation of the facility, the proposed access will serve as an access for</p>

		<p>occasional maintenance of the proposed telecommunications facility (up to approximately three visits per year by a single light vehicle). Due to the negligible traffic generation, excellent and unobstructed sight distances along Mountain Ridge Road and toward Pebble Creek Way, and the absence of operational interaction with the intersection, the proposed driveway maintains safe road operation consistent with the objectives of Section 3.4.5. In particular, the proposed useage needs to be assessed in context. Conventional rural residential driveways typically generate 6–10 vehicle trips per day or 2,500–3,500 movements per year. The proposed access for exclusive use by Telstra maintenance vehicles associated with the proposed telecommunications facility will generate a maximum 3 visits per year by a single vehicle arrival and departure or total annual maximum movements of 6 per year. The proposed access produces approximately 0.2% of the traffic exposure assumed for a standard compliant driveway. This represents a 99.8% reduction in conflict opportunity relative to the condition underlying Austroads spacing guidance. In practical engineering terms, the access operates closer to a rare event scenario rather than a recurring traffic feature.</p>
<b>Design and construction of a car parking area</b>		
<p><b>PO10</b>                  A car parking area is designed to:                  a. provide easy way finding for pedestrians, cyclists and motorists;</p>	<p><b>AO10</b>                  A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards</p>	<p><b>PO10 – Alternative Solution</b>                  See response to PO1</p>

<ul style="list-style-type: none"><li>b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards;</li><li>c. provide a convenient and safe pedestrian network;</li><li>d. provide safe and efficient vehicle circulation;</li><li>e. provide a progressive reduction in the speed environment in moving between the road and a parking space;</li><li>f. provide a safe sight distance at a potential conflict point;</li><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></ul>	<p>for car parking of Planning scheme policy 5 - Infrastructure.</p>	
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r. manage stormwater flows.		
<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> <li>d. does not detract from the aesthetics or amenity of the surrounding area.</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> <li>c. to be located away from street frontages and screened from adjoining premises.</li> </ul> <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>The proposed facility is operated remotely and unstaffed and does not generate waste. No waste disposal facilities are proposed.</p>
<b>For assessable development</b>		
<b>Vehicle queuing</b>		
<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>Not applicable.</p>

Table 9.4.7.3.2 - Vehicle parking and servicing

Column 1 Use <sup>1</sup>	Column 2 Minimum number of parking spaces <sup>2</sup>	Column 3 Minimum number of parking spaces for a: a. Centre zone where a principal centre or major centre; b. Medium density residential zone where not at Browns Plains or Park Ridge.	Column 4 Loading bay	Column 5 Pick-up / set down areas	Column 6 Minimum number of bicycle spaces
Adult store	1 space per 17m <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	Not applicable	Not required	Not required	No minimum

	b. 2 spaces, if the premises is not used for the boarding of animals.				
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	Not applicable	√	√	No minimum

	vehicles likely to be parked at any one time				
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 required for the Dwelling house or Dwelling unit	Not applicable	Not required	Not required	No minimum
Home-based business ( being guest accommodation)	1 space per bedroom to be utilised for the guest accommodation in addition to the spaces required for the Dwelling unit	Not applicable	Not required	Not required	No minimum
Hospital	1 space per 10m <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	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	√	Not required	1 space per 200m <sup>2</sup>

	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	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			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 residential units; plus 1 space for a manager resident on the premises; plus 1 space for 20m <sup>2</sup> of	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per

	GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.				4 residential units
Showroom	1 space per 35m <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	Not applicable	Not required	Not required	No minimum

	space per 20 sites; plus 1 space for a manager resident on the premises				
Utility installation	1 space per employee with a minimum of 2 spaces	Not applicable	√	Not required	No minimum
Veterinary service	1 space per 30m <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 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 for retail and dining areas only

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**

<b>Column 1 Static capacity of car park</b>	<b>Column 2 Minimum number of vehicles in queue <sup>1</sup></b>
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**

<b>Column 1 Total number of visitor car parking spaces provided on the premises</b>	<b>Column 2 Minimum number of visitor car parking spaces required in front of a security gate</b>
<6	0
6-10	2
11-20	4
21-30	6
31-40	8
41-50	10

>50	Visitor car parking spaces to accommodate the amount of vehicular traffic likely to be generated by the use
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**Table 9.4.7.3.5 - Design vehicle for a manoeuvring area**

Column 1 Use or user class	Column 2 Design vehicle <sup>1</sup>
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