6.2.3 Emerging community zone code

6.2.3.1 Application

1. This code applies to:
    a. accepted development (subject to requirements) and code assessable material change of use for which the Emerging community zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
    b. material change of use made impact assessable in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
    c. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.3.2 Purpose

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

B. the existing landscape character predominates over the built form;

c. development protects amenity consistent with its location in the Emerging community zone and the surrounding area.

d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided.

6.2.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	**AO1** A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	**Complies with A01** The proposed development over the subject site is a proposed Dual Occupancy development for urban purposes. The access from the subject site will be to Belivah Road as per the approved subdivision plan. The detail of the access will be from 44 Learmonth Drive, via Walker Avenue, then via Jim Davidson Boulevard than onto Belivah Road.
Design		
Building height		

PO2 A building has a height that is compatible with the: a. existing landscape character which predominates over the built form; or b. desired urban purpose character.	**AO2** A building has a maximum building height of 8.5 metres.	**Complies with A02** The proposed development over the subject site is a proposed 2 Storey Dual Occupancy, under 8.5m in height.
Boundary clearance		
PO3 A building or structure has a boundary clearance that is consistent with the: a. existing character; or b. desired urban purposed character.	**AO3** A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres.	**Complies with A03** The proposed Dual Occupancy building will comply with the setback requirements in the variation approval lodged over the subject site under Council reference MCUI/1/2014. In accordance with the development conditions of MCUI/1/2014, condition 4.2.1 stipulates that the type of assessment for a material change of use is to be in accordance with Table 3.4 of the **Davidson's at Belivah Local Development Area Place Code** for the purpose of determining the level of assessment and assessment criteria. The requirements of the *Logan Planning Scheme 2015 (v8.1)* apply where not conflicting or otherwise prescribed by **the Davidson's at Belivah Local Development Area Place Code**. In the proposal, Duplex A and Duplex B are identical, and have a minimum 4.1m to OMP (Outermost Projection) setback to Learmonth Drive.

		Duplex A and Duplex B have a proposed minimum side boundary setback of 2.025m to OMP. The minimum rear setback proposed for Duplex A is 1.062m to OMP and Duplex B is 1.041m to OMP. The proposed site coverage is 58%. Please refer to the proposal plans in **Appendix A.**
Site cover - Interim uses		
PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.	**AO4** A building or structure for an interim use has a maximum site cover of 700m^2.	**Not Applicable with A04** No interim use proposed
Amenity		
General emissions		
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO5** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management;	**Complies with A05** The proposal complies with the emissions standard of Planning scheme policy 3 – Environmental management.

	b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s2) 1/80Hz.	
Reverse amenity		
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO6** Development, being a sensitive land use, 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.	**Not Applicable with A06**
PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO7** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2. **Table 6.2.3.3.2**	**Not Applicable with A07**

Column 1: Separation distance	**Column 2: Use**	
1,500 metres	Special industry	
500 metres	High impact industry	
500 metres	Intensive animal industry	
300 metres	Intensive horticulture	
300 metres	Wholesale nursery	
250 metres	Medium impact industry	
For assessable development only		
Design		
PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	**AO8** No acceptable outcome provided.	**Complies with P08** The proposal is consistent with the completed detailed land use and infrastructure planning.
Social and health impact		
PO9 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of	**AO9.1** Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor. **AO9.2** Development does not provide for gaming.	**Not Applicable with A09.1** The proposal does not involve the sale of alcohol. **Complies with A09.2** The proposed Development does not provide for gaming.

Planning scheme policy 7 - Social and health impact assessment.		

9.3.2 Dual occupancy and Dwelling house code

9.3.2.1 Application

1. This code applies to:
    a. accepted development (subject to requirements) and assessable material change of use for a Dual occupancy [including Dual occupancy (auxiliary unit)] or Dwelling house for which the Dual occupancy and Dwelling house code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Part 5 - Tables of assessment;
    b. building work in accordance with Table 5.7.1 - Building work (including house extensions and class 10 structures).
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.

Editor's note - In this code:

- a reference to “Dual occupancy (auxiliary unit)” is a reference to a Dual occupancy that is an auxiliary unit. “Auxiliary unit” is defined in Schedule 1 - Definitions;
- unless otherwise specified, a reference to “Dual occupancy” covers both Dual occupancy (auxiliary unit) and any other form of Dual occupancy.

Editor's note - All relevant benchmarks for assessable development and requirements for accepted development for a Dual occupancy (auxiliary unit) or Dwelling house as they relate to overlay codes have been included in this code to assist with ease of use.

Editor's note - A Dual occupancy that is not an auxiliary unit is subject to the benchmarks for assessable development and requirements for accepted development identified in Part 5 for the relevant overlays and zone or local plan.

9.3.2.2 Purpose

1. The purpose of the code is to ensure that a Dual occupancy or Dwelling house is compatible with the surrounding area and to ensure a Dwelling house protects the environment, and the safety of people and property.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. A Dual occupancy or Dwelling house:
        i. is designed and sited to protect the amenity of adjoining premises and the streetscape;
        ii. provides safe vehicle access to the premises;
        iii. has an attractive built form that is consistent with the character of the applicable zone, local plan and precinct;
        iv. does not adversely affect the operation of infrastructure or inhibit the maintenance of infrastructure;
    b. A Dual occupancy (auxiliary unit):
        i. is sited to facilitate a high quality streetscape with high levels of amenity;

ii. provides sufficient space for on-site car parking to satisfy the needs of residents and visitors where located on a lot fronting a road;

c. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, has a maximum gross floor area of:
   i. $70m^2$ if in the residential zone category and on a lot that is less than $1,000m^2$ in size; or
   ii. $100m^2$ otherwise;
d. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, is sited so as to appear visually related to the primary dwelling;
e. A Dual occupancy (auxiliary unit) or Dwelling house that is located in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00:
   i. avoids the disturbance of acid sulfate soils; or
   ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters;
f. A Dual occupancy (auxiliary unit) or Dwelling house that is located in an area identified on the Biodiversity areas overlap map OM-02.00 protects and enhances:
   i. habitat values and biodiversity corridors;
   ii. native vegetation in the primary and secondary vegetation management area;
   iii. wildlife habitat and movement;
   iv. landscape values;
g. A Dual occupancy (auxiliary unit) that is located in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01:
   i. does not result in an increase in the number of people living in the separation area;
   ii. does not impede the safe operation of an extractive industry;
   iii. minimises an adverse effect from an extractive industry on people working or congregating in the separation area;
   iv. does not compromise the function of the separation area, as a buffer between an extractive industry and an incompatible use outside the separation area;
h. A Dual occupancy (auxiliary unit) or Dwelling house with direct vehicular access to a transport route identified on Extractive resources overlay map OM-04.01 does not adversely affect the safety and efficiency of vehicles transporting extractive resources;

Note: The below provision in grey text (Section 9.3.2.2(2)(i) and associated Editor's note) has been suspended by Temporary Local Planning Instrument No.1/2024.

i. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood hazard overlay map OM-05.00 does not result in people and premises being at an unacceptable risk during a defined flood event;

Editor's note - Where a lot is affected by a Flooding and inundation area, a flood search report should be obtained from the local government to confirm the extent that is within the Flooding and inundation area. The flood search report will be determinative.

j. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed and located to:
    i. protect the safety of people and premises from risk of landslide, taking into account the risks associated with the natural physical process of land movement and erosion;
    ii. protect and enhance the visual amenity of adjoining premises, the streetscape and the locality;
    Editor's note - Where a lot is affected by a Landslide hazard and steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00, a certificate can be obtained from the local government to confirm the extent that is within the Landslide hazard and steep slope area. The certificate will be determinative.
k. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Regional infrastructure corridors and substations overlay map OM-09.00:
    i. protects the health and safety of the community;
    ii. protects regional infrastructure;
    iii. provides access to regional infrastructure at all times;
    iv. provides and maintain buffers to regional infrastructure;
l. A Dual occupancy (auxiliary unit) or Dwelling house located within a Water resource catchment area identified on Water resource catchments area overlay map OM-13.01 is designed, constructed and managed to:
    i. protect the health and safety of a water storage;
    ii. prevent pollutants from entering a water storage;
m. A Dual occupancy (auxiliary unit) or Dwelling house located within the mapped areas identified on Waterway corridors and wetlands overlay map OM-14.00 is designed, constructed and managed to:
    i. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
    ii. protect natural hydrological and geomorphological processes;
    iii. protect and enhance water quality of a waterway and wetland;
    iv. protect and enhance landscape values of a waterway and wetland.
    Editor's note - Where a lot is affected by a Waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00, a certificate can be obtained from the local government to confirm the extent that is within the Waterway corridor and wetland area. The certificate will be determinative.
n. A Dual occupancy (auxiliary unit) or Dwelling house located in the flood assessment area in Flood hazard overlay map OM-05.00:
    i. does not locate buildings or structures, other than fences, in a High flow area;
    ii. avoids the exposure of habitable and non-habitable rooms to potential inundation during the defined flood event and minimises recovery time, rebuilding costs and disruption to residents;
    iii. does not increase the exposure of people and property to intolerable risk in a High flood risk area on Flood hazard overlay map OM-05.04 by:
        A. not increasing the number of bedrooms or dwellings on the premises;
        B. incorporating a building location and design that minimises risk of injury to life and damage to property, infrastructure and the environment during a defined flood event;

iv. mitigates flood risk to a tolerable or acceptable level where in a Moderate flood risk area on Flood hazard overlay map OM-05.04 by incorporating a building location and design that mitigates risk to people, property, infrastructure and the environment during a defined flood event;
v. does not result in an increase in dwellings or the number of bedrooms in a Flood investigation area on Flood hazard overlay map OM-05.04, unless it can be demonstrated the development is compatible with the level of flood risk, including achieving the outcomes as relevant for a High flood risk area and Moderate flood risk area;
Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving overall outcome n[v].
vi. where in the Flood investigation area on Flood hazard overlay map OM-05.04, provides increased building immunity to flood risk that takes into account the potential impacts of climate change and supports future resilience to flood risk, or demonstrates the development does not expose habitable and non-habitable rooms to potential inundation during the defined flood event;
Note - Where detailed flood information does not exist to determine the defined flood event in a Flood investigation area, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant defined flood event and demonstrate compliance with overall outcome n[vi]. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.
vii. does not add to the emergency management or evacuation burden during and after a flood event;
viii. does not increase people at risk of isolation;
ix. protects and maintains floodplain function and overland flow paths to ensure there is no adverse impact to the flooding characteristics on the premises and off-site, including adjoining premises, infrastructure and the environment.

Editor's note - Where a lot is located within the Flood assessment area on Flood hazard overlay map OM-05.00, a flood search report should be obtained from the local government to confirm the extent of flooding. The flood search report will be determinative, unless located in a Flood investigation area. Flood investigation areas represent known locations of a potential flood risk where detailed flood studies have yet to be undertaken to determine the level of risk the premises is exposed to. The flood search report for land in a Flood investigation area represents the best information for use currently available to Council, unless an applicant undertakes a localised flood risk assessment to determine the flood risk and flood level for the property in accordance with the requirements of Planning scheme policy 10 - Flood.

Editor's note - For the purpose of the *Building Regulation 2021*, the nominated freeboard and the finished floor level for Class 1 Buildings is identified in Table 9.3.2.3.3.

9.3.2.3 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 9.3.2.3.1 - Dual occupancy and Dwelling house code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments

For accepted development (subject to requirements) and assessable development		
Design and siting		
PO1 A Dwelling house: a. that is: i. on a lot that is less than 450m^2 in size complies with the Performance Criteria specified in QDC MP 1.1; or ii. on a lot that is 450m^2 or greater in size complies with the Performance Criteria specified in QDC MP 1.2; b. being a secondary dwelling is visually integrated with the primary dwelling. Note - References to QDC MP 1.1 and 1.2 for the purposes of PO1 are to be applied as if these provisions applied to a secondary dwelling.	**AO1** A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is on a lot that is less than 450m^2 in size complies with the Acceptable Solutions specified in QDC MP 1.1; or b. that is on a lot that is 450m^2 or greater in size complies with the Acceptable Solutions specified in QDC MP 1.2. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO1 to the extent of any inconsistency. Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Note - References to QDC MP 1.1 and 1.2 for the purposes of AO1 are to be applied as if these provisions applied to a secondary dwelling. Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.	**Not Applicable with A01** The subject site is in the Emerging Community Zone.
PO2 A Dual occupancy: a. complies with the Performance Criteria specified in QDC MP 1.3; b. being a Dual occupancy (auxiliary unit) is visually integrated with the primary dwelling. Note - For the purpose of PO2, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme.	**AO2** A Dual occupancy complies with the Acceptable Solutions specified in QDC MP 1.3. Note - For the purpose of AO2, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO2 to the extent of any inconsistency.	**Not Applicable with A02** The subject site is in the Emerging Community Zone. Please refer to the proposal plans in **Appendix A.**

Note - References to QDC MP 1.3 for the purposes of PO2 are to be applied as if these provisions applied to a Dual occupancy. Editor's note - Zone code provisions may prevail over this performance outcome to the extent of any inconsistency in accordance with section 1.5(1).	Note - References to QDC MP 1.3 for the purposes of AO2 are to be applied as if these provisions applied to a Dual occupancy. Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Editor's note - Zone code provisions may prevail over this acceptable outcome to the extent of any inconsistency in accordance with section 1.5(1).	
Site cover		
PO3 A Dual occupancy (auxiliary unit) or Dwelling house has a site cover that: a. is compatible with adjoining premises; b. supports residential amenity including access to natural light and ventilation; c. facilitates adequate private open space; d. facilitates landscaping to visually soften the built form.	**AO3** A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site cover of: a. 60 percent in the Low density residential zone - Small lot precinct; b. 35 percent in the Low density residential zone - Small acreage precinct; c. 20 percent in the Low density residential zone - Acreage precinct; d. 700m^2 in the Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone.	**Complies with A03** The subject site is in the Emerging Community Zone. A variation is lodged over the subject sites under Council reference MCUI/1/2014. In accordance with the development conditions of MCUI/1/2014, condition 4.2.1 stipulates that the type of assessment for a material change of use is to be in accordance with Table 3.4 of the **Davidson's at Belivah Local Development Area Place Code** for the purpose of determining the level of assessment and assessment criteria. The requirements of the *Logan Planning Scheme 2015 (v8.1)* apply where not conflicting or otherwise prescribed by **the Davidson's at Belivah Local Development Area Place Code**. The proposed site coverage is 58%.

		Please refer to the proposal plans in **Appendix A.**
Road boundary clearance		
PO4 A Dual occupancy or Dwelling house: a. is located to protect movement networks; b. facilitates a high quality streetscape with high levels of amenity; c. is located to complement the character of the surrounding area; d. provides opportunity for appropriate on-site car parking; e. has a road boundary clearance compatible with that of adjoining premises.	**AO4** A Dual occupancy or Dwelling house: a. being a carport may be built to the front boundary where: i. maximum dimensions do not exceed 6 metres by 6 metres; ii. maximum height does not exceed 3.5 metres; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; b. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone; c. has a minimum road boundary clearance of 10 metres in the: i. Emerging community zone; ii. Low density residential zone: A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or	**Complies with P04** The subject site is in the Emerging Community Zone. The proposed Dual occupancy: a. is located to protect movement networks; b. facilitates a high-quality streetscape with high levels of amenity; c. is located to complement the character of the surrounding area; d. provides opportunity for appropriate on-site car parking; and e. has a road boundary clearance compatible with that of adjoining premises Please refer to the proposal plans in **Appendix A.**

	Beenleigh-Redland Bay Road; B. Cottage rural precinct; C. Park living precinct; D. Park residential precinct; or d. has a minimum road boundary clearance of 20 metres in the: i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone.	
Side and rear boundary clearance		
PO5 A Dual occupancy or Dwelling house has a side and rear boundary clearance that: a. is compatible with that of adjoining premises; b. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; c. provides access to natural light and ventilation; d. provides an area of landscaping;	**AO5** A Dual occupancy or Dwelling house has the following minimum side and rear boundary clearances: a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: i. Acreage; ii. Small acreage precinct; or b. 10 metres in the: i. Environmental management and conservation zone;	**Complies with PO5** The proposed Dual occupancy has side and rear boundary clearances that: a. is compatible with that of adjoining premises; b. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; c. provides access to natural light and ventilation; d. provides an area of landscaping; e. is consistent with the character for the relevant zone and precinct.

e. is consistent with the character for the relevant zone and precinct.	ii. Rural zone. Note - AO5 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with Link AO7.1(b). Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	Please note that an approved plan of development from COM/5/2023/B prescribes boundary clearance requirements for the subject sites.
Setback on rear lots		
PO6 Where located on a rear lot and sharing access, via an access strip, easement or common property, with four or more rear lots, a Dual occupancy or Dwelling house has a setback to the accessway that: a. provides opportunity for on-site visitor car parking within the rear lot; b. is consistent with the character of the nearby streetscape; c. includes landscaping opportunities to enhance visual amenity.	**AO6** Where located on a rear lot and sharing access, via an access strip, easement or common property, with four or more rear lots, the garage of a Dual occupancy or Dwelling house has a minimum setback to the accessway of 4.9 metres.	**Not Applicable with A06** The proposed development is not located on a rear Lot.
Domestic outbuildings		
PO7 A domestic outbuilding: a. is of a scale and built form compatible with the premises and adjoining premises having regard to: i. height, mass and proportion; ii. roof form and pitch; iii. building materials;	**AO7.1** A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages: a. has a total maximum floor area of 150m^2; or b. where the floor area exceeds 150m^2: i. provides minimum side and rear boundary clearances in accordance with Link Table	**Not Applicable with A07.1** The subject site is in the Emerging Community Zone. A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings are not proposed in this application.

b. maintains or contributes positively to the streetscape and amenity of adjoining premises; c. provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises.	9.3.2.3.2 - Minimum side and rear boundary clearances for large domestic outbuildings; ii. has a maximum building height of 5.5 metres; iii. has a total maximum floor area of 300m^2. Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises. **AO7.2** A domestic outbuilding is not in the form of a shipping container.	**Not Applicable with A07.2**
Dual occupancy (auxiliary unit) or secondary dwelling		
PO8 Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or b. 100m^2 otherwise.	**AO8** Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or b. 100m^2 otherwise.	**Not Applicable with A08** The proposed development is for a Dual Occupancy – Duplex.
PO9 A Dual occupancy (auxiliary unit) or secondary dwelling: a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling;	**AO9** A Dual occupancy (auxiliary unit) or secondary dwelling: a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling;	**Not Applicable with A09** The proposed development is for a Dual Occupancy – Duplex

b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.	b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.	
PO10 A Dual occupancy (auxiliary unit) or secondary dwelling is designed so that vehicular access and parking are not dominant features of the development when viewed from a road.	**AO10** A Dual occupancy (auxiliary unit) or secondary dwelling does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.	**Not Applicable with A10** The proposed development is for a Dual Occupancy – Duplex
PO11 A lot accommodating a Dual occupancy (auxiliary unit) is of a size, shape and dimension that ensures high levels of amenity, complements streetscape character and promotes a sense of openness.	**AO11** Where not a rear lot, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.	**Not Applicable with A011** The proposed development is for a Dual Occupancy – Duplex
PO12 Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides sufficient space for on-site car parking to satisfy the needs of residents and visitors considering: a. the availability of public transport; b. the availability of on-street car parking.	**AO12** Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides a minimum of five on-site car parking spaces with a minimum of two spaces being covered. Editor's note - The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.	**Not Applicable with A012** The proposed development is for a Dual Occupancy – Duplex
PO13 A driveway servicing a Dual occupancy (auxiliary unit) is designed to: a. be safe and functional; b. promote practical on-site car parking and manoeuvring; and c. consider the location of existing infrastructure.	**AO13** A driveway servicing a Dual occupancy (auxiliary unit) is designed to comply with section 3.4.5 of Planning scheme policy 5 - Infrastructure.	**Not Applicable with A013** The proposed development is for a Dual Occupancy – Duplex
Location of development		

PO14 Development: a. allows for safe and convenient vehicular access; b. is located to protect trunk infrastructure networks.	**AO14** Development: a. is connected to a constructed road; b. 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 - Logan government infrastructure plan mapping and tables.	**Complies with A014** The existing Lot is connected to a constructed road being Learmonth Drive.
Reverse amenity		
PO15 A Dual occupancy (auxiliary unit) or Dwelling house maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO15** A Dual occupancy (auxiliary unit) or Dwelling house within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria for accommodation activities identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.	**Not Applicable with A015** The proposed development is for a Dual Occupancy – Duplex.
Earthworks		
PO16 Filling and excavation works including batters and retaining walls: a. do not adversely affect infrastructure, including any services; b. do not create a public health hazard; c. maintain the amenity of the surrounding area and adjoining premises; d. are safe, stable and easily maintained.	**AO16** Filling and excavation works involving batters and retaining walls greater than 1 metre in height from ground level are designed and constructed in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure.	**Not Applicable with A016** The proposed development is for a Dual Occupancy – Duplex on a recently constructed Lot, that does not require filling and excavation works greater than 1m in height.
Building over or near infrastructure		

PO17 A Dual occupancy or Dwelling house complies with the Performance Criteria specified in QDC MP 1.4.	**AO17** A Dual occupancy or Dwelling house complies with the Acceptable Solutions specified in QDC MP 1.4. Editor's note - QDC MP 1.4 applies to development located near a sewer, water main, stormwater drain or combined sanitary drain.	**Complies with A017** The proposed development is for a Dual Occupancy – Duplex.
PO18 A Dual occupancy or Dwelling house is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.	**AO18** A Dual occupancy or Dwelling house: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part F1 of the Queensland Plumbing and Wastewater Code.	**Complies with A018** The proposed development is for a Dual Occupancy – Duplex, that is within a water supply service area and a sewerage supply service area.
Dual occupancy (auxiliary unit) or Dwelling house located in the Acid sulfate soils overlay		

PO19 A Dual occupancy (auxiliary unit) or Dwelling house in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00 that involves disturbing soil or sediment at or below 5 metres AHD: a. avoids disturbing acid sulfate soils; or b. is managed to avoid or minimise the release of: i. acid and metal contaminants; ii. nutrients that contribute to coastal algal blooms. Editor's note - For assessable development, undertake an acid sulfate soils investigation conforming to the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	**AO19.1** A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils below 5 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve: a. excavating or otherwise removing 100m^3 or more of soil or sediment; or b. filling of land involving 500m^3 or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. **AO19.2** A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils above 5 metres and below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5 metres AHD.	**Not Applicable with A019.1. & AO19.2** The proposed development is for a Dual Occupancy and not located in the Acid sulfate soils overlay.
Dual occupancy (auxiliary unit) or Dwelling house located in the Biodiversity areas overlay		
PO20 A Dual occupancy (auxiliary unit) or Dwelling house in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is confined within an development envelope area that: a. is approved by Council; or b. is sited and operated with regard to: i. the protection of native vegetation;	**AO20** A Dual occupancy (auxiliary unit) or Dwelling house located in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, that is not located within a development envelope area approved by a development approval: a. is located to avoid the need to clear any native vegetation in the Primary vegetation management area;	**Not Applicable with A020** The proposed development is for a Dual Occupancy and not located in the Biodiversity area overlay.

ii. the potential impacts of other overlays mapped within the development envelope area c. results in a total cleared area of: i. 4,000m^2 or less; or ii. greater than 4,000m^2 where an environmental offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management, for any the portion of the envelope that exceeds 4,000m^2. Note - Compliance with Performance outcome PO20(c)(ii) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	b. is located to avoid the need to clear any native trees or native habitat trees in the Secondary vegetation management area. Editor's note - Operational work for clearing of native vegetation may be accepted development in accordance with Parts 5.8 and 5.10.2. Where clearing of native of vegetation in the location of the development is accepted development, AO20 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.	
PO21 A Dual occupancy (auxiliary unit) or Dwelling house in: a. a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: i. provide for habitat links; ii. facilitate safe wildlife movement; iii. facilitate wildlife refuge; iv. enhance habitat values; v. rehabilitate degraded areas with native vegetation; or b. the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area	**AO21** A Dual occupancy (auxiliary unit) or Dwelling house that is not located within a development envelope area approved by a development approval is: a. located outside a Biodiversity corridor as identified on Biodiversity areas overlay map OM-02.02; b. located outside the Locally significant Melaleuca irbyana 50 metre buffer area identified on Biodiversity areas overlay map OM-02.03.	**Not Applicable with A021** The proposed development is for a Dual Occupancy and not located in the Biodiversity area overlay.

identified on Biodiversity areas overlay map OM-02.03 from: i. edge effects; or c. Development is designed and located to protect and enhance the landscape values of: i. a ridgeline; ii. native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.		
Dwelling house located in the Biodiversity area overlay		
PO22 Dwelling house in a Koala corridor identified on Biodiversity area overlay map OM-02.02 is: a. designed and located to protect and enhance koala habitat; b. designed to minimise adverse light impacts on native fauna.	**AO22** Dwelling house that is not located within a development envelope area approved by a development approval is located to avoid the need to have a cleared area of greater that 500m^2 of native vegetation in a Koala corridor identified on Biodiversity area overlay map OM-02.02. Note - The maximum cleared area in the Koala corridor includes clearing for the bushfire protection inner zone.	**Not Applicable with A022** The proposed development is for a Dual Occupancy and not located in the Biodiversity area overlay.
Dual occupancy (auxiliary unit) located in the Extractive resources overlay		
PO23 A Dual occupancy (auxiliary unit), excluding a domestic outbuilding: a. does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; b. in a Transport route separation area identified on Extractive resources overlay	**AO23** A Dual occupancy (auxiliary unit), excluding a domestic outbuilding, is not located in an Extractive resource separation area or Transport route separation area identified on Extractive resources overlay map OM-04.01.	**Not Applicable with A023** The proposed development is for a Dual Occupancy and not located in the Extractive resources overlay.

map OM-04.01 is compatible with the transporting of the extractive resource.		
Dual occupancy (auxiliary unit) or Dwelling house located in the Flood hazard overlay ***Note: The below provisions in grey text (PO24/AO24, PO25 and AO25.1 and AO25.2, PO26 and AO26.1 and AO26.2) have been suspended by Temporary Local Planning Instrument No.1/2024.***		
PO24 A Dual occupancy (auxiliary unit) or Dwelling house does not increase the level of risk of damage to property in the Flooding and inundation area identified on Flood hazard overlay map OM-05.00.	**AO24** A Dual occupancy (auxiliary unit) or Dwelling house located in the Flooding and inundation area identified on Flood Hazard overlay map OM-05.00: a. has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event; b. has a finished non-habitable floor level that is equal to or greater than the defined flood event. Note - AO24 also applies to extensions to existing development.	
PO25 A Dual occupancy (auxiliary unit) or Dwelling house does not: a. increase the risk of injury to life; b. add to the emergency management or evacuation burden during or after a flood event.	**AO25.1** A Dual occupancy (auxiliary unit) or Dwelling house where located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 ensures that the building is constructed in accordance with Queensland Development Code, MP 3.5 - Construction of buildings in flood hazard areas **AO25.2** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified of Flood hazard overlay map OM-05.00 provide flood-free	

	vehicular access to a road that is above the flood level in the defined flood event.	
PO26 Development: a. protects and maintains a floodplain to ensure there is no adverse impact to the flooding characteristics of the waterway so as to adversely affect other premises, infrastructure and the environment; b. does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.	**AO26.1** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 does not result in earthworks that increase flooding to other premises, infrastructure and the environment. **AO26.2** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 provides surface water drainage ensuring that the following is not caused on the site or external to the site: a. increased runoff; or b. erosion or concentration of flow from or onto adjoining premises or infrastructure. Editor's note - Planning scheme policy 5 - Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Landslide hazard and steep slope area overlay		
PO27 A Dual occupancy (auxiliary unit) or Dwelling house is designed: a. to take into account the risks associated with the natural physical processes of land movement and erosion; b. to be responsive to the topography of the premises;	**AO27** Where a Dual occupancy (auxiliary unit) or Dwelling house is proposed to be located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 and the gradient is equal to or greater than 12 percent or located in a Historical landslide area identified	**Not Applicable with A027** The proposed development is for a Dual Occupancy and not located in the Landslide hazard and steep slope area overlay.

c. to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; d. so that the undercroft of a building is screened when viewed from adjoining premises or a road. Note - Compliance with this performance outcome is to be demonstrated by certification from a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the footings, foundations, retaining walls and any other structure is safe and designed to prevent landslide.	on Landslide hazard and steep slope area overlay map OM-08.01: a. development is carried out in accordance with a site specific geotechnical report: i. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; ii. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; iii. that identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; iv. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure; b. development does not involve cut and fill of more than $40m^3$; c. development is designed to ensure that the undercroft of the building or structure has: i. skirting or landscape screening to the full height of the undercroft;	

	ii. a maximum height at the perimeter of the building or structure of 3 metres above ground level.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure corridors and substations overlay		
PO28 A Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00: a. prevents an unacceptable health or safety risk to the community; b. takes into account the impacts of "sag" and "swing" of 110kv and 275kv powerlines; c. protects the operation of water and petroleum pipelines; d. ensures access is provided to the infrastructure provider at all times for: i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities.	**AO28** A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval located outside the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00.	**Not Applicable with A028** The proposed development is for a Dual Occupancy and not within the Regional infrastructure corridors and substations overlay.
Dual occupancy (auxiliary unit) or Dwelling house located in the Water resource catchments overlay		
PO29 A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required, in the Water resource catchment areas identified on Water resource catchments overlay map OM-13.01 is undertaken in a manner which	**AO29** A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required: a. that is not within a development envelope area approved by a development approval is located outside the Water resource	**Not Applicable with A029** The proposed development is for a Dual Occupancy and not within the Water resource catchments overlay.

contributes to maintaining the water quality in the water resource catchment areas.	catchment area, identified on Water resource catchments area overlay map OM-13.01; or b. is connected to reticulated sewerage; or c. is connected to an on-site waste water treatment or effluent disposal system that complies with Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Waterway corridors and wetlands overlay		
PO30 A Dual occupancy (auxiliary unit) or Dwelling house located inside an area mapped on Waterway corridors and wetlands overlay map OM-14.00 protects ecosystem processes, water quality, function, scenic amenity and landscape values.	**AO30** A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval is located outside the mapped area identified on Waterway corridors and wetlands overlay map OM-14.00.	**Not Applicable with A030** The proposed development is for a Dual Occupancy and not within the Waterway corridors and wetlands overlay.
Dual occupancy (auxiliary unit) or Dwelling house (including secondary dwellings and domestic outbuildings): **a. involving a material change of use in a:** **i. High flood risk area identified on Flood hazard overlay map OM-05.04; or** **ii. Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or** **iii. Flood investigation area identified on Flood hazard overlay map OM-05.04; or** **iv. Low flood island identified on Flood hazard overlay map OM-05.01; or** **b. involving building work exceeding 25m² in a:** **i. High flood risk area identified on Flood hazard overlay map OM-05.04; or** **ii. Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or** **iii. Flood investigation area identified on Flood hazard overlay map OM-05.04; or** **c. involving building work:** **i. located in a High flow area on Flood hazard overlay map OM-05.02; or**		

ii. enclosing an undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04.		
Risk compatibility		
PO31 Development, other than fences, is located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	**AO31.1** Buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. **AO31.2** Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	**Not Applicable with A031. & AO31.2** The proposed development is for a Dual Occupancy.
PO32 An undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not involve works that would obstruct, alter or worsen water flow characteristics during flood events up to and including the defined flood event; b. may involve works where limited to a gate or screening for security purposes where it is demonstrated that the screen or gate: i. will not impede flows; ii. will not rely on manual intervention to allow for the passage of floodwater. Note - Guidance on undercroft design is provided in Planning scheme policy 10 - Flood.	**AO32** An undercroft is not walled and remains open in a High flood risk area identified on Flood hazard overlay map OM-05.04.	**Not Applicable with A032** The proposed development is for a Dual Occupancy.
PO33	**AO33**	**Not Applicable with A033**

Development in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not increase the existing number of bedrooms or dwellings in a High risk area; b. complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels; c. provides RPEQ certification demonstrating the Dual occupancy (auxiliary unit) or Dwelling house is structurally designed to withstand the hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event.	Development, other than a domestic outbuilding, is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	The proposed development is for a Dual Occupancy.
PO34 A domestic outbuilding in a High flood risk area identified on Flood hazard overlay map OM-05.04 complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**AO34** A domestic outbuilding is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	**Not Applicable with A034** The proposed development is for a Dual Occupancy and not within a defined flood event overlay.
PO35 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 is located and designed to avoid: a. habitable rooms below the specified flood planning level; b. the exposure of non-habitable rooms to potential inundation during the defined flood event; c. risk to people and minimise damage to property during the defined flood event.	**AO35** Development, including a secondary dwelling and domestic outbuildings, in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 complies with the flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**Not Applicable with A035** The proposed development is for a Dual Occupancy.
PO36	**AO36**	**Not Applicable with A036**

Development for a new dwelling in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is demonstrated to be compatible with the level of flood risk and achieves the outcomes as relevant for a High flood risk area and Moderate flood risk area. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	A new dwelling is located outside a Flood investigation area identified on Flood hazard overlay map OM-05.04.	The proposed development is for a Dual Occupancy and not within a defined flood event overlay.
PO37 Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not result in an increase in the existing number of bedrooms on the premises; b. incorporates increased freeboard to provide resilience to potential flood risk, including taking into account the effects of climate change; or c. demonstrates buildings will not be exposed to potential inundation during the defined flood event, and where applicable, any increase in bedroom numbers is compatible with the level of flood risk. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant defined flood event and demonstrate compliance with performance outcome 37(c). Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.	**AO37** Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not involve an increase to the existing number of bedrooms on the premises; b. complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**Not Applicable with A037** The proposed development is for a Dual Occupancy and is not in the Flood Hazard Overlay Map.

Access and evacuation requirements where development involves: • **a new Dual occupancy (auxiliary unit); or** • **a new Dwelling house (including a secondary dwelling); or** • **an increase in the number of bedrooms.**		
PO38 During the defined flood event, development other than a domestic outbuilding: a. is not located in a Low flood island identified on Flood hazard overlay map OM-05.01; b. has a vehicle access and a vehicle evacuation route that is: i. low flood hazard and leads to a suitable flood-free area that contains essential goods; or ii. flooded for less than 36 hours and provides shelter on-site that is located outside an area of flash flooding and above the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieving this performance outcome.	**AO38.1** During the defined flood event, development other than a domestic outbuilding has: a. flood-free vehicle access to a road above the flood level; b. a flood-free vehicle route that leads to a suitable flood-free area that contains essential goods. **AO38.2** During the defined flood event, development has a flood-free vehicle or pedestrian route from dwellings to the flood-free road. Editor's note - Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Editor's note - Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	**Not Applicable with A038.1 & 38.2** The proposed development is for a Dual Occupancy and not within a defined flood event overlay.
Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route		

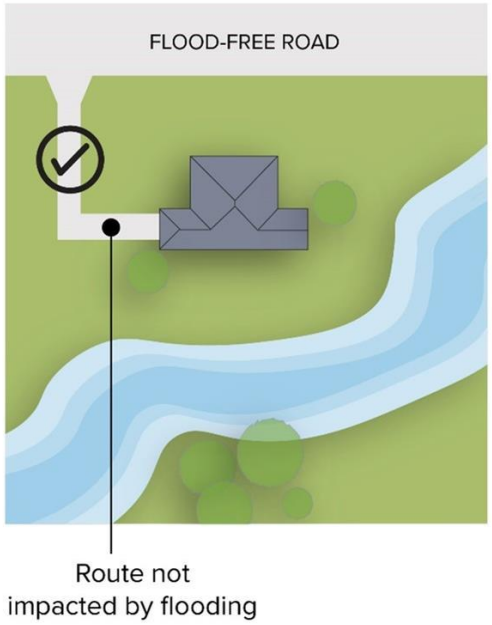
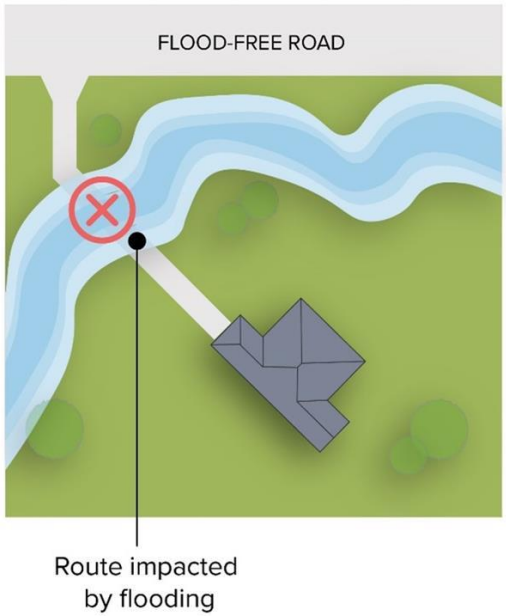


Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route

		
Preservation of floodplain function		
PO39 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	**AO39** Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation does not exceed: a. a total volume of 20m^3; b. a total area of 2,000m^2.	**Not Applicable with A039** The proposed development is for a Dual Occupancy and not within a defined flood event overlay.
PO40	**AO40**	**Not Applicable with A040**

Development does not involve earthworks that would either directly or indirectly adversely impact floodplain function below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	The proposed development is for a Dual Occupancy and not within a defined flood event overlay.
PO41 Development does not involve works that would either directly or indirectly: a. concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. adversely impact the role and function of the floodplain, waterways and areas of ecological significance; d. adversely affect adjoining premises, infrastructure or the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO41** Development below the defined flood event does not concentrate, obstruct or divert floodwaters onto adjoining premises, infrastructure or the environment.	**Not Applicable with A041** The proposed development is for a Dual Occupancy and not within a defined flood event overlay.

Table 9.3.2.3.2 - Minimum side and rear boundary clearances for large domestic outbuildings

Zone	Minimum side and rear boundary clearance
Emerging community zone, Low density residential zone (Acreage precinct), Low density residential zone (Small acreage precinct), Rural residential zone	6 metres
Environmental management and conservation zone, Rural zone	20 metres

Table 9.3.2.3.3 - Minimum flood planning levels

Flood area	Minimum finished habitable floor level	Minimum finished non-habitable floor level (other than domestic outbuildings)	Domestic outbuilding (other than carport) - Minimum floor level	Domestic outbuilding (being a carport)
Where in a High flood risk area or Moderate flood risk area identified on Flood hazard overlay map OM-05.04	Defined flood event + 500mm freeboard	Above the defined flood event	a. Above the defined flood event; or b. Below the defined flood event, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event	a. Roof structure is above the defined flood event; or b. Roof structure is below the defined flood event, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event
Where in Flood investigation area identified on Flood hazard overlay map OM-05.04	1% AEP + 1m freeboard	1% AEP + 300mm freeboard	a. 1% AEP +300mm freeboard; or b. Below the 1% AEP +300mm freeboard, only where RPEQ certification demonstrates that development is structurally designed	a. Roof structure is located above 1% AEP +300mm freeboard; or b. Roof structure below the 1% AEP +300mm freeboard, only where RPEQ certification demonstrates that

			to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event	development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event

9.4.2 Filling and excavation code

9.4.2.1 Application

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

9.4.2.2 Purpose

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

iv. visual amenity.

9.4.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Protection of natural processes and ecosystems		
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	**AO1** The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**Complies with A01** The subject site is a proposed Lot in Stage 3D of the Davidsons at Belivah Estate at Belivah. The subject site is registered Lot 395 on SP290614). The address is 44 Learmonth Drive, and all earthworks and service provision have been carried out under the existing approvals. This application is proposed within the approved development envelope plan on the Lot and there are no easements. This development application is for a Material Change of Use for a Dual Occupancy on the final as-constructed landform of approved, sealed and registered Lot 395 on SP290614.

PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	**AO2** Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**Complies with A02** Any topsoil and spoil if required to be stockpiled, will comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	**AO3** Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**Complies with A03** Any required filling will comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 – Infrastructure.
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	**AO4** Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**Complies with A04** Any required filling or excavation works will comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.
Protection and enhancement of personal health and safety and premises		
PO5 Filling or excavation works do not adversely affect personal health and safety.	**AO5** Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**Complies with A05** Any required filling or excavation works will comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.
Surface water flow		
PO6 Surface water drainage does not cause any of the following: a. ponding on any premises; or	**AO6** Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	**Complies with A06** Any required surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.

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.		
Batters		
PO7 A batter: a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	**AO7** A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.	**Complies with AO7** If a batter is required, it will be designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 – Infrastructure.
Retaining walls		
PO8 A retaining wall: a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises that is being filled;	**AO8** A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.	**Complies with AO8** If a retaining wall is required, it will be designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.

g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance.		
Filling of a dam		
PO9 The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	**AO9** The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**Not Applicable with A09** There is no existing dam on the subject site.

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

For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	**AO1** Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	**Complies with P01** Development is demonstrated to be capable of being serviced by necessary infrastructure. The subject site 44 Learmonth Drive, Belivah (approved and registered Lot 395 on SP290614) is in Stage 3D of the Davidsons at Belivah Estate at Belivah. Water supply, stormwater, electricity and telecommunications services, are all provided to the site. The sewer line and connection provided to the Lot, is as per the approved Operational works plans. The registered Lot 395 on SP290614 is connected to all available urban services. The proposed building will be capable of being connected to all existing urban services.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure:	**AO2** Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code;	**Complies with A02** The proposal is for a Dual Occupancy. As the site is in a water supply service, the new proposed residence can connect to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code.

i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values.	b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure; h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure.	As the site is in a sewerage supply area, the new proposed residence can connect to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code. As stormwater infrastructure is approved and has been built, the proposed new residence will be able to connect. No movement network infrastructure is required. No parkland dedication is proposed. There is approved and built road lighting and existing electricity reticulation that the sealed and registered Lot will be connected to.

	Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.	
Location of development		
PO3 Development is located to protect trunk infrastructure networks.	**AO3** 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.	**Complies with A03** The proposed development is in a new Estate and no road dedication is proposed or required.
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	**AO4** Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 *Fire hydrant installations*; b. QFES: *Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots*.	**Not Applicable with A04** The proposal does not involve common private title.
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	**AO5** Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or	**Complies with A05** The existing site is connected to a reticulated water supply scheme.

	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: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	
Waste management		
PO6 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.	**AO6.1** Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management. **AO6.2** 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.	**Complies with A06.1 & A06.2** The proposal does not involve trade waste. Council supplied rubbish bins will be provided and collection from the kerb will be carried out each week.
Disposal of trade waste		

PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	**AO7** The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	**Complies with A07** The proposed development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.
Roof water drainage and surface water drainage		
PO8 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.	**AO8** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	**Complies with A08** The proposed development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.
Natural flow of surface water		
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	**AO9** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	**Complies with A09** The proposed development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.
Water sensitive urban design		
PO10	**AO10**	**Complies with A010** The proposed development complies with the standards for stormwater infrastructure

Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.	Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	specified in part 3.6 of Planning scheme policy 5 - Infrastructure.
Movement network		
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	**AO11** Development does not cause or contribute to projected traffic levels: a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.	**Complies with A011** The proposed development does not cause or contribute to projected traffic levels exceeding the maximum vehicle trips per day or the maximum control delays through intersections in peak periods.
Integrated movement concept report		
PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to	**AO12** Development which generates more than 3,000 vehicle trips per average weekday provides an	**Not Applicable with A012** The proposed development is for a Dual Occupancy.

integrate the movement network to minimise the transportation costs required to service the use.	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.	
For assessable development only		
Land use and transport integration		
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m^2 or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger transport facilities. Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.	**AO13** No acceptable outcome provided.	**Not Applicable with P013** The subject site is 567m^2 in area, and the development proposed is for a Dual Occupancy. No land dedication of new road for widening and upgrading is required. No existing or future public passenger transport facilities are proposed.

Table 9.4.3.3.2 - Water storage for fire fighting

Column 1 Lot size / use type	Column 2 Water requirement

For each residential lot:	
a. less than 1,000m^2	5,000 litres
b. between 1,000m^2 and less than 1 hectare	10,000 litres
c. greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard

9.4.4 Landscape code

9.4.4.1 Application

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

9.4.4.2 Purpose

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

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

b. A degraded area is rehabilitated with endemic species.

9.4.4.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists;	**AO1** Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	**Complies with A01** The proposed application is for a Dual Occupancy. Landscaping is proposed as per the submitted concept proposal plans and the requirements of the **Davidson's at Belivah Local Development Area Place Code**.

iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; m. be easily maintained. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.		Landscape work is proposed to be designed and 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.

9.4.7 Servicing, access and parking code

9.4.7.1 Application

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

9.4.7.2 Purpose

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

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

9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: a. the particular circumstances of the premises including the: i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises;	**AO1** Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.	**Complies with A01** The proposal is for a Dual Occupancy over 44 Learmonth Drive, Belivah (Lot 395 on SP290614) in Stage 3D of the Davidsons at Belivah Estate. The proposal complies with the requirements of 2 spaces per dwelling, both of which are covered. In total four off-street car parks are proposed. The proposed design will allow vehicles to access via a shared driveway from Learmonth Drive for each building. Please refer to the proposal plans in **Appendix A**.

b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.		
PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.	**AO2** Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.	N**ot Applicable with A02** The proposal does not propose security gates.
PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	**AO3** A use, other than a Residential activity or a Parking station, provides vehicle parking that: a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.	**Complies with A03** The proposal is for a Dual Occupancy. The proposal complies with the requirements of 2 spaces per dwelling, at least one of which is covered. The proposed vehicle parking complies with items a., b., and c. under **A03**.
Provision of motorcycle parking		
PO4 Motorcycle parking is provided that is safe and functional.	**AO4** Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.	**Complies with A04** No separate motorcycle parking is proposed. Motorcycle parking can also use the parking spaces provided.
Provision of bicycle parking		

PO5 Bicycle parking facilities are provided that: a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.	**AO5** Bicycle parking facilities comply with: a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities.	**Complies with A05** No separate bicycle parking is proposed. There is no minimum under Table 9.4.7.3.2.
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	**AO6** Development provides a vehicle manoeuvring area that: a. enables vehicles to enter and exit the site in a forward motion where the development: i. is non-residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.	**Complies with P06** Development provides a safe and functional vehicle manoeuvring area. Please refer to the proposal plans in **Appendix A**.
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	**AO7** A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.	**Not Applicable with A07** A vehicle washing bay is not proposed.
Car park access		

PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	**AO8** Vehicular queuing space to a car parking area: a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.	**Complies with A08** The proposal complies with **A08** a., b., & c. Please refer to the proposal plans in **Appendix A**.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	**AO9** A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.	**Complies with A09** The proposed driveway complies.
Design and construction of a car parking area		
PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space;	**AO10** A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.	**Complies with A010** The proposal complies with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure. Adequate parking will be provided within the subject site. Please refer to the proposal plans in **Appendix A**.

f. provide a safe sight distance at a potential conflict point; g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows.		
Waste management		
PO11 Development layout provides for refuse servicing which: a. is located wholly within the site; b. is clearly defined, safe and easily accessible;	**AO11.1** Development ensures that an on-site service bay for refuse collection is designed: a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management;	**Not Applicable with A011.1 & A011.2** No on-site service bay for refuse collection is proposed. Refuse collection will be from the kerbside in Learmonth Drive.

c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area.	b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises. **AO11.2** 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.	.
For assessable development		
Vehicle queuing		
PO12 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.	**AO12** No acceptable outcome provided.	**Not Applicable with P012** No drive through facility is proposed.

Table 9.4.7.3.2 - Vehicle parking and servicing

Column 1 Use[1]	Column 2 Minimum number of parking spaces[2]	Column 3 Minimum number of parking spaces for a: a. Centre zone where a principal centre or major centre;	Column 4 Loading bay	Column 5 Pick-up / set down areas	Column 6 Minimum number of bicycle spaces

		b. Medium density residential zone where not at Browns Plains or Park Ridge.			
Adult store	1 space per 17m² of GFA	1 space per 100m² of GFA	√ (if more than 500m² GFA)	Not required	1 space per 400m² GFA / employee; plus 1 visitor space per 500m² GFA
Agricultural supplies store	1 space per 100m² of site area	Not applicable	√	Not required	No minimum
Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum
Animal keeping	A minimum of either: a. 4 spaces, if the premises is used for the boarding of animals; or b. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Bar	1 space per 10m² of GFA bar area (excluding staff only areas); plus 1 space	1 space per 100m² of GFA.	√	Not required	No minimum

	per 3 gaming machines for gaming machines				
Brothel	5 spaces per 100m^2 of GFA	Not applicable	Not required	Not required	No minimum
Bulk landscape supplies	1 space per 400m² 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 30m² of GFA	1 space per 100m² of GFA	√	√ (if more than 2,000m² GFA)	No minimum
Community care centre	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	√	√	No minimum
Crematorium	1 space per employee	Not applicable	√	√	No minimum.

Cropping	No minimum	Not applicable	√	Not required	No minimum
Dual occupancy	2 spaces per dwelling, 1 of which is covered	Not applicable	Not required	Not required	No minimum
Dwelling unit	1 space	Not applicable	Not required	Not required	No minimum
Educational establishment	1 space per employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	1 space per 1 employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Emergency services	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	√	No minimum
Environment facility	No minimum	Not applicable	Not required	Not required	No minimum
Extractive industry	No minimum	Not applicable	Not required	Not required	No minimum
Food and drink outlet	1 space per 10m² of GFA up to 400m² GFA, thereafter 1 space per 20m² GFA; plus 2 spaces per 10m² of floor	1 space per 100m² of GFA	√	Not required	1 space per

	area for an outdoor seating area.				30m² GFA.
Function facility	1 space per 17m² of GFA	1 space per 100m² of GFA	√	√ (if more than 2,000m² GFA)	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m² of GFA associated with a chapel	Not applicable	√	√	No minimum
Garden centre	1 space per 300m² of display area with a minimum of 6 spaces; plus 1 space per 20m² of indoor retail use area	Not applicable	√	Not required	No minimum
Hardware and trade supplies	1 space per 60m² of GFA	Not applicable	√	Not required	No minimum
Health care service	1 space per 10m² of GFA; plus 1 ambulance space	Not applicable	√	√	1 space per 400m² GFA for employees; plus 1 visitor space per 200m² GFA
High impact industry	1 space per 150m² of GFA up to 900m²; plus 1 space per 200m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² 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 10m² 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 10m² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m² GFA of liquor sales area; plus 1 space per 5m² of GFA for gaming machines	1 space per 100m² of GFA	√	√	1 space per 50m² of GFA for lounge, bar and beer garden area; plus 1 space

					per 60m² of GFA for gaming machines
Indoor sport and recreation	1 space per 15m² of GFA	1 space per 15m² of GFA	√	√	3 spaces; plus 1 space per 50m² GFA for visitors
Intensive animal industry	1 space	Not applicable	Not required	Not required	No minimum
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 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees
Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum

Market	1 space per 5m² of GFA of the stalls and the displays	Not applicable	√	Not required	1 space per 10 stalls
Medium impact industry	1 space per 80m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees
Multiple dwelling	In the Loganlea local plan: • 1.15 covered spaces for dwellings comprising less than 2 bedrooms; • 1.3 covered spaces for dwellings comprising 2 or more bedrooms; • 1 vehicle washing space where the use comprises more than 15 dwellings; and • 0.4 visitor space per dwelling.	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

	For all other land (unless Column 3 applies): • 1.5 covered spaces for dwellings comprising less than 2 bedrooms; • 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms; • 0.25 visitor space per dwelling; and • 1 vehicle washing space where the use comprises more than 15 dwellings				
Nightclub entertainment facility	1 space per 100m² of GFA plus 1 space per employee	Not applicable	√	√	No minimum
Office	1 space per 20m² of GFA of any storey at ground level; plus 1 space per 30m² of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.

Outdoor sales	1 space per 300m² of display area; plus 1 space per 1.5 employees	Not applicable	Not required	Not required	No minimum
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 20m² 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 100m² of site area	15 spaces; plus 1 space per 100m² of site area	√	√	2 spaces per 20m² 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 15m² of GFA	1 space per 15m² 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 10m² 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 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required.	1 space per 800m²

					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 10m² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m² GFA of liquor sales area; plus 1 space per 5m² of GFA for gaming machines	1 space per 100m² of GFA	√	√	1 space per 50m² of GFA for lounge, bar and beer garden area; plus 1 space per 60m² of GFA for gaming machines
Retirement facility	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee 1 ambulance parking space	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee; plus 1 ambulance parking space	√	√	No minimum
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 200m² GFA for employees
Service industry (where a car rental establishment)	1 space per 25m² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	Not required	Not required	1 space per 200m² GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m² of GFA	1 space per 100m² of GFA	Not required	Not required	1 space per 200m² GFA for employees
Service station	2 spaces; plus 1 space per 25m² of GFA for a Shop of less than 150m²; plus 1	2 spaces; plus 1 spaces per 25m² of GFA for a Shop of less than 150m²; plus 1 spaces per 20m² of	√	Not required	1 space per 200m²

	spaces per 20m² of GFA of Shop area exceeding 150m²; plus 1 space per 10m² of GFA for food and drink outlet; plus 5 spaces per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	GFA of Shop area exceeding 150m²; plus 1 space per 10m² of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be acceptable for service or staff vehicles			GFA for employees
Shop	1 space per 17m² of GFA	1 space per 100m² of GFA	√	Not required	1 space per 300m^2 GFA
Shopping centre	1 space per 17m² of GFA for a floor area of 1-10,000m² GFA 1 space per 20m² of GFA for a floor area >10,000-30,000m² GFA. 1 space per 23m² of GFA for a floor area of >30,000m² GFA	1 space per 100m² 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 20m² 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 35m² of GFA	Not applicable	√	Not required	1 space per 750m² GFA for employees; plus 1 visitor space per 1,000m² GFA
Special industry	1 space per 150m² of GFA up to 900m²; plus 1 space per 200m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² 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 100m² 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 30m² of GFA	Not applicable	√	√	No minimum
Warehouse (not being a mini-storage establishment)	1 space per 100m² 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 10m² of GFA up to 400m² GFA for retail and dining areas only, thereafter 1 space per 20m² GFA for retail and dining areas only; plus 2 spaces per 10m² of floor area for an outdoor seating area.	1 space per 100m² of GFA	√	Not required	1 space per 30m² GFA for retail and dining areas only

Note - [1] Where the premises are used for more than one use, the rates for each use are applicable.

Note - [2] Where the calculated number of spaces is not a whole number, the number of spaces is rounded to the higher whole number.

Table 9.4.7.3.3 - Queuing spaces

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

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

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

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

>50	Visitor car parking spaces to accommodate the amount of vehicular traffic likely to be generated by the use

Table 9.4.7.3.5 - Design vehicle for a manoeuvring area

Column 1 Use or user class	Column 2 Design vehicle[1]
Adult store	SRV, if less than 500m² GFA MRV if 500m² or greater GFA
Agricultural supplies store	AV
Animal keeping	MRV
Aquaculture	HRV
Bulk landscape supplies	HRV
Childcare centre	SRV
Club	HRV
Community care centre	MRV
Crematorium	SRV
Cropping	AV
Educational establishment	HRV/bus
Environment facility	HRV
Food and drink outlet	MRV, if less than200m² GFA HRV, if 200m² or greater GFA
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 1,000m² GFA HRV, if 1,000m² or greater GFA
Outdoor sales	AV
Outdoor sport and recreation	HRV/bus
Parking station	B99
Place of worship	SRV
Research and technology industry	HRV
Residential care facility	HRV

Relocatable home park	HRV = bus
Retirement facility	HRV = bus
Rooming accommodation	HRV
Rural industry	AV
Service industry	AV
Service station	AV
Shop	MRV, if less than 500m² GFA HRV, if 500m² or greater GFA
Shopping centre	AV
Short term accommodation	HRV
Showroom	HRV
Theatre	HRV
Transport depot	AV
Utility installation	HRV
Wholesale nursery	AV
Warehouse (where a mini 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