

Table 7.2.6.4.1 - Loganholme local plan code for accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Residential precincts		
Design		
Boundary clearance		
<p>PO1 Development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct provides boundary clearances that:</p> <ul style="list-style-type: none"> a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. provide an area of landscaping; d. are consistent with the character for the precinct. 	<p>AO1 Unless Residential care facility, Retirement facility or Dual occupancy, development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct has minimum boundary clearances that comply with Table 7.2.6.4.3 - Loganholme minimum boundary clearance.</p>	<p>Complies with AO1 The proposed development over the individual sites facilitate boundary clearances (front, side, rear) that are generally compliant with Table 7.2.6.4.3, supporting appropriate building separation and landscaping treatments to maintain high levels of residential amenity to surrounding development.</p>
All precincts		
Design		
Building height		
<p>PO2 A building has a building height that:</p> <ul style="list-style-type: none"> a. is in accordance with building height overall outcome 7.2.6.3(3)(d); b. is responsive to the topography of the site; c. does not cause unacceptable overshadowing of premises in the residential zone category. 	<p>AO2 The building height of a building does not exceed the maximum height identified in Figure 7.2.6.4.3 - Loganholme building heights.</p>	<p>Complies with AO2 The existing developments do not exceed the maximum building height of 2 storeys and 8.5m. The highest development height across the subject sites is identified at 2-4 Atlantic Drive with a building height of 2 storeys and 5.48m, which remains fully compliant with the maximum height expectations for the zone and local plan precinct.</p>
Boundary clearances and awnings		
<p>PO3 Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view provides the following:</p> <ul style="list-style-type: none"> a. road boundary clearances that enable visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce the bulk and articulate building form to provide a human scale along the street and adjoining lots; 	<p>AO3 Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view:</p> <ul style="list-style-type: none"> a. provides the following elements: <ul style="list-style-type: none"> a. road boundary clearances for the full site frontage; b. side and rear boundary clearances; c. awnings for the full site frontage; 	<p>Not Applicable The subject sites do not adjoin Bismark or Bryants Road.</p>

<p>c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection.</p> <p>Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.</p>	<p>b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view.</p> <p>Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.</p>	
For assessable development only		
All precincts		
Design		
Road improvements		
<p>PO4</p> <p>Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view:</p> <p>a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view:</p> <ul style="list-style-type: none"> i. footpath; ii. street furniture; iii. landscaping; iv. on-street car parking; v. street lighting; vi. trafficable area for vehicles; <p>b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view.</p> <p>Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.</p>	<p>AO4</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p> <p>The subject sites do not adjoin Bismark or Bryants Road.</p>
Built form streetscape		
<p>PO5</p> <p>Development adjoining an active frontage street identified in Figure 7.2.6.4.2 - Loganholme place making and movement network creates an engaging, legible and pedestrian friendly streetscape by providing:</p> <ul style="list-style-type: none"> a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on site seamlessly integrated with the footpath and associated landscaping. 	<p>AO5</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p> <p>The subject sites do not adjoin Bismark or Bryants Road.</p>
Built form		

<p>P06 Development supports the safety of users and adjoining public open spaces by:</p> <ol style="list-style-type: none"> orientating buildings towards the primary street frontage; providing buildings that facilitate casual surveillance of the street and adjoining public open spaces. 	<p>A06 No acceptable outcome provided.</p>	<p>Complies with P06 The existing developments all orientate towards Atlantic Drive identified as the primary street frontage and provide for casual surveillance opportunities.</p>
<p>P07 Development provides a break in the building form that:</p> <ol style="list-style-type: none"> allows sunlight and breezes to move through the site and between buildings; facilitates the safe movement of pedestrians through the site; breaks up the massing of the built form. 	<p>A07.1 A building has a maximum length of 35 metres.</p> <p>A07.2 Development, other than in the Bismark Street neighbourhood centre precinct, Bryants Road local centre precinct or Large lot suburban precinct, provides a minimum separation of 10 metres between buildings that:</p> <ol style="list-style-type: none"> includes landscaping; excludes car parking (other than a site adjoining a shared access area identified in Figure 7.2.6.4.2 - Loganholme place making and movement network). 	<p>Complies with A07.1 & A07.2 The existing developments vary in scale and appearance to provide for breaks in the massing of built form outcomes. No development has a maximum single length of 35m. Furthermore, each site provides appropriate landscaping and building separation to adjoining properties, allowing for sunlight and breezes to move through and within the site/buildings.</p>
<p>P08 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating:</p> <ol style="list-style-type: none"> variations in plan shape, such as steps or projections; variations in vertical profile, with steps or slopes at different levels; variations in the treatment and pattern of façade elements, such as windows or sun protection devices; balconies, verandas or terraces; variations in materials and finish; planting at any or all levels, particularly on podiums. <p>Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>A08 No acceptable outcome provided.</p>	<p>Complies with P08 The existing developments vary in their shape and projection along the street frontage. The built form offers varied vertical profiles, façade elements, verandas were appropriate and includes various materials, finishes, colours that represent an enhanced streetscape character along Atlantic Drive.</p>
<p>Movement network</p>		
<p>Pedestrian network and cycle network</p>		
<p>P09 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.6.4.2 - Loganholme place making and movement network provides the elements:</p> <ol style="list-style-type: none"> pedestrian network; shared access area; district cycle network; 	<p>A09 No acceptable outcome provided.</p>	<p>Not Applicable The subject sites do not contain or adjoin a pedestrian network, shared access area, district cycle network or major cycle network.</p>

<p>d. major cycle network.</p> <p>Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.</p>		
Shared access area		
<p>PO10</p> <p>A shared access area is:</p> <ul style="list-style-type: none"> b. provided to maximise permeability through the local plan area, and provide convenient and direct access to the centres in the local plan area and the adjoining Shailer Park local plan area; c. designed to provide a direct line of sight between roads to maximise casual surveillance; d. a suitable width to facilitate the provision of a shared pavement, landscaping and lighting; e. designed to prevent vehicles moving from one street to another via the shared connection; f. is a low speed environment for common use by vehicles and pedestrians; g. maintained for public use and is publicly accessible 24 hours a day. 	<p>AO10</p> <p>A shared access area:</p> <ul style="list-style-type: none"> c. is provided in accordance with Figure 7.2.6.4.2 - Loganholme place making and movement network; d. contains the following elements in accordance with Figure 7.2.6.4.8 - Loganholme typical shared access area: <ul style="list-style-type: none"> a. a minimum width of 12 metres, with a minimum shared pavement width of six metres; b. a shared pavement of trafficable stone or coloured concrete pavement treatment; c. soft landscaping and pedestrian lighting; d. includes bollards or similar device to restrict vehicles moving from one street to another via the shared access area; e. is a low speed environment; f. has wayfinding signage; g. has unrestricted 24 hour public access. 	<p>Not Applicable</p> <p>The subject sites do not adjoin key elements of the Loganholme place making and movement mapping identified in Figure 7.2.6.4.2.</p>
Bismark Street neighbourhood centre precinct		
The subject sites are not located in the Bismark Street neighbourhood centre precinct.		
Bryants Road local centre precinct		
The subject sites are not located in the Bryants Road local centre precinct.		
Large lot residential precinct		
Land use		
<p>PO24</p> <p>A use in the Large lot residential precinct is a use identified in overall outcome 7.2.6.3(3)(g)(i).</p>	<p>AO24</p> <p>No acceptable outcome provided.</p>	<p>Complies with PO24</p> <p>The proposed development provides for Caretaker's accommodation, Food and drink outlet, Health care service and Shop uses, which are identified as being compatible. Whilst a Low impact industry use (Mechanic) is proposed, the scale and form is considered consistent with the surrounding area. Accordingly, the existing developments includes uses which are considered generally appropriate within the context of the large lot residential precinct.</p>
<p>PO25</p> <p>A Shop in the Large lot residential precinct:</p>	<p>AO25</p> <p>A Shop in the Large lot residential precinct:</p>	<p>Complies with AO25</p>

<p>a. is of a scale and character suitable to ensure that the residential amenity is maintained;</p> <p>b. serves the local residents' daily needs;</p> <p>c. does not undermine the viability of a nearby centre or the centre hierarchy.</p> <p>Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>a. has a maximum gross floor area of 200m² per tenancy;</p> <p>b. is not within 800 metres of another Shop.</p>	<p>The Shop use provides for a total of 118m² of GFA with one tenancy and is not considered to be located within 800m of another Shop.</p>
<p>PO26</p> <p>A Food and drink outlet in the Large lot residential precinct:</p> <p>a. is small scale;</p> <p>b. protects residential amenity.</p>	<p>AO26</p> <p>A Food and drink outlet in the Large lot residential precinct:</p> <p>a. has a maximum gross floor area of 200m² per tenancy;</p> <p>b. does not include a drive through facility.</p>	<p>Complies with PO26</p> <p>The Food and drink outlet provides for a maximum GFA of 217m² and will wholly be contained within the existing building. The design and built form provides for a small-scale use and does not represent an outcome that would result in negatively affecting residential amenity within the surrounding area.</p>
<p>Design</p>		
<p>Built form</p>		
<p>PO27</p> <p>Development in the Large lot residential precinct has a character that is consistent with a low density residential built form, characterised by Dwelling houses in an urban landscape setting.</p>	<p>AO27</p> <p>No acceptable outcome provided.</p>	<p>Complies with PO27</p> <p>The existing developments demonstrate a low-scale nature that is consistent with the surrounding low density residential built form and characteristics of dwelling houses in an urban landscape setting.</p>
<p>Net density</p>		
<p>PO28</p> <p>Development in the Large lot residential precinct:</p> <p>a. achieves a density consistent with that intended for the precinct;</p> <p>b. protects and retains the environmental values on the site;</p> <p>c. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.</p>	<p>AO28</p> <p>Development in the Large lot residential precinct has a maximum net density of 10 equivalent dwellings per hectare.</p>	<p>Complies with AO28</p> <p>The existing developments comply with the maximum net density requirements in the Large lot residential precinct.</p>
<p>Site cover</p>		
<p>PO29</p> <p>Development in the Large lot residential precinct has a site cover that reflects a development intensity that is compatible with the surrounding development in the Large lot residential precinct.</p>	<p>AO29</p> <p>Development in the Large lot residential precinct has a maximum site cover of 40 percent.</p>	<p>Complies with AO29</p> <p>The proposed developments, which are existing over the subject site, demonstrate full compliance with the maximum site cover of 40%. Specifically, the following site covers have been identified:</p> <p>2-4 Atlantic Drive – 28.3%</p> <p>6-8 Atlantic Drive – 22.5%</p> <p>10-12 Atlantic Drive – 28.3%</p> <p>14-16 Atlantic Drive – 22.4%</p>

Residential choice precinct

The subject site is not located in the Residential choice precinct.

Residential core precinct

The subject site is not located in the Residential core precinct.

Residential frame precinct

The subject site is not located in the Residential frame precinct.

Suburban residential precinct

The subject site is not located in the Suburban residential precinct.

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
<p>P01</p> <p>A use in the Low density residential zone is for uses identified in:</p> <ol style="list-style-type: none"> section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct. 	<p>A01</p> <p>A use in the Low density residential zone is for uses identified in:</p> <ol style="list-style-type: none"> section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct. 	<p>Not Applicable</p> <p>The subject site is not identified within the specified precincts under Table 6.2.5.3.3 as a result of the relevant local plan – please refer to the Loganholme local plan code.</p>
Design		
Building height		
<p>P02</p> <p>A building has a building height that is:</p> <ol style="list-style-type: none"> consistent with the intended character for the precinct; responsive to the topography of the site; compatible with the height of adjoining buildings. 	<p>A02</p> <p>A building on a slope of:</p> <ol style="list-style-type: none"> less than 15 percent has a maximum building height of 8.5 metres; or 15 percent or more has a maximum building height of 10 metres. 	<p>Complies with A02</p> <p>The existing developments do not exceed the maximum building height of 2 storeys and 8.5m. The highest development height across the subject sites is identified at 2-4 Atlantic Drive with a building height of 2 storeys and 5.48m, which remains fully compliant with the maximum height expectations for the zone and local plan precinct.</p>
Boundary clearance		
<p>P03</p> <p>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that:</p> <ol style="list-style-type: none"> allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; provide access to natural light and ventilation; are consistent with the character for the precinct. 	<p>A03</p> <p>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.</p>	<p>Not Applicable</p> <p>The subject sites are not identified within the specified precincts under Table 6.2.5.3.3 as a result of the relevant local plan – please refer to the Loganholme local plan code.</p>
Density		

<p>PO4 Development achieves a density consistent with that intended for the precinct.</p>	<p>A04 Development has a maximum net density shown in Table 6.2.5.3.4 - Low density residential zone net densities.</p>	<p>Complies with A04 The existing development complies with the requirement of 20 equivalent dwellings per hectare.</p>
<p>Amenity</p>		
<p>General emissions</p>		
<p>PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. 	<p>A05 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> 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; 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. 	<p>Complies with A05 The proposed uses will be generally compliant with the emissions standard of Planning scheme policy 3 - Environmental management, where deemed necessary.</p>
<p>Reverse amenity</p>		
<p>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.</p>	<p>A06 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it:</p> <ul style="list-style-type: none"> a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure. 	<p>Not Applicable The proposed development is not identified as being sensitive land uses.</p>
<p>PO7</p>	<p>A07 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2.</p>	<p>Complies with A07</p>

<p>A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry.</p> <p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	Column 1: Separation distance	Column 2: Use	<p>The existing development is not located within any of the listed separation distances in AO7. The area surrounding the existing development generally consists of residential uses.</p>
	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			
Built form			
<p>PO8</p> <p>A building contributes to the character of the precinct with articulated buildings and detailing by:</p> <p>a. orientating towards the primary street frontage;</p> <p>b. providing an attractive and well-articulated façade.</p>	<p>A08</p> <p>No acceptable outcome provided.</p>	<p>Complies with PO8</p> <p>The existing development is oriented toward the primary frontage to Atlantic Drive and provides an attractive and well-articulated façade that is compatible with the surrounding residential locality.</p>	
Streetscape			
<p>PO9</p> <p>Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of:</p> <p>a. footpath paving;</p> <p>b. street trees;</p> <p>c. landscaping.</p>	<p>A09</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p> <p>The subject site is not identified within any Low density residential zone precinct due to the Loganholme local plan.</p>	
Service and storage areas			
<p>PO10</p> <p>Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.</p>	<p>A010</p> <p>Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.</p>	<p>Complies with A010</p> <p>Refuse, plant and equipment will be screened as required to maintain the streetscape and character of the precinct.</p>	
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct			
<p>Not Applicable</p> <p>The subject sites do not locate a precinct due to the Loganholme local plan.</p>			
Acreage precinct			
<p>Not Applicable</p> <p>The subject sites do not locate a precinct due to the Loganholme local plan.</p>			
Large suburban precinct			
<p>Not Applicable</p> <p>The subject sites do not locate a precinct due to the Loganholme local plan.</p>			

Small acreage precinct
Not Applicable The subject sites do not locate a precinct due to the Loganholme local plan.
Small lot precinct
Not Applicable The subject sites do not locate a precinct due to the Loganholme local plan.
Suburban precinct
Not Applicable The subject sites do not locate a precinct due to the Loganholme local plan.

Biodiversity areas overlay code

Table 8.2.2.3.1 - Biodiversity areas overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
<p>PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to:</p> <ol style="list-style-type: none"> a. provide for habitat links; b. facilitate safe wildlife movement; c. facilitate wildlife refuge; d. enhance habitat values; e. rehabilitate degraded areas with native vegetation. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>	<p>Not Applicable The subject site is not located within the Biodiversity areas overlay map OM-02.02</p>
Primary vegetation management area		
<p>PO2 Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located:</p> <ol style="list-style-type: none"> a. to: <ol style="list-style-type: none"> a. protect the current extent of native vegetation; or b. achieve a net gain of native vegetation; b. to rehabilitate degraded areas with native vegetation. <p>Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO2.1 Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ol style="list-style-type: none"> a. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or b. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i> <p>Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental</p>	<p>Complies with AO2.1 The existing development does not require the need to clear native vegetation located within the Biodiversity areas overlay map OM-02-01.</p> <p>Complies with AO2.2 The subject site is not identified to contain degraded areas.</p>

	<p>significance. This is regulated by the State Department Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p> <p>A02.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	
Secondary vegetation management area		
<p>PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ul style="list-style-type: none"> a. protect the current extent of native trees and native habitat trees; or b. achieve a net gain of native trees and native habitat trees. <p>Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>A03 Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"> a. if clearing less than 10 native trees, compensatory planting is provided of: <ul style="list-style-type: none"> a. two trees of the same species for every native tree cleared in a secondary vegetation management area; b. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act</i> <p>Note - Compliance with A03(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For the purpose of A03(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the</p>	<p>Complies with A03 The existing development does not require the need to clear any native trees or native habitat trees located within the Biodiversity areas overlay map OM-02.01.</p>

	Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.	
Koala corridor		
P04 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	A04 Development: a. is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02; b. in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.	Not Applicable The subject site is not located within the Biodiversity areas overlay map OM-02.02
Locally significant vegetation area		
P05 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from: a. encroachment; b. edge effects. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	A05 Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.	Not Applicable The existing development is not located within the Biodiversity areas overlay map OM-02.03
For assessable development		
Wildlife movement		
Locally significant Melaleuca irbyana buffer area		
P06 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by: a. generating minimal additional night time traffic; b. minimising the risk of injury or death to wildlife by vehicular traffic;	A06 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of: a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b. the Queensland Government Koala-sensitive Design Guideline.	Not Applicable The subject site is not located within the Biodiversity areas overlay map OM-02.02.

<ul style="list-style-type: none"> c. incorporating practices or measures to minimise disruption, injury or death during construction; d. providing that a road or accessway has a low design speed; e. providing fauna-friendly fencing. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>		
<p>P07 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from:</p> <ul style="list-style-type: none"> a. edge effects; b. adverse changes to the local hydrology. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>A07 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.</p>	<p>Not Applicable The subject site is not located within the Biodiversity areas overlay map OM-02.03.</p>
Landscape values		
<p>P08 Development is designed and located to protect and enhance the landscape values of:</p> <ul style="list-style-type: none"> a. a ridgeline; b. native vegetation. 	<p>A08 No acceptable outcome provided.</p>	<p>Complies with P08 The existing development has been designed to maintain, protect and enhance landscape values of native vegetation and ridgelines within the context of the site. No clearing is proposed and no impacts to existing native vegetation is envisaged.</p>
Lighting		
<p>P09 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.</p>	<p>A09 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02:</p> <ul style="list-style-type: none"> a. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00. 	<p>Not Applicable The subject site is not located within the Biodiversity areas overlay map OM-02.03.</p>

Bushfire hazard overlay code

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Location, design and siting of development		
<p>PO1 Development is designed to:</p> <ul style="list-style-type: none"> a. minimise risk of bushfire hazard; b. provide safe premises; c. create efficient emergency access for fire-fighting and other emergency vehicles. <p>Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p>AO1 Development:</p> <ul style="list-style-type: none"> a. does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard. 	<p>Complies with AO1 The proposed development does not increase the number of persons living in, or lots in, the Bushfire hazard overlay map OM-03.00. Furthermore, the development involves a Material change of use and not a Reconfigure of a lot and therefore does not increase the lots in the Bushfire hazard overlay map OM-03.00.</p>
<p>PO2 Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire. Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	<p>AO2 Development is located and constructed:</p> <ul style="list-style-type: none"> a. where there is no bushfire management plan approved by an existing development approval: <ul style="list-style-type: none"> a. such that the bushfire attack level is less than or equal to BAL-29; b. away from the most likely direction of a fire front; c. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; d. such that asset protection zones are sited on land with a slope less than 18 degrees; e. such that asset protection zones are entirely within the boundaries of the private property of the development site; or b. where an approved bushfire management plan directs development to be located. <p>Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m². BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009.</p>	<p>Not Applicable The proposed development merely triggers the Bushfire hazard – Potential impact buffer area along the eastern boundary of the subject site, with a minor encroachment identified. Additionally, Beenleigh Redland Bay Road (State Road) is situated in between the bushfire hazard areas. Accordingly, no bushfire impacts are envisaged a part of this application.</p>

	Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.	
PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.	AO3 Lots: a. are suitable for people, property and buildings by: a. having a bushfire attack level less than or equal to BAL-29; or b. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; b. provide asset protection zones that: a. are located on land with a slope less than 18 degrees; b. are located on the same lot.	Not Applicable The proposed development does not involve the Reconfiguration of a lot as part of this application.
Vehicular access and fire maintenance trails		
PO4 Access for fire management and evacuation is provided by access that: a. separates premises from adjoining vegetation; b. is safely accessible by fire fighting vehicles; c. has regular vehicular access points for bushfire management, response and evacuation; d. has regular vehicle passing and turning areas for bushfire management, response and evacuation; e. allows access at all times for fire fighting vehicles; f. allows for maintenance, burning off and bushfire response; g. has vehicular links to an alternative through road; h. is readily maintained. Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation	AO4 Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road: a. with a minimum reserve width of 20 metres; b. located between the premises and adjoining vegetation; c. with a maximum gradient of 12.5 percent; d. constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure; e. that has a layout that does not include a cul-de-sac.	Not Applicable No fire management and evacuation are required in this instance. Suitable access has been provided to the subject site via the connecting road networks.
Water supply		
PO5 Development has access to adequate water supply for fire fighting purposes.	AO5 Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained	Complies with AO5 The existing development is connected to a reticulated water supply and existing infrastructure services of Council, providing sufficient pressure characteristics for firefighting purposes, where deemed necessary.

	<p>for fire fighting purposes that is made of fire resistant materials and is:</p> <ul style="list-style-type: none"> a. a separate tank; or b. a reserve section in the bottom part of the main water supply tank. <p>Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.; - reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.</p>	
For assessable development		
Community infrastructure		
<p>P06 Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.</p>	<p>AO6 Community infrastructure is:</p> <ul style="list-style-type: none"> a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. located to ensure that: <ul style="list-style-type: none"> a. the core services provided by the community infrastructure is able to function effectively during bushfire events; b. access to the community infrastructure is not compromised by bushfire events; c. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event. 	<p>Not Applicable The existing development does not involve community infrastructure.</p>
Hazardous materials		
<p>P07 Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.</p>	<p>AO7 Hazardous materials:</p> <ul style="list-style-type: none"> a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00. 	<p>Not Applicable The existing development does not provide for storage or handling of hazardous materials where within the Bushfire hazard overlay.</p>

Flood hazard overlay code

Table 8.2.5.3.1 - Flood hazard overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Risk to people and premises		
<p>PO1 A building floor level of a habitable room has adequate allowance for the hydraulic gradient above the main floodway.</p>	<p>AO1 A building has a finished habitable floor level a minimum of 500mm above the defined flood event.</p>	<p>Complies with AO1 The proposed development provides habitable floor levels that generally demonstrate a minimum of 500mm above the defined flood event.</p>
<p>PO2 Development must not increase the level of risk of injury to life or risk of damage to property or adversely affect flood evacuation procedures.</p>	<p>AO2 Development: a. does not result in any of the following: a. an increase in the number of people at risk from flooding up to and including the defined flood event; or b. an increase in the number of people that need evacuation up to and including the defined flood event; or c. an increase in the number of premises or infrastructure at risk from flooding up to and including the defined flood event; or d. existing flood warning times being reduced for flood events up to and including the defined flood event; or e. an adverse impact on the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes; or b. is located entirely within a development envelope area approved by an earlier development approval.</p>	<p>Complies with AO2 The proposed development does not result in:</p> <ul style="list-style-type: none"> - an increase in the number of people at risk from flooding up to and including the defined flood event; - an increase in the number of people that need evacuation up to and including the defined flood event; - an increase in the number of premises or infrastructure at risk from flooding up to and including the defined flood event; - existing flood warning times being reduced for flood events up to and including the defined flood event; and - an adverse impact on the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes. <p>Furthermore, the development does not result in adverse impacts on the surrounding traffic network capacity or its operation and is located within the development area.</p> <p>A flood impact assessment can be prepared to determine appropriate impacts of flooding to the subject site, where deemed necessary.</p>
For assessable development		
Risk to people and premises		
<p>PO3 Development provides a development envelope area that is above the flood level during the defined flood event.</p>	<p>AO3 Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.2 - Development envelope area.</p>	<p>Complies with AO3 The subject site is identified within the Low density residential zone resulting in a minimum area of 'the entire lot' and no minimum dimension applicable under Table 8.2.5.3.2 of the Flood hazard overlay code.</p>
<p>PO4</p>	<p>AO4</p>	<p>Not Applicable</p>

<p>Public safety and the environment are not adversely affected by floodwater by:</p> <ol style="list-style-type: none"> locating a Medium impact industry or High impact industry to be able to function safely during and immediately after flood events; safely storing hazardous materials. 	<p>Development:</p> <ol style="list-style-type: none"> for a Medium impact industry or High impact industry is above the flood level specified in column 2 of Table 8.2.5.3.3 - Minimum flood levels; involving the storage, sale or use of hazardous materials is located above the flood level during the defined flood event. 	<p>The existing development is not for a Medium impact or High impact industry use or involves the storage, sale or use of hazardous materials.</p>
<p>P05</p> <p>A car park other than a Parking station is only located below the flood level during the defined flood event where there is no increase in risk to:</p> <ol style="list-style-type: none"> pedestrian and vehicular safety; a building or other structure. <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p>A05</p> <p>No acceptable outcome provided.</p>	<p>Complies with P05</p> <p>Car parks are not located below the flood levels identified in Table 8.2.5.3.3 of the Flood hazard overlay code. Under Council's Flood Reports, the subject site identifies the minimum ground levels ranging from 1.8m to 2.0m AHD, which have been appropriately demonstrated as part of the proposed development.</p>
<p>P06</p> <p>Development for any of the uses identified in column 1 of Table 8.2.5.3.3 - Minimum flood levels, are able to function effectively during and immediately after flood events.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p>A06</p> <p>Development for any of the uses identified in column 1 of Table 8.2.5.3.3 - Minimum flood levels is located above the flood level specified in column 2 of Table 8.2.5.3.3 - Minimum flood levels.</p>	<p>Not Applicable</p> <p>The existing development for Centre activities (Shop, Health care service, Food and drink outlet and Low impact industry) are not identified in column 1 of Table 8.2.5.3.3.</p>
<p>Flood storage and discharge capacity</p>		
<p>P07</p> <p>An existing floodway is protected and maintained to ensure there are no losses of conveyance capacity of waterways and storage so as not to adversely affect other premises, infrastructure and the environment.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p>A07</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p> <p>The existing development is to be maintained and does not result in losses to the capacity of waterways and storage, providing no adverse effects to premises, infrastructure and the environment.</p>
<p>P08</p> <p>The natural conveyance of flood waters and natural overland flow paths are protected and maintained without adversely affecting adjoining premises.</p>	<p>A08</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable</p> <p>The existing development is to be maintained and does not result in negative affects to adjoining premises and has maintained</p>

<p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>		<p>natural conveyance of flood waters and overland flow paths where applicable.</p>
<p>PO9 Development (or development in combination with other development) for all flood events up to and including the defined flood event does not do any of the following:</p> <ul style="list-style-type: none"> a. cause or have the potential to cause damage; or b. cause ponding of flood water; or c. adversely affect the flood discharge capacity of the floodplain; or d. decrease the flood resilience of properties and infrastructure; or e. cause a cumulative increase in flood levels external to the premises. <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p>A09 No acceptable outcome provided.</p>	<p>Not Applicable The existing development is to be maintained and does not result in causing or having the potential to cause damage on neighboring premises, infrastructure and the environment. Under Council's Flood Reports, the subject site identifies the minimum ground levels ranging from 1.8m to 2.0m AHD, which have been appropriately demonstrated as part of the proposed development.</p>
<p>PO10 Any loss of floodplain storage is compensated with compensatory storage or excavation that:</p> <ul style="list-style-type: none"> a. is of equal volume, creating a balance of cut to fill; b. is free draining; c. is located within the premises; d. does not adversely affect the hydraulic conveyance capacity of the flood channel or floodplain; e. is provided to the corresponding flood level; f. is landscaped to provide visual amenity and erosion control; g. is solely for the purpose of compensatory storage. <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p>A010 No acceptable outcome provided.</p>	<p>Not Applicable The existing development is to be maintained and does not result in the loss of floodplain storage or the requirements for compensated storage.</p>
<p>PO11 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event:</p>	<p>A011 No acceptable outcome provided.</p>	<p>Not Applicable The existing development is to be maintained and does not adversely change the characteristics of a flood event (i.e peak flow, velocity, level or time).</p>

<ul style="list-style-type: none"> a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>		
<p>P012</p> <p>A stormwater quality improvement device is located to retain existing flood plain storage capacity and ensure functionality of the stormwater quality improvement device.</p>	<p>A012</p> <p>A stormwater quality improvement high flow outlet device is located:</p> <ul style="list-style-type: none"> a. above the five percent AEP flood event caused by local flooding; b. above the two percent AEP flood event caused by regional flooding. 	<p>Not Applicable</p> <p>The existing developments do not provide for a high flow outlet device.</p>
<p>P013</p> <p>A stormwater quantity management device is located to retain existing flood plain storage capacity and ensure functionality of the stormwater quantity management device.</p>	<p>A013</p> <p>A stormwater quantity management high flow outlet device is located above the two percent AEP flood event.</p>	<p>Not Applicable</p> <p>The existing developments do not provide for a high flow outlet device.</p>
Filling and excavation		
<p>P014</p> <p>Filling and excavation is carried out above the flood level of the 10 percent AEP event to protect in stream and banks of a waterway and wetland.</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p>A014.1</p> <p>Earthworks are limited to areas where:</p> <ul style="list-style-type: none"> a. flooding is predominately due to backflow; b. the peak depth average velocity is less than the maximum permissible velocity for considerable bare earth channels (typically 0.5m/sec) in accordance with Table 9.0.5.3 of the Queensland Urban Drainage Manual; c. the cut/fill batter is not steeper than 1V:4H and the exposed earth surface is landscaped with erosion resistant vegetation cover. <p>A014.2</p> <p>A filling and excavation plan is provided in accordance with section 2.2.2 of Planning scheme policy 5 - Infrastructure.</p>	<p>Not Applicable</p> <p>No earthworks are proposed as part of this application.</p>
Access		

<p>P015</p> <p>Development provides vehicular access to a road network that is sufficient to enable safe access and egress.</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>	<p>A015</p> <p>Development provides vehicular access to a road that is:</p> <ol style="list-style-type: none"> a. above the flood level during the defined flood event; or b. below the flood level during the defined flood event where the road: <ol style="list-style-type: none"> i. has a low flood hazard; ii. remains trafficable until another road access to the development becomes trafficable; iii. directly connects to a road that is above the defined flood event that provides access to the road network. 	<p>Complies with A015</p> <p>The proposed development will maintain the existing access arrangements, which are deemed to be appropriately designed to be accessible during all flood events up to and including the defined flood event.</p>
<p>P016</p> <p>Development provides an access area to a building or fill area on which a building is to be constructed where the access is located on land classified as a low flood hazard in the defined flood event.</p>	<p>A016</p> <p>Development provides access to a building or fill area that has:</p> <ol style="list-style-type: none"> a. a maximum depth of inundation of 300 mm during all flood events up to and including the defined flood event; b. a maximum distance of inundation of 200 metres during all flood events up to and including the defined flood event; c. a depth multiplied velocity product of less than or equal to $0.4\text{m}^2/\text{s}$. <p>Note - Velocity in flood waters is measured as the average velocity over a column of water.</p>	<p>Complies with A016</p> <p>The proposed development will maintain the existing access arrangements, which are deemed to be appropriately designed to be accessible during all flood events up to and including the defined flood event.</p>

Waterway corridors and wetlands overlay code

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Design and location		
<p>P01 Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.</p>	<p>A01 Development is located outside the:</p> <ul style="list-style-type: none"> a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02. 	<p>Complies with P01 The existing development located on the sites has been designed and located in a manner that has maintained the values, functions and emnity of the Waterway corridors.</p>
For assessable development only		
Location and ecosystem processes		
<p>P02 Development is:</p> <ul style="list-style-type: none"> a. designed and located such that a waterway area or wetlands and wetland buffer is protected; b. designed, constructed and managed to protect and enhance: <ul style="list-style-type: none"> a. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00; b. safe wildlife movement and fish passage. <p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>A02 Development:</p> <ul style="list-style-type: none"> a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible; b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement; c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management. 	<p>Complies with A02 The existing development on the subject site has been established outside of the waterway area of wetland areas. Notably the development has been designed and located at the front of the sites, protecting the values of the relevant corridors where possible.</p>
Natural hydrological and geomorphological processes		
<p>P03 Development is designed, constructed and managed to ensure:</p> <ul style="list-style-type: none"> a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained; b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated. 	<p>A03 Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by:</p> <ul style="list-style-type: none"> a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management; 	<p>Complies with A03 The existing development has been designed, constructed and managed to ensure areas of natural hydrological and geomorphological processes are maintained where possible. No removal of native vegetation or impacts to the existing waterway banks are envisaged as part of this application.</p>

	b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.	
Erosion prone areas		
PO4 Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	AO4 Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 unless the development: a. cannot be feasibly located elsewhere; b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	Not Applicable The subject site is not located within the erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03.
Water quality		
PO5 Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by: a. providing vegetated buffers; b. incorporating water sensitive urban design principles having regard to: a. protecting water quality of surface and ground waters; b. minimising sewage discharges to the natural environment; c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.	AO5 Development: a. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management; b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure; c. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure; d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.	Complies with PO5 The existing development has been designed, constructed and managed to provide sufficient separation and buffers to the waterway corridors and wetland areas. Specifically, no development is located along the rear boundaries of the subject site, allowing for improved management of stormwater and sewer discharges. These discharges have been limited through appropriate connections to existing urban services, protecting water quality of surface and ground waters.
Access		
PO6 Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of: a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint; b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.	AO6 Development provides: a. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint; b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.	Not Applicable The subject site is not identified on Waterway corridors and wetland areas being the Albert River or Logan River. Given the proposal, no pedestrian and cycle network is considered necessary along the major wetland as part of this application.
Tenure		
PO7	AO7	Complies with PO7

<p>Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.</p>	<p>No acceptable outcome provided.</p>	<p>The proposed development can provide for tenure and management arrangements that facilitate protection and or enhancement of Waterway corridors and wetlands, where deemed necessary.</p>
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Infrastructure code

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		
<p>P01 Development is demonstrated to be capable of being serviced by necessary infrastructure.</p>	<p>AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p>Complies with AO1 The subject site is located within a developed and existing urban area of Logan. Appropriate infrastructure supporting the existing developments is currently in use and will be maintained.</p>
<p>P02 Development:</p> <ul style="list-style-type: none"> a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: <ul style="list-style-type: none"> i. protects existing and planned infrastructure networks; ii. services existing 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. 	<p>AO2 Development:</p> <ul style="list-style-type: none"> a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure; h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. <p>Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.</p>	<p>Complies with AO2 The subject site is located within a developed and existing urban area of Logan. Appropriate infrastructure supporting the existing developments is currently in use and will be maintained.</p>
Location of development		
<p>P03</p>	<p>AO3</p>	<p>Complies with AO3</p>

<p>Development is located to protect existing and planned infrastructure networks.</p>	<p>Development is located outside:</p> <ol style="list-style-type: none"> a. planned widening of a road or a new road identified in Table 7.3.1.1 - Road encroachment maps of Planning scheme policy 5 - Infrastructure; b. planned public transport network identified on Figure 3.4.1.3.1 - Public transport network in Planning scheme policy 5 - Infrastructure; c. a planned cycle network identified on Figure 3.4.1.2.1 - Cycle network in Planning scheme policy 5 - Infrastructure; d. a planned network identified in Local government infrastructure plan map LGIP-07.00 Plan for trunk parks infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables. 	<p>The existing developments are located outside an identified road widening, planned public transport network, planned cycle network and a planned network.</p>
<p>Fire fighting</p>		
<p>PO4 Development in a water service area accessed by common private title provides:</p> <ol style="list-style-type: none"> a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. <p>Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.</p>	<p>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:</p> <ol style="list-style-type: none"> a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>. 	<p>Not Applicable The existing development is not to be accessed by a common private title.</p>
<p>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.</p>	<p>AO5 Development:</p> <ol style="list-style-type: none"> a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has 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: <ol style="list-style-type: none"> i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. <p>Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.</p>	<p>Complies with AO5 The existing development is connected to a reticulated water supply and existing infrastructure services of Council, providing sufficient pressure characteristics for firefighting purposes.</p>
<p>Disposal of trade waste</p>		

P06 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	A06 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 A06 The existing development does not result in the disposal of trade waste.
Roof water drainage and surface water drainage		
P07 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.	A07 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Complies with A07 The existing development complies with the relevant standards of stormwater infrastructure as identified in PSP 5 – Infrastructure. The existing stormwater arrangements will not be changed as part of this application.
Natural flow of surface water		
P08 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.	A08 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Complies with A08 The existing development complies with the relevant standards of stormwater infrastructure as identified in PSP 5 – Infrastructure. The existing stormwater arrangements will not be changed as part of this application.
Water sensitive urban design		
P09 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.	A09 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Complies with A09 The existing development complies with the relevant standards of stormwater infrastructure as identified in PSP 5 – Infrastructure. The existing stormwater arrangements will not be changed as part of this application.
Movement network		
P010 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	A010 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	Complies with A010 Given the small-scale proposed uses over the subject site, it is considered the existing developments do not exceed the maximum vehicles trips identified under Table 3.4.1. 4..2

	b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.	
Integrated movement concept report		
P011 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	A011 Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.	Complies with A011 Given the small-scale proposed uses over the subject site, it is considered the existing developments do not generate more than 3,000 vehicle trips on average per weekday.
For assessable development only		
Land use and transport integration		
P012 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.	A012 No acceptable outcome provided.	Not Applicable An assessment of the State Planning Policy Interactive Mapping System identifies the subject sites are not within 400m of an existing or future public passenger transport facility.

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Air, noise and odour pollution		
<p>PO1</p> <p>A sensitive land use is not exposed to air, noise and odour emissions from Industry activities, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation that have the potential to adversely impact on human health, amenity and wellbeing.</p>	<p>AO1</p> <p>An Industry activity, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation is designed, constructed and operated to ensure that:</p> <ol style="list-style-type: none"> a. the indoor objectives of the Environmental Protection (Noise) Policy 2008 are met; b. the requirements identified in Table 3.2.1.1 - Noise emission standards for the protection of residential amenity are met; c. the requirements identified in Table 3.2.1.2 - Noise emission standards for the protection of general amenity are met; d. the air quality objectives in the Environmental Protection (Air) Policy 2008 are met; e. the requirements identified in Table 3.2.2.1 - Air emission standards are met; f. noxious and offensive odours are not experienced at the boundary of a sensitive land use. 	<p>Not Applicable</p> <p>The proposed development does not involve a major sport, recreation and entertainment facility, motor sport facility or outdoor sport and recreation. Whilst a small-scale industrial activity is proposed, being a Low impact industry use (Mechanic), air, noise and odour pollution are not expected to adversely impact the adjoining and nearby surrounding development.</p>
Flammable and combustible liquids		
<p>PO2</p> <p>A Service station is designed and constructed to ensure that on-site operations:</p> <ol style="list-style-type: none"> a. do not cause environmental harm; b. do not result in the release of untreated pollutants; c. prevent the emission of contaminant to land, surface water or groundwater. 	<p>AO2</p> <p>A Service station:</p> <ol style="list-style-type: none"> a. is designed and constructed to comply with: <ol style="list-style-type: none"> a. AS1940-2004 - The storage and handling of flammable and combustible liquids; b. AS/NZS 1596:2008 - The storage and handling of LP Gas; c. Equipment Level 1 of AS4897-2008 - The design, installation and operation of underground petroleum storage systems; d. AS4977-2008 - Petroleum products - Pipeline, road tanker compartment and underground tank identification; b. has installed and maintains and operates Stage 1 and Stage 2 Vapour Recovery Systems in compliance with NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations; c. is designed and managed to prevent the discharge of contaminants to the stormwater system by discharging contaminants in the fuel dispensing area (under canopy) and underground storage tank remote fill point to a blind sump with a minimum capacity of 10kL; d. has a spill activated cut-off valve installed. 	<p>Not Applicable</p> <p>The existing development does not involve a service station.</p>
PO3	AO3	Complies with AO3

<p>Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to ensure that on-site operations:</p> <ol style="list-style-type: none"> do not cause environmental harm; do not result in the release of untreated pollutants; prevent the emission of contaminant to land, surface water or groundwater. 	<p>Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to comply with:</p> <ol style="list-style-type: none"> AS1940-2004 - The storage and handling of flammable and combustible liquids; AS1692-2006 - Steel tanks for flammable and combustible liquids; AS1657-2013 - Fixed platforms, walkways, stairways and ladders - Design, construction and installation; UL 142-1968 - Steel Above Ground Tanks for Flammable and Combustible Liquids; ULC S601.00 - Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids. 	<p>The existing development has been designed and constructed to comply with the following requirements and levels where deemed necessary.</p> <ul style="list-style-type: none"> - AS1940-2004 - The storage and handling of flammable and combustible liquids; - AS1692-2006 - Steel tanks for flammable and combustible liquids; - AS1657-2013 - Fixed platforms, walkways, stairways and ladders - Design, construction and installation; - UL 142-1968 - Steel Above Ground Tanks for Flammable and Combustible Liquids; - ULC S601.00 - Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids.
<p>PO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are decommissioned appropriately.</p>	<p>AO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are removed in accordance with AS4976-2008 - The removal and disposal of underground petroleum storage tanks.</p>	<p>Not Applicable The existing development does not involve the storing or dispensing of petroleum from underground tanks.</p>
<p>Hazardous chemicals</p>		
<p>PO5 Buildings containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.</p>	<p>AO5 Buildings containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.</p>	<p>Not Applicable The existing development includes a 24-hour monitored fire detection system.</p>
<p>PO6 Aboveground storage areas containing hazardous chemicals and fuels are designed with spill containment systems.</p>	<p>AO6 Bunded areas for the storage of hazardous chemicals and fuels are provided:</p> <ol style="list-style-type: none"> in a separate enclosed area with an impervious floor; of a capacity at least 100 percent of the capacity of the largest tank or package plus 25 percent of the combined capacity; covered by sufficient roofing to prevent the egress of rainwater entering the bunded area if the storage area is outside. 	<p>Not Applicable The existing development does not include bunded areas for the storage of hazardous chemicals or fuels.</p>

Service, access and parking code

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		
<p>P01 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to:</p> <ol style="list-style-type: none"> a. the particular circumstances of the premises including the: <ol style="list-style-type: none"> i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises; b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility. 	<p>A01 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ol style="list-style-type: none"> 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. <p>Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.</p>	<p>Complies with P01 The proposed development demonstrates sufficient car parking numbers for each use, with street parking also available to support the development. It is also noted that supporting key transport networks and public transport services are provided in close proximity to the subject site, including bus services (Proposed Beenleigh-Redland Bay Road station park 'n' ride and bus driver layover facilities). Accordingly, it is considered that the proposed development supplies sufficient car parking for the uses proposed.</p>
<p>P02 Development with a security gate provides accessible visitor vehicle parking in front of the security gate.</p>	<p>A02 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.</p>	<p>Not Applicable The development does not propose any security gates as part of this application.</p>
<p>P03 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.</p>	<p>A03 A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p> <ol style="list-style-type: none"> a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors. 	<p>Complies with A03 Parking will remain exclusive and unrestricted to all employees and customers.</p>
Provision of motorcycle parking		
<p>P04 Motorcycle parking is provided that is safe and functional.</p>	<p>A04 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	<p>Complies with A04 Motorcycle parking can be provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking, where deemed necessary.</p>
Provision of bicycle parking		

<p>P05 Bicycle parking facilities are provided that:</p> <ol style="list-style-type: none"> a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building. 	<p>A05 Bicycle parking facilities comply with:</p> <ol style="list-style-type: none"> 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. 	<p>Not Applicable Bicycle parking is not considered necessary as part of this application and location. Notwithstanding, the proposed development has provided sufficient bicycle parking, where deemed appropriate.</p>
<p>Provision of vehicle manoeuvring area</p>		
<p>P06 Development provides a safe and functional vehicle manoeuvring area.</p>	<p>A06 Development provides a vehicle manoeuvring area that:</p> <ol style="list-style-type: none"> a. enables vehicles to enter and exit the site in a forward motion where the development: <ol style="list-style-type: none"> 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. 	<p>Complies with A06 Existing access arrangements will be maintained as part of this application. The proposed development allows for appropriate maneuvering in car parking areas and from Atlantic Drive, enabling vehicles to enter and exit the site in a forward motion. Design vehicles have been appropriately accommodated in accordance with the relevant standards.</p>
<p>Vehicle washing bay</p>		
<p>P07 A vehicle washing bay does not cause environmental harm.</p>	<p>A07 A vehicle washing bay provides that run off is discharged to:</p> <ol style="list-style-type: none"> a. a grassed area or permeable landscape area; or b. the sewerage system. 	<p>Not Applicable A vehicle washing bay is not proposed as part of this application.</p>
<p>Car park access</p>		
<p>P08 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.</p>	<p>A08 Vehicular queuing space to a car parking area:</p> <ol style="list-style-type: none"> a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses. 	<p>Complies with A08 Existing access arrangements will be maintained as part of this application. No Vehicular queuing spaces are considered necessary for these small-scale uses. Notwithstanding, appropriate maneuvering is provided in car parking areas and from Atlantic Drive.</p>
<p>Access and driveways</p>		
<p>P09 A driveway is safe, functional and does not adversely affect infrastructure.</p>	<p>A09 A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.</p>	<p>Complies with A09 Existing access arrangements will be maintained as part of this application. All driveways have appropriately designed and constructed to comply with the relevant standards.</p>
<p>Design and construction of a car parking area</p>		
<p>P010 A car parking area is designed to:</p> <ol style="list-style-type: none"> a. provide easy way finding for pedestrians, cyclists and motorists; 	<p>A010 A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.</p>	<p>Complies with A010 The car parking area has been designed and will be constructed in accordance with the relevant guidelines.</p>

<ul style="list-style-type: none"> b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point; 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. 		
For assessable development		
Vehicle queuing		
<p>PO11 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.</p>	<p>A011 No acceptable outcome provided.</p>	<p>Not Applicable The proposed development does not involve a drive through facility (including Service stations and Car washes).</p>