

6.2.12 Rural zone code

6.2.12.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.12.3.1 - Rural 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 uses		
PO1 A use in the Rural zone is for uses identified in: a. section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct; or b. section 6.2.12.2(3)(g)(i) overall outcomes for the Rural tourism precinct.	AO1 A use in the Rural zone is for uses identified in: a. section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct; or b. section 6.2.12.2(3)(g)(i) overall outcomes for the Rural tourism precinct.	Not Applicable with AO1 The subject site has been occupied by a Hotel since 1875. As such, the site is not used for rural purposes. The proposed bottle shop will be subordinate to the existing lawful use. Therefore, the proposal is suitable and consistent with the existing use of the land.
Animal keeping being for the training of horses and stabling		
PO2 Animal keeping being for training or stabling of horses, does not produce dust emissions that adversely impact on residential amenity by providing a: a. adequate separation to uses other than Rural activities; b. boundary clearance; c. suitable track surface.	AO2 A training or exercise track for horses or stabling of horses: a. has a minimum boundary clearance of: i. 30 metres from a residential zone category; ii. 15 metres otherwise;	Not Applicable with AO2 The proposal does not include animal keeping.

	b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix).	
Cropping		
PO3 Cropping has a boundary clearance that protects the amenity of adjoining premises.	AO3 Cropping has a minimum boundary clearance of: a. 50 metres from a residential zone category; b. 30 metres from any zone other than the Rural zone.	Not Applicable with AO3 Cropping is not proposed.
Permanent plantation		
PO4 A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.	AO4 A Permanent plantation has a minimum boundary clearance of: a. 20 metres from a lot boundary; or b. 100 metres from premises: i. being a lot containing an Educational establishment; or ii. in the residential zone category; or iii. in the Rural residential zone - Park living or Park residential precincts.	Not Applicable with AO4 The proposal does not include a permanent plantation.
Transport Depot		
PO5 A Transport depot being Heavy vehicle parking in the Farming precinct protects the residential amenity of adjoining premises by: a. limiting the number of vehicles parked on the premises; b. limiting the maintenance of a vehicle;	AO5 A Transport depot being Heavy vehicle parking in the Farming precinct: a. involves the parking of a maximum of six Heavy vehicles; b. involves only the minor maintenance of vehicles;	Not Applicable with AO5 The proposal is not for a transport depot being heavy vehicle parking.

c. limiting the hours during which maintenance of a vehicle is carried out; d. providing a visual buffer between the use and adjoining residential uses; e. providing separations; f. limiting the type of goods or materials stored on a vehicle while the vehicle is parked on the premises.	c. undertakes minor maintenance of vehicles only between the hours of: i. 7:00 am and 6:00 pm Monday to Saturday; ii. 9:00am to 5:00pm Sunday and Public Holidays; d. provides landscaping that visually screens the use from a public place and adjoining premises; e. has a minimum boundary clearance of 6 metres from a lot boundary; f. does not involve the storage of vehicles that are loaded with Hazardous materials.	
Design		
Building height		
PO6 A building has a scale compatible with the rural landscape character.	AO6 A building has a maximum building height of 12 metres.	Complies with AO6 The proposed shop is located within an existing building. The proposed extension has a height of 3.1m. The proposed parapet will align with the height of the existing building. The height of the overall building is less than 12m.
Boundary clearance		
PO7 A building or structure has a road, side and rear boundary clearances compatible with the rural character having regard to: a. visual amenity; b. privacy.	AO7 A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 20 metres; b. side and rear boundary clearances of 10 metres.	Complies with AO7 The proposed shop is located within an existing building within the site. As such setbacks are existing and exceed 20m from the road boundary and 10m from the side and rear boundary.
Amenity		

General emissions		
PO8 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	AO8 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; 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/s^2) 1/80Hz.	Complies with AO8 The subject site is occupied by an existing hotel. The proposed bottle shop is within an existing building towards the rear portion of the site. The proposed development will not adversely impact the adjoining land uses in terms of noise emissions, air emissions, light emissions, radiation emissions, or vibration emissions. The proposed shop will be ancillary to the hotel and will use the existing car parking and site access.
Reverse amenity		
PO9 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.	AO9 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental	Not Applicable with AO9 The proposal is not for a sensitive land use.

		Emissions from Transport Policy prepared by Department of Transport and Main Roads.	
PO10 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.		AO10 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.12.3.2. Table 6.2.12.3.2	Not Applicable with AO10 The proposal is not for a sensitive land use.
Column 1: Separation distance	Column 2: Use		
1,500 metres	Special industry		
500 metres	High impact industry		
500 metres	Intensive animal industry		
500 metres	Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).		
300 metres	Intensive horticulture, excluding the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).		
300 metres	Wholesale nursery		
250 metres	Medium impact industry		
PO11	AO11	Not Applicable with AO11 The proposal is not for a sensitive land use.	

A sensitive land use does not adversely affect the ongoing operation of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	A sensitive land use is not located within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	
For assessable development only		
Farming precinct		
Land uses		
Alienation and fragmentation of rural land		
PO12 Development in the ALC Class A or Class B area identified on Figure 6.2.12.3.1 - Agricultural protection area does not fragment, alienate or result in the loss of the productive capacity of ALC Class A or Class B land unless: a. there is an overriding need in the public interest; b. there is no alternate site available for the development.	AO12 No acceptable outcome provided.	Not Applicable with PO12 The subject site has been occupied by a hotel since 1875 and is not used for rural or farming purposes. The proposed shop is consistent with the existing use of the site. The proposal will not result in the alienation or fragmentation of rural land.
Agricultural Land Classification Class A or Class B land		
PO13 Development protects ALC Class A and Class B land from development that leads to permanent impacts or diminished productivity by ensuring that: a. ALC Class A and Class B land is managed to preserve the productive capacity of the land for future generations;	AO13 Development in the ALC Class A or Class B area identified on Figure 6.2.12.3.1 - Agricultural protection area, other than Cropping, is limited to a footprint of 3,000m ² .	Not Applicable with AO13 The proposed shop is within an existing building within the site.

b. to the extent that the ALC Class A and Class B land is in a management area and will be permanently impacted upon by a development with a footprint greater than 3,000m², an overriding need must be demonstrated and mitigation is provided for the impacted land.		
Animal keeping being a kennel		
PO14 Animal keeping being a kennel does not produce emissions that adversely impact on residential amenity by providing: a. separation from a use in a residential zone category; b. separation from an existing kennel; c. ease of supervision; d. boundary clearances; e. setbacks; f. a visual buffer to limit visual stimulus to dogs from an external source; g. an acoustic fence; h. a limit on the number of dogs kept on the premises.	AO14 Animal keeping being a kennel: a. is located a minimum of 100 metres from any lot in the residential zone category; b. is located a minimum distance of 1,000 metres from another lawfully established or approved kennel; c. is located a maximum of 20 metres from a Dwelling house on the same lot; d. has a minimum boundary clearance of: i. 100 metres from a road frontage; ii. 15 metres from a side and rear boundary; e. is setback a minimum of: i. 150 metres from a sensitive land use; ii. 150 metres from the boundary of an adjoining lot where the adjoining lot is vacant; f. is visually buffered by: i. a minimum five metres wide screen landscaping strip adjoining a building, run, exercise yard or car park;	Not Applicable with AO14 The proposal does not include animal keeping.

	ii. locating the kennel behind the existing or proposed Dwelling house; g. provides an acoustic fence with a minimum height of two metres; h. has no more than 10 dogs per hectare, up to a maximum of 100 dogs.	
Intensive horticulture or Wholesale nursery		
PO15 An Intensive horticulture or Wholesale nursery protects the amenity of adjoining premises.	AO15 A building or structure where associated with Intensive horticulture or Wholesale nursery, has a minimum boundary clearance of 50 metres from a lot boundary.	Not Applicable with AO15 The proposal does not include intensive horticulture or wholesale nursery.
Amenity		
Reverse amenity		
PO16 An activity that is not Rural activities does not prejudice the future operation and viability of Rural activities.	AO16 No acceptable outcome provided.	Complies with AO16 The existing lawful use of the subject site is Hotel. The subject site has not been used for rural purposes. The proposed bottleshop is within an existing building on site and will be serviced by the existing access point and car parking. The proposed development will not impact on future operation or viability of rural activities.
Social and health impact		
PO17 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment.	AO17.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.	Complies with AO17.1 The proposed development will comply with the relevant trading hours prescribed by the <i>Liquor Act 1992</i>.

Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.	AO17.2 Development does not provide for gaming.	The subject site is located outside of the Centre zone and is not within 800m of any use involving the sale and / or consumption of liquor outside the Centre zone. The proposal does not trigger the preparation of a social and health impact assessment report. Complies with AO17.2 The development does not provide for gaming.
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9.4.3 Infrastructure code

9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	Complies with PO1 The proposed shop is within an existing building within the site which is occupied by an established hotel. The hotel is serviced by on-site water and sewer as well as electricity and telecommunications. The shop will be connected to these existing services.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks;	AO2 Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in	Complies with PO2 The existing hotel is serviced by on-site sewer and water. The proposed shop is within an existing building on the subject site and will be connected to the existing on-site sewer and water. As the shop is within an existing building with a minor extension of 32.4m ² , the change to the existing impervious area within the subject site

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.	- 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. 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.	will be minor. As such, existing stormwater management will be maintained and is suitable. No movement network infrastructure or parks are required at the subject site. Road lighting is not required as part of this development. Electricity and telecommunications are currently provided to the site. The proposed shop will be connected to this existing infrastructure.
Location of development		
PO3	AO3	Complies with AO3

Development is located to protect trunk infrastructure networks.	Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	The subject site is outside a network identified in the Local government infrastructure plan mapping.
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>.	Not Applicable with AO4 The subject site is not within a water service area.
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	AO5 Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or	Complies with AO5 Suitable on-site water storage is provided for fire fighting purposes.

	ii. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	
Waste management		
PO6 Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO6.1 Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management. AO6.2 Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	Complies with AO6.1 Existing on-site refuse and recycling collection and storage will be utilised for the shop. Complies with AO6.2 The refuse and recycle storage and collection is existing and suitable.
Disposal of trade waste		
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	AO7 The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	Not Applicable with AO7 The subject site is not within a sewerage supply service area.

Roof water drainage and surface water drainage		
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Complies with AO8 As the building is existing and there is only a minor increase to the existing impervious area, existing stormwater management practices will be maintained and are suitable.
Natural flow of surface water		
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Complies with AO9 As the building is existing and there are no changes to existing impervious area, existing stormwater management practices will be maintained and are suitable.
Water sensitive urban design		
PO10 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;	AO10 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Complies with AO10 As the building is existing and there are no changes to the existing impervious area, existing stormwater management practices will be maintained and are suitable.

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.		
Movement network		
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	AO11 Development does not cause or contribute to projected traffic levels: a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.	Complies with AO11 It is likely that given the rural setting of the subject site, customers to the shop will be existing customers of the hotel so the traffic generated as a result of the development is expected to be minor.
Integrated movement concept report		
PO12 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.	AO12 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.	Not Applicable with AO12 The development will not generate more than 3000 vehicles trips per day.
For assessable development only		
Land use and transport integration		

PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m² or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger transport facilities. Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.	AO13 No acceptable outcome provided.	Not Applicable with AO13 The subject site is not within 400m of existing or future public passenger transport facilities.
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Table 9.4.3.3.2 - Water storage for fire fighting

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
a. less than 1,000m ²	5,000 litres
b. between 1,000m ² and less than 1 hectare	10,000 litres
c. greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres

A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard
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9.4.7 Servicing, access and parking code

9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: - the particular circumstances of the premises including the: - nature, intensity and hours of operation of the use; - desirability of providing a car park and attracting vehicles to the premises; - maximum number of employees and customers to be on the premises at any one time; - size, levels and dimensions of the premises;	AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: - 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; - for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 -	Complies with AO1 Under Table 9.4.7.3.2, the following is required for a shop: - Parking spaces: 1 space per 17m² of GFA - Loading bay: Yes - Pick up / set down areas: Not required - Bicycle spaces: 1 space per 300m² of GFA The proposed shop has a gross floor area of 260m². As such, 15 parking bays are required. The subject site currently includes 176 parking spaces, including 2 PWD spaces, a loading zone, and a drop off / pick up zone. The existing hotel has a total area of 1203.6m². As such, the hotel has a car parking rate of 1 space per 6.8m². This exceeds the car parking

b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.	Carparking spaces for people with a disability in the Building Code of Australia.	requirements for a hotel under Table 9.4.7.3.2. As such, the required car parking for the shop can be accommodated within the existing on-site car park. The existing loading bay can also be utilised for the shop. Given the rural setting of the shop, it is unlikely any persons travelling to the site will do so via bicycle. As such, no formal bicycle spaces are proposed.
PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.	AO2 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.	Not Applicable with AO2 A security gate is not provided to the car parking.
PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that: a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.	Complies with AO3 The car parking is kept, used and maintained exclusively for car parking, is accessible to all employees and visitors during normal hours of operation with no encumbrance, fee or charge. The car parking does not have a gate or similar device to restrict vehicle access.
Provision of motorcycle parking		

PO4 Motorcycle parking is provided that is safe and functional.	AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.	Not Applicable with AO4 Motorcycle parking is not proposed.
Provision of bicycle parking		
PO5 Bicycle parking facilities are provided that: a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.	AO5 Bicycle parking facilities comply with: a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities.	Not Applicable with AO5 Given the rural location of the subject site, it is unlikely persons visiting the site will do so via bicycle. As such, bicycle parking spaces are not provided.
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	AO6 Development provides a vehicle manoeuvring area that: a. enables vehicles to enter and exit the site in a forward motion where the development: i. is non-residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.	Complies with AO6 The existing vehicle maneuvering area has been designed in accordance with the relevant standards. Please refer to the engineering plans within Appendix C .
Vehicle washing bay		
PO7	AO7	Not Applicable with AO7

A vehicle washing bay does not cause environmental harm.	A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.	A vehicle washing bay is not required as part of this development.
Car park access		
PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	AO8 Vehicular queuing space to a car parking area: a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.	Complies with AO8 The vehicle queuing area is suitable. Please refer to the engineering plans within Attachment C .
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	AO9 A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.	Complies with AO9 The driveway is existing and has been designed in accordance with the relevant standards. Please refer to the engineering plans within Attachment C .
Design and construction of a car parking area		
PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards;	AO10 A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.	Complies with AO10 The car parking area is existing and has been designed in accordance with the required standards. Please refer to the engineering plans within Attachment C .

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.		
Waste management		

PO11 Development layout provides for refuse servicing which: a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area.	AO11.1 Development ensures that an on-site service bay for refuse collection is designed: a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises. AO11.2 Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.	Complies with AO11.1 The existing on-site refuse storage and collection will be used for the shop and is suitable. Complies with AO11.2 The existing on-site refuse storage and collection will be used for the shop and is suitable.
For assessable development		
Vehicle queuing		
PO12 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.	AO12 No acceptable outcome provided.	Complies with AO12 The proposed drive-through facility associated with the bottle shop is substantially setback from the site and any queuing will be within the site. Given the rural location of the proposed bottle shop, patrons to the shop are likely to be existing patrons of the hotel. It is not expected that the shop will generate significant additional activity to the site and there will be no blockages to traffic on the road network as a result of the development.

8.2.2 Biodiversity areas overlay code

8.2.2.3 Requirements for assessment

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: a. provide for habitat links; b. facilitate safe wildlife movement; c. facilitate wildlife refuge; d. enhance habitat values; e. rehabilitate degraded areas with native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.	Complies with AO1 The subject site is not mapped within the Biodiversity areas overlay map OM-02.02.
Primary vegetation management area		
PO2	AO2.1	Complies with AO2.1 The subject site is within the mapped OM-02.01 overlay. The proposed shop is within an existing

Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located: a. to: i. protect the current extent of native vegetation; or ii. achieve a net gain of native vegetation; b. to rehabilitate degraded areas with native vegetation. Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: a. if identified as a Matter of local environmental significance 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> Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions. Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation. AO2.2	building with a small extension to the east. The existing site access and carparking will be utilised by the proposed shop. Some residential landscaping within the carpark will be cleared to accommodate the proposed drive-through facility. No clearing of any significant vegetation is proposed as part of this development. Not Applicable with AO2.2 Rehabilitation is not required as no clearing is proposed.
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	Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	
Secondary vegetation management area		
PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either: a. protect the current extent of native trees and native habitat trees; or b. achieve a net gain of native trees and native habitat trees. Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	AO3 Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: a. if clearing less than 10 native trees, compensatory planting is provided of: i. two trees of the same species for every native tree cleared in a secondary vegetation management area; ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or c. if identified as Both Matters of local and state environmental significance or Matters of State environmental	Complies with AO3 The subject site is within the mapped overlay OM-02.01. The proposed shop is within an existing building with a small extension to the east. The existing site access and carparking will be utilised by the proposed shop. Some residential landscaping within the carpark will be cleared to accommodate the proposed drive-through facility. No clearing of any significant vegetation is proposed as part of this development.

	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> Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions. Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.	
Koala corridor		
PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	AO4 Development: - is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02; - 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 with AO4 The subject site is not within the mapped OM-02.02 overlay.

Locally significant vegetation area		
PO5 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.	AO5 Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.	Not Applicable with AO5 The site is not within the mapped OM-02.03 overlay area.
For assessable development		
Wildlife movement		
PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by: a. generating minimal additional night time traffic; b. minimising the risk of injury or death to wildlife by vehicular traffic; c. incorporating practices or measures to minimise disruption, injury or death during construction; d. providing that a road or accessway has a low design speed; e. providing fauna-friendly fencing.	AO6 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 with AO6 The subject site is not within the mapped OM-02.02 overlay area.

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.		
Locally significant Melaleuca irbyana buffer area		
PO7 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: a. edge effects; b. adverse changes to the local hydrology. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	AO7 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.	Not Applicable with AO7 The subject site is not within the mapped OM-02.03 overlay.
Landscape values		
PO8 Development is designed and located to protect and enhance the landscape values of: a. a ridgeline; b. native vegetation.	AO8 No acceptable outcome provided.	Complies with AO8 All existing significant vegetation will be retained.
Lighting		
PO9 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.	AO9 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02:	Not Applicable with AO9 The subject site is not within the mapped OM-02.02 overlay.

	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.	
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8.2.11 Water resource catchments overlay code

8.2.11.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.11.3.1 - Water resource catchments overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) development		
Protection of drinking water catchments		
PO1 Development in the Water resource catchment areas identified on Water resource catchments overlay map OM-13.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.	AO1 Development: a. Complies with the minimum horizontal separation distances (setbacks) specified in Table 3 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments; b. is connected to, and all wastewater and effluent disposed via, reticulated sewerage or an on-site waste water treatment or effluent disposal system that complies with Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.	Complies with AO1 The existing hotel is serviced by on-site water and waste water. The proposed shop will use this on-site water and waste water and is therefore suitable.
For accepted development (subject to requirements) and assessable development		

Pollutants		
PO2 Chemicals and other potential contaminants are stored to prevent leaching or discharging to ground or surface waters.	AO2 Chemicals and other potential contaminants are stored: a. in containers; b. under a roofed area with an impermeable floor surface; c. in a bunded and impermeable area to contain a spill of equivalent volume to the total volume of material being stored.	Not Applicable with AO2 There will be no chemicals or other potential chemicals discharged as a result of this development.
PO3 Development is designed, constructed and managed to prevent the discharge of sediments to surface waters.	AO3 Development complies with the following erosion and sediment control standards specified in Planning scheme policy 5 - Infrastructure: a. section 3.3.3.1 - Site disturbance; b. section 3.3.3.2 - Site and waste management; c. section 3.3.7 - Drainage, sediment, erosion and dust control (including works in a disperative soil area).	Not Applicable with AO3 There will be no discharge of sediments to surface waters.
For assessable development		
Protection of drinking water catchments		
PO4 Development in the Water resource catchment areas identified on Water resource catchments overlay map OM-13.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.	AO4 Development complies with the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments.	Complies with AO4