

6.2.10 Mixed use zone code

6.2.10.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and code assessable material change of use for which Mixed use zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.10.1 - Mixed use zone in Part 5 - Tables of assessment;
 - b. material change of use made impact assessable in Table 5.5.10.1 - Mixed use zone in Part 5 - Tables of assessment;
 - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
 - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.10.2 Purpose

1. The purpose of the Mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
2. The local government purpose of the Mixed use zone code is to:
 - a. provide a major employment area with a variety of specific Mixed use activities, Low impact industry, Research and technology industry, Service industry and Warehouse;
 - b. facilitate business incubation.
3. The purpose of the Mixed use zone code will be achieved through the following overall outcomes:
 - a. if not in a precinct:
 - i. land uses comprise Mixed use activities (excluding Health care service being Pharmacotherapy clinic, Childcare centre and Educational establishment), Major electricity infrastructure, Substation or Utility installation;
 - ii. a Shop or Food and drink outlet is small-scale and serves the local workforces' daily needs;
 - iii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iv. an Office is small scale and serves the needs of the local workforce;
 - v. the design of the built form:

-
- A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - B. contributes positively to the immediate streetscape character with highly articulated buildings and detailing;
 - C. has a building height that is responsive to surrounding buildings and site characteristics and is consistent with the intended zone character;
 - D. is able to accommodate a range of tenancy sizes that facilitate the zone functioning as a business incubator;
 - E. ensures it is easily and safely accessed;
 - F. supports the safety of users by utilising crime prevention through environmental design principles;
 - vi. development facilitates a safe, legible and connected movement network;
 - vii. development protects amenity consistent with its location in the Mixed use zone and the surrounding area;
 - b. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
 - c. if in the Abattoir precinct:
 - i. land uses comprise Caretaker's accommodation, Emergency services, a High impact industry, Major electricity infrastructure, Substation or Telecommunication facility;
 - ii. a High impact industry is limited to an abattoir and associated uses;
 - iii. the design of the built form:
 - A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - B. ensures that size and bulk is consistent with the Abattoir precinct character;
 - C. contributes positively to the immediate streetscape character;
 - D. has a building height that is responsive to surrounding buildings and site characteristics and is consistent with the intended zone character;
 - E. ensures it is easily and safely accessed;
 - F. supports the safety of users by utilising crime prevention through environmental design principles;
 - iv. development facilitates a safe, legible and connected movement network;
 - v. development protects amenity consistent with its location in the Abattoir precinct and the surrounding area;
 - vi. development protects the visual amenity of premises in a residential zone category;
 - d. if in the Enterprise precinct:
 - i. land uses comprise Adult store; Agricultural supplies store, Bar, Bulk landscape supplies, Caretaker's accommodation, Car wash, Club, Community care centre, Community use, Educational establishment (being for vocational trade training only), Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service, Hotel, Indoor sport and recreation, Low impact industry, Major electricity infrastructure, Market, Medium impact industry (being for a spray painting workshop involving spray painting of motor vehicles in a booth), Office, Outdoor sales, Outdoor sport and recreation, Park, Parking station, Place of worship, Research and technology industry, Sales office, Service industry, Service station, Shop, Short-term accommodation, Showroom, Substation, Telecommunication facility, Transport depot, Utility installation, Veterinary service or Warehouse;
-

-
- ii. a Medium impact industry is limited to spray painting workshop involving the spray painting of motor vehicles in a booth;
 - iii. a Shop or Food and drink outlet is small-scale and serves the local workforce's daily needs;
 - iv. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - v. a sensitive land use does not adversely affect the ongoing operation of the Teys abattoir and associated uses in the Abattoir precinct;
 - vi. the design of the built form:
 - A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - B. ensures that its size and bulk is consistent with the Enterprise precinct character;
 - C. contributes positively to the immediate streetscape character with a variety of facade colours and treatments;
 - D. provides building height transitions to the residential zone category land to protect privacy;
 - E. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
 - vii. development facilitates a safe, legible and connected movement network;
 - viii. development protects amenity consistent with its location in the Enterprise precinct and the surrounding area;
 - ix. development protects the visual amenity of premises in a residential zone category;
 - x. building height avoids overshadowing of premises in the residential zone category;
 - e. if in the Industry precinct:
 - i. land uses comprise Agricultural supplies store, Bulk landscape supplies, Caretaker's accommodation, Car wash where co-located with a Service station, Educational establishment (being for vocational trade training only), Emergency services, Food and drink outlet, Funeral parlour, Garden centre, Hardware and trade supplies, Low impact industry, Major electricity infrastructure, Medium impact industry (being for a spray painting workshop involving spray painting of motor vehicles in a booth), Park, Parking station, Research and technology industry, Service industry, Service station, Shop, Substation, Telecommunication facility, Transport depot, Utility installation or Warehouse;
 - ii. a Medium impact industry is limited to a spray painting workshop involving the spray painting of motor vehicles in a booth;
 - iii. a Shop or Food and drink outlet is small-scale and serves the local workforce's daily needs;
 - iv. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - v. the design of the built form:
 - A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - B. ensures that its size and bulk is consistent with the Industry precinct character;
 - C. contributes positively to the immediate streetscape character with a variety of facade colours and treatments;
 - D. provides building height transitions to the residential zone category land to protect privacy;
 - E. ensures it is easily and safely accessed;
 - F. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
 - vi. development facilitates a safe, legible and connected movement network;
-

- vii. development protects amenity consistent with its location in the Industry precinct and the surrounding area;
- viii. development protects the visual amenity of premises in a residential zone category;
- ix. building height avoids overshadowing of premises in the residential zone category;
- f. if in the Retail/commerce precinct;
 - i. land uses comprise Adult store, Agricultural supplies store, Bar, Bulk landscape supplies, Caretaker's accommodation, Car wash, Childcare centre, Club, Community Care Centre, Community use, Educational establishment (being for vocational trade training only), Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service, Hotel, Indoor sport and recreation, Major electricity infrastructure, Market, Office, Outdoor sales, Outdoor sport and recreation, Park, Parking station, Place of worship, Research and technology industry, Sales office, Service industry, Service station, Shop, Short-term accommodation, Showroom, Substation, Telecommunication facility or Veterinary service;
 - ii. a Shop or Food and drink outlet is small-scale and serves the local workforce's daily needs;
 - iii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iv. the design of the built form:
 - A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - B. ensures that its size and bulk is consistent with the Retail/commerce precinct character;
 - C. contributes positively to the immediate streetscape character with articulated, attractive and functional buildings and detailing;
 - D. provides building height transitions to the residential zone category land to protect privacy;
 - E. is able to accommodate a range of tenancy sizes that facilitate the precinct as a business incubator;
 - F. ensures it is easily and safely accessed;
 - G. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
 - v. development facilitates a safe, legible and connected movement network;
 - vi. development protects amenity consistent with its location in the Retail/commerce precinct and the surrounding area;
 - vii. development protects the visual amenity of premises in a residential zone category;
 - viii. building height avoids overshadowing of premises in the residential zone category.

6.2.10.3 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 6.2.10.3.1 - Mixed use 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>PO1 A use:</p> <ul style="list-style-type: none"> a. if not in a precinct of the Mixed use zone, is for uses identified in section 6.2.10.2(3)(a)(i) overall outcomes for the Mixed use zone; b. in the Abattoir precinct, is for uses identified in section 6.2.10.2(3)(c)(i) overall outcomes for the Mixed use zone; c. in the Enterprise precinct, is for uses identified in section 6.2.10.2(3)(d)(i) overall outcomes for the Mixed use zone; d. in the Industry precinct, is for uses identified in section 6.2.10.2(3)(e)(i) overall outcomes for the Mixed use zone; e. in the Retail/commerce precinct, is for uses identified in section 6.2.10.2(3)(f)(i) overall outcomes for the Mixed use zone. 	<p>AO1 A use:</p> <ul style="list-style-type: none"> a. if not in a precinct of the Mixed use zone, is for uses identified in section 6.2.10.2(3)(a)(i) overall outcomes for the Mixed use zone; b. in the Abattoir precinct, is for uses identified in section 6.2.10.2(3)(c)(i) overall outcome for the Mixed use zone; c. in the Enterprise precinct, is for uses identified in section 6.2.10.2(3)(d)(i) overall outcomes for the Mixed use zone; d. in the Industry precinct, is for uses identified in section 6.2.10.2(3)(e)(i) overall outcomes for the Mixed use zone; e. in the Retail/commerce precinct, is for uses identified in section 6.2.10.2(3)(f)(i) overall outcomes for the Mixed use zone. 	<p>AO1 – Complies</p> <p>Low impact industry (Mechanical repairs) – Code Assessable</p> <p>Medium impact industry (Spray Painting) – Code assessable</p> <p>Medium impact industry (Panel beating) – Impact Assessable</p> <p>Application will be impact assessable.</p>
<p>PO2 An office function is ancillary to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse. Editor's note - PO2 does not apply where the defined use of 'Office' is proposed.</p>	<p>AO2 An office function, that is ancillary to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse on the same site, does not exceed 40 percent of the gross floor area of a tenancy. Editor's note - AO2 does not apply where the defined use of 'Office' is proposed.</p>	<p>AO2 – Not Applicable</p>
Shop		

<p>PO3 A Shop:</p> <ul style="list-style-type: none"> a. is of a scale and character suitable to ensure that the amenity is maintained; b. serves the local workforce's daily needs; c. is not a supermarket; d. does not undermine the viability of a nearby centre or the centre hierarchy. <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>A03 A Shop:</p> <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop; c. is not a supermarket. 	<p>AO3 – Not Applicable</p>
<p>Food and drink outlet</p>		
<p>PO4 A Food and drink outlet:</p> <ul style="list-style-type: none"> a. is small-scale; b. serves the local workforces' daily needs. 	<p>A04 A Food and drink outlet:</p> <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Food and drink outlet. 	<p>AO5 – Not Applicable</p>
<p>Office</p>		
<p>PO5 An Office:</p> <ul style="list-style-type: none"> a. is small scale; b. serves the needs of the local workforce; c. is not located in the Abattoir precinct or Industry precinct. 	<p>A05 An Office:</p> <ul style="list-style-type: none"> a. is not located in the Abattoir precinct or Industry precinct; b. has a maximum gross floor area of 200m² per tenancy. 	<p>AO6 – Not Applicable</p>
<p>Medium impact industry</p>		
<p>PO6 A medium impact industry:</p> <ul style="list-style-type: none"> a. is limited to a spray painting workshop 	<p>A06 No acceptable outcome is provided.</p>	<p>PO6 – Non compliant Medium impact industry uses will include panel beating and therefore the application will be impact assessable.</p>


<p>involving the spray painting of motor vehicles in a booth;</p> <p>b. is not located in the Abattoir precinct or Retail/commerce precinct;</p> <p>c. complies with the immission and emission standards of the Planning scheme policy 3 - Environmental management.</p>		
Design		
Building height		
<p>PO7 A building has a height that:</p> <p>a. is responsive to the topography of the site;</p> <p>b. is compatible with the height of surrounding buildings;</p> <p>c. avoids overshadowing of premises in the residential zone category;</p> <p>d. transitions to the residential zone category land to protect:</p> <p style="margin-left: 20px;">i. visual amenity;</p> <p style="margin-left: 20px;">ii. privacy.</p>	<p>AO7 A building has a maximum building height of 12 metres where within 15 metres of the residential zone category, otherwise:</p> <p>a. 15 metres where not located in the Industry precinct; or</p> <p>b. 20 metres where located in the Industry precinct; or</p> <p>c. that complies with Figure 6.2.10.3.1 - Browns Plains Road building heights.</p>	<p>AO7 – Not Applicable The height of the building will not change.</p>
Boundary Clearance		
<p>PO8 Development provides boundary clearances that:</p> <p>a. allows for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised;</p> <p>b. provides access to natural light and ventilation;</p>	<p>AO8 Development, other than an existing lawful building, provides:</p> <p>a. a road boundary clearance:</p> <p style="margin-left: 20px;">i. a minimum of four metres; or</p> <p style="margin-left: 20px;">ii. where the building or structure aligns with the building setback of one or more adjoining buildings;</p>	<p>AO8 – Not Applicable The boundary clearances will not change.</p>

<p>c. are consistent with the character for the zone; d. relates to the existing streetscape character.</p>	<p>b. a minimum side and rear boundary clearances of three metres.</p>	
<p>Built form</p>		
<p>PO9 Development provides an attractive built form by: a. orientating the building to the primary road frontage; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor; g. incorporating a variety of facade colours and treatments. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO9 No acceptable outcome provided.</p>	<p>PO9 – Not Applicable The built form. Facade will not change as a part of this development</p>
<p>Amenity</p>		
<p>General emissions</p>		
<p>PO10 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.</p>	<p>AO10 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</p>	<p>AO10 – Can comply The building will use recommendations from an acoustic and air quality consultant to comply with this code</p>

	<p>the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management;</p> <p>c. Table 3.2.2.1 - Air emission standards;</p> <p>d. Table 3.2.3.1 - Light emission standards;</p> <p>e. section 3.2.4 - Radiation emission standards;</p> <p>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.</p>			
Reverse amenity				
<p>PO11 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>AO11 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p>AO11 – Not Applicable</p>		
<p>PO12 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p> <table border="1" data-bbox="120 1171 1016 1347"> <tr> <td data-bbox="120 1171 622 1347"> <p>Column 1: Separation distance</p> <p>1,500 metres</p> </td> <td data-bbox="622 1171 1016 1347"> <p>Column 2: Use</p> <p>Special industry</p> </td> </tr> </table>	<p>Column 1: Separation distance</p> <p>1,500 metres</p>	<p>Column 2: Use</p> <p>Special industry</p>	<p>AO12 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.10.3.2. Table 6.2.10.3.2</p>	<p>PO12 – can comply</p> <p>See AO10</p>
<p>Column 1: Separation distance</p> <p>1,500 metres</p>	<p>Column 2: Use</p> <p>Special industry</p>			

500 metres	High impact industry	
500 metres	Intensive animal industry	
300 metres	Intensive horticulture	
300 metres	Wholesale nursery	
250 metres	Medium impact industry	
PO13 Accommodation activities being Caretaker's accommodation or Short-term accommodation mitigate potential adverse impacts from uses in other zones.	AO13 Accommodation activities being Caretaker's accommodation or Short-term accommodation comply with the immission standards of Planning scheme policy 3 - Environmental management.	AO13 - Not Applicable
PO14 A sensitive land use does not adversely affect the ongoing operation of the High impact industry (being the Teys abattoir and associated uses) located in the Abattoir precinct.	AO14 A sensitive land use is not located within 500m from land in the Abattoir precinct.	AO14 - Not Applicable
PO15 A land use, other than a sensitive land use, on Lots 4, 5, 6, 7, 8, 9, 10 on RP106788 and Lot 1 on RP161971 does not adversely affect the ongoing operation of the High impact industry (being the Teys abattoir and associated uses) located in the Abattoir precinct.	AO15 No acceptable outcome provided.	AO15 - Not Applicable
Interface with a sensitive land use		
PO16	AO16	AO16 - The Proposal complies A 6m acoustic fence is provided to the common

		boundary with the
--	--	-------------------

<p>Development protects the visual amenity of premises in adjoining residential areas and the existing Educational establishment by providing an amenity buffer in the location identified on Figure 6.2.10.3.2 - Berrinba amenity buffer.</p>	<p>Development provides a 5 metre wide landscaped buffer and an acoustic fence with a height of 6 metres:</p> <ol style="list-style-type: none"> a. in the location identified on Figure 6.2.10.3.2 - Berrinba amenity buffer; b. in accordance with the requirements of section 3.7.4 of Planning scheme policy 5 - Infrastructure. 	<p>residential development with existing large trees located on each side of Lenner Street to ensure compliance with A016. The fence/ building will use recommendations made by an acoustic consultant.</p> 
<p>PO17 Development in the Enterprise precinct or Industry precinct protects the visual amenity of residential premises interfacing with the Enterprise precinct or Industry precinct.</p>	<p>AO17 Development in the Enterprise precinct or Industry precinct provides a minimum of 3 metre wide landscape screening buffer where adjoining premises in the residential zone category in accordance with the requirements of section 3.7.4 of Planning scheme policy 5 - Infrastructure.</p>	<p>AO17 – Can Comply The building will use recommendations made by acoustic, air quality consultants where required.</p>
<p>Service areas and parking</p>		

<p>PO18 Development ensures vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.</p>	<p>AO18 A development:</p> <ul style="list-style-type: none">a. locates any new parking areas underground or behind the building;b. screens plant, equipment, services and outdoor storage of materials from public view;c. site with more than one street frontage use	<p>AO18 – Can Comply The proposal will comply with the 10 necessary carparking spaces.</p>
---	--	--

	<p>the rear lane and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas;</p> <p>d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.</p>	
For assessable development only		
Design		
Built form		
<p>PO19 Development ensures that glass or any other surface likely to reflect specular rays does not impose undue nuisance, discomfort or hazard on the surrounding locality.</p>	<p>AO19 No acceptable outcome provided.</p>	AO19 - Not Applicable
Crime prevention through environmental design		
<p>PO20 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by:</p> <ul style="list-style-type: none"> a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. <p>Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>AO20 No acceptable outcome provided.</p>	AO20 - Not Applicable

Streetscape		
PO21 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 zone through the use of: <ul style="list-style-type: none"> a. footpath paving; b. street trees; c. landscaping. 	AO21 No acceptable outcome provided.	AO21 - Not Applicable
Social and health impact		
PO22 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 — Social and health impact assessment.	AO22.1 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.	AO22 - Not Applicable
	AO22.2 Development does not provide for gaming.	
Service areas and parking		
Logan River Road		
PO23 Development with a frontage to Logan River Road between Teys Road and Gardiner Road does not provide access to Logan River Road.	AO23 No acceptable outcome provided.	AO23 - Not Applicable

Figure 6.2.10.3.1 - Browns Plains Road building heights

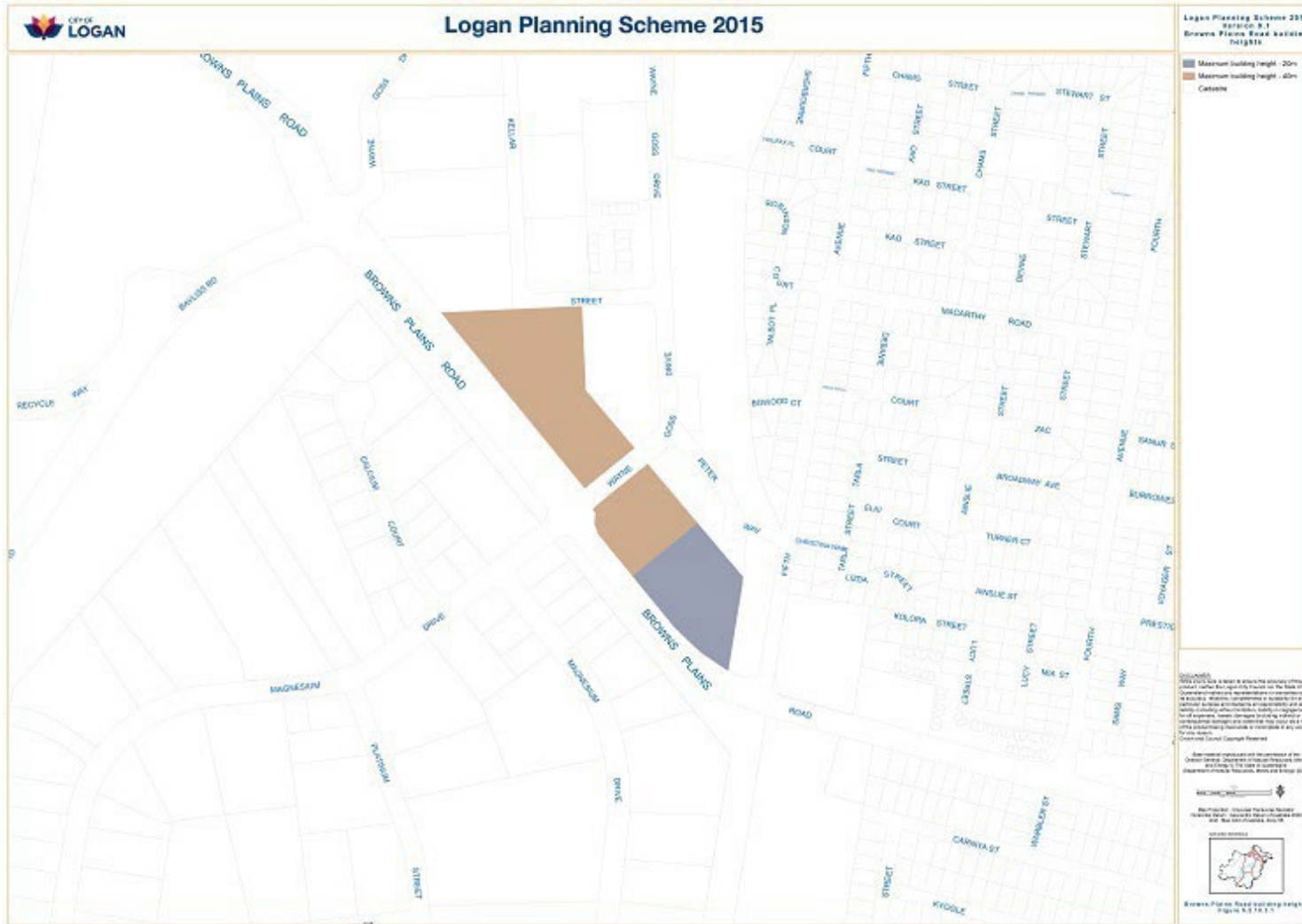
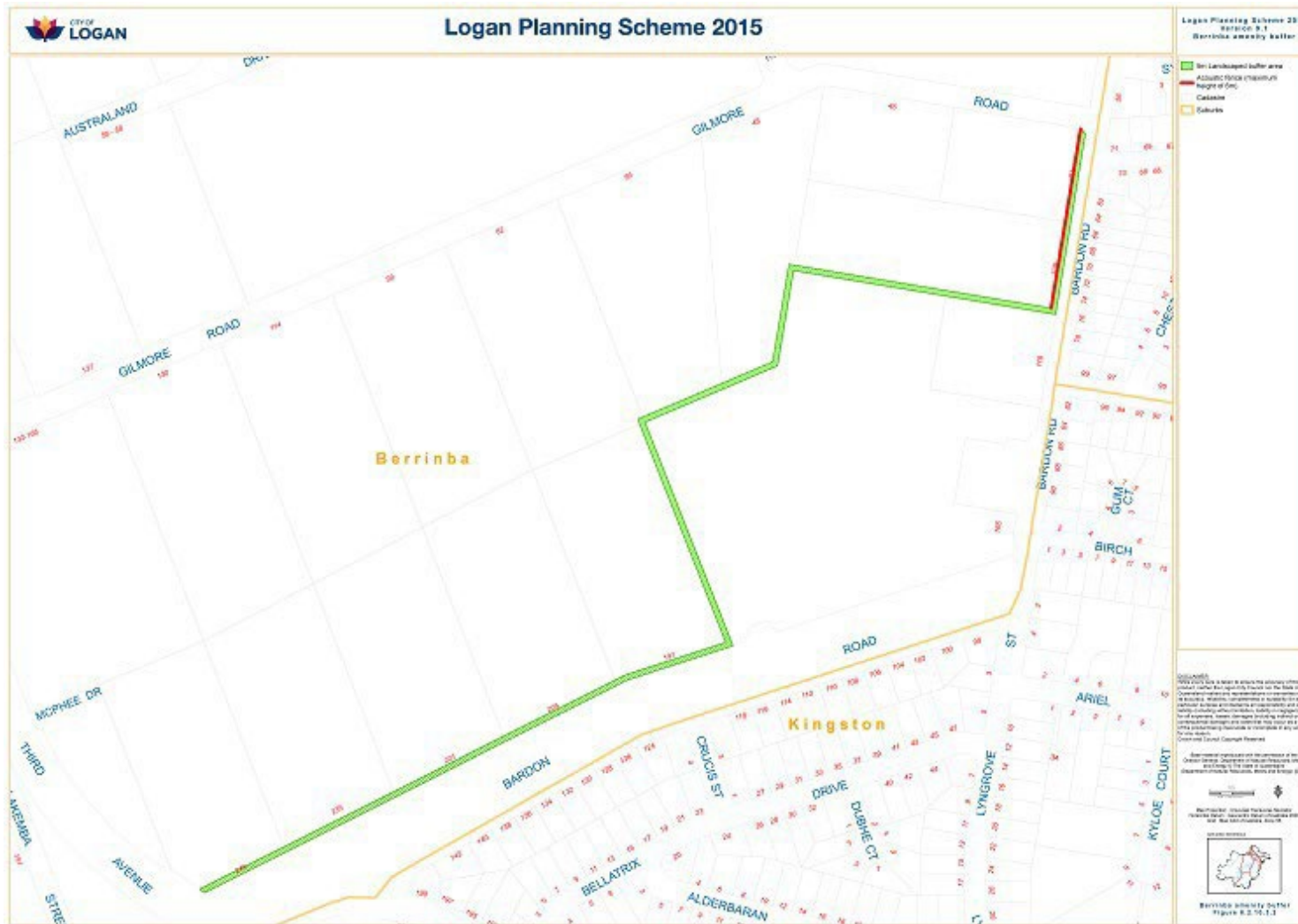


Figure 6.2.10.3.2 - Berrinba amenity buffer



9.4.5 Management of emissions and hazardous activities code

9.4.5.1 Application

3. This code applies to:
 - a. accepted development (subject to requirements) and code assessable material change of use for an Industry activity, Major sport, recreation and entertainment facility, Motor sport facility, Outdoor sport and recreation and Service station for which the Management of emissions and hazardous activities code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use and section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - b. material change of use that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
4. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.5.2 Purpose

4. The purpose of the code is to manage impacts of emissions on sensitive land uses and minimise the health and safety risks on the community from development involving hazardous materials.
5. The purpose of the code will be achieved through the following overall outcomes:
 - a. development is designed to effectively manage adverse impacts and hazards on a sensitive land use;
 - b. development, involving the storage of hazardous chemicals, ensures that hazardous chemicals are appropriately stored to reduce the risk of contamination to the environment;
 - c. a site that is contaminated or poses a health risk is remediated prior to being developed for an alternative land use.

9.4.5.3 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 9.4.5.3.1 - Management of emissions and hazardous activities code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Air, noise and odour pollution		
<p>PO1 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 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> <ul style="list-style-type: none"> f. the indoor objectives of the Environmental Protection (Noise) Policy 2008 are met; g. the requirements identified in Table 3.2.1.1 - Noise emission standards for the protection of residential amenity are met; h. the requirements identified in Table 3.2.1.2 - Noise emission standards for the protection of general amenity are met; i. the air quality objectives in the Environmental Protection (Air) Policy 2008 are met; j. the requirements identified in Table 3.2.2.1 - Air emission standards are met; k. noxious and offensive odours are not experienced at the boundary of a sensitive land use. 	<p>AO1 - Proposal Complies Noise pollution mitigation measures have been implemented following a show cause notice that was issued in late 2024.</p> <p>An acoustic consultant will also be engaged to make recommendations that will be used.</p>
Flammable and combustible liquids		
<p>PO2</p>	<p>AO2</p>	<p>AO2 - Not Applicable</p>

<p>A Service station is designed and constructed to ensure that on-site operations:</p> <ul style="list-style-type: none"> f. do not cause environmental harm; g. do not result in the release of untreated pollutants; h. prevent the emission of contaminant to land, surface water or groundwater. 	<p>A Service station:</p> <ul style="list-style-type: none"> e. is designed and constructed to comply with: <ul 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; f. 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; g. 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; h. has a spill activated cut-off valve installed. 	
<p>PO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to ensure that on-site operations:</p>	<p>AO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to comply with:</p> <ul style="list-style-type: none"> c. AS1940-2004 - The storage and handling of 	<p>AO3 - Not Applicable</p>

<p>d. do not cause environmental harm; e. do not result in the release of untreated pollutants; f. prevent the emission of contaminant to land, surface water or groundwater.</p>	<p>flammable and combustible liquids; d. AS1692-2006 - Steel tanks for flammable and combustible liquids; e. AS1657-2013 - Fixed platforms, walkways, stairways and ladders - Design, construction and installation; f. UL 142-1968 - Steel Above Ground Tanks for Flammable and Combustible Liquids; g. ULC S601.00 - Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids.</p>	
<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>AO4 - Not Applicable</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>AO5 - Not Applicable</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: c. in a separate enclosed area with an impervious floor; d. of a capacity at least 100 percent of the capacity of the largest tank or package plus</p>	<p>AO6 - Not Applicable</p>

	25 percent of the combined capacity; e. covered by sufficient roofing to prevent the egress of rainwater entering the bunded area if the storage area is outside.	
--	--	--

9.4.7 Servicing, access and parking code

9.4.7.1 Application

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

9.4.7.2 Purpose

6. The purpose of the code is to ensure that development satisfies the demand for parking and provides safe, functional and legible parking, access and servicing.
7. The purpose of the code will be achieved through the following overall outcomes:
 - a. parking, access and servicing areas:
 - i. satisfy the expected demand for the number and type of vehicles, motorcycles and bicycles;
 - ii. are safe and functional and have easy way finding;
 - iii. protect the movement network.

9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
<p>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:</p> <ol style="list-style-type: none"> I. the particular circumstances of the premises including the: <ol style="list-style-type: none"> a. nature, intensity and hours of operation of the use; b. desirability of providing a car park and 	<p>AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ol style="list-style-type: none"> i. 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; j. 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 	<p>AO1 - Can comply</p> <p>The proposal can comply with the 10 required carparks.</p>

<p>attracting vehicles to the premises; c. maximum number of employees and customers to be on the premises at any one time; d. size, levels and dimensions of the premises; m. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.</p>	<p>provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.</p>	
<p>PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: i. for an Accommodation activity; or j. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.</p>	<p>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.</p>	<p>AO2 - Not Applicable</p>
<p>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.</p>	<p>AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that: g. is kept, used and maintained exclusively for car parking; h. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; i. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.</p>	<p>AO3 – can comply The proposal can comply with this AO.</p>
<p>Provision of motorcycle parking</p>		
<p>PO4</p>	<p>AO4</p>	<p>AO4 - Proposal can comply proposal can comply with this AO</p>

Motorcycle parking is provided that is safe and functional.	Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.	
Provision of bicycle parking		
PO5 Bicycle parking facilities are provided that: h. satisfy the likely demand for bicycle parking; i. are functional; j. are located close to a pedestrian entry to a building.	AO5 Bicycle parking facilities comply with: f. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; g. AS2890.3-1993 - Bicycle parking facilities.	AO5 - Proposal can comply proposal can comply
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	AO6 Development provides a vehicle manoeuvring area that: d. enables vehicles to enter and exit the site in a forward motion where the development: a. is non-residential development; or b. is for five or more dwellings; e. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; f. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.	AO6 – Can comply Development can comply with this AO
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	AO7 A vehicle washing bay provides that run off is discharged to: c. a grassed area or permeable landscape	AO7 - Not Applicable

	area; or d. the sewerage system.	
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: d. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; e. complies with Table 9.4.7.3.3 - Queuing spaces; f. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.	AO8 – complies Vehicles queuing is not required
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.	AO9 – Proposal can comply Proposal can comply with this AO
Design and construction of a car parking area		
PO10 A car parking area is designed to: e. provide easy way finding for pedestrians, cyclists and motorists; f. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; g. provide a convenient and safe pedestrian network; h. provide safe and efficient vehicle circulation;	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.	AO10 - Proposal can Comply Proposal can comply with this AO

<ul style="list-style-type: none"> i. provide a progressive reduction in the speed environment in moving between the road and a parking space; j. provide a safe sight distance at a potential conflict point; k. provide for efficient and simple parking space search patterns; l. provide for uncongested public transport and service vehicle movements through the premises; m. keeps a heavy vehicle out of a parking aisle; n. ensure no heavy vehicle reverses across a pathway; o. prevent parking off a circulation road; p. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; q. prevent a motorist from reversing on a road; r. prevent an unnecessary space that encourages illegal parking; s. address safety of users through appropriate lighting; t. be appropriately landscaped; u. be surfaced so as to be useable in all weather conditions; v. manage stormwater flows. 		
Waste management		
<p>PO11 Development layout provides for refuse servicing which:</p>	<p>AO11.1 Development ensures that an on-site service bay for refuse collection is designed:</p>	<p>A11 – Proposal can Comply Building can comply with this AO</p>

<p>d. is located wholly within the site; e. is clearly defined, safe and easily accessible; f. is designed to contain potential adverse impacts of servicing within the site; g. does not detract from the aesthetics or amenity of the surrounding area.</p>	<p>e. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; f. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; g. to be located away from street frontages and screened from adjoining premises.</p> <p>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.</p>	
For assessable development		
Vehicle queuing		
<p>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.</p>	<p>AO12 No acceptable outcome provided.</p>	<p>AO12 - Proposal can Comply Proposal can comply with this AO</p>

Table 9.4.7.3.2 - Vehicle parking and servicing

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: c. Centre zone where a	Column 4 Loading bay	Column 5 Pick-up / set down areas	Column 6 Minimum number
------------------------------	---	---	-------------------------	--------------------------------------	----------------------------

		principal centre or major centre; d. Medium density residential zone where not at Browns Plains or Park Ridge.			of bicycle spaces
Adult store	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√ (if more than 500m ² GFA)	Not required	1 space per 400m ² GFA / employee; plus 1 visitor space per 500m ² GFA
Agricultural supplies store	1 space per 100m ² of site area	Not applicable	√	Not required	No minimum
Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum
Animal keeping	A minimum of either: h. 4 spaces, if the premises is used for the boarding of animals; or i. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum

Bar	1 space per 10m ² of GFA bar area (excluding staff only areas); plus 1 space per 3 gaming machines for gaming machines	1 space per 100m ² of GFA.	√	Not required	No minimum
Brothel	5 spaces per 100m ² of GFA	Not applicable	Not required	Not required	No minimum
Bulk landscape supplies	1 space per 400m ² of site area with a minimum of 6 spaces	Not applicable	√	Not required	No minimum
Caretaker's accommodation	1 covered space	Not applicable	Not required	Not required	No minimum
Car wash	1 space per employee if not part of a Service station	1 space per employee if not part of a Service station.	Not required	Not required	No minimum
Childcare centre	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	√	Not required	No minimum
Club	1 space per 30m ² of GFA	1 space per 100m ² of GFA	√	√ (if more than 2,000m ² GFA)	No minimum
Community care centre	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	√	√	No minimum

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

Food and drink outlet	1 space per 10m ² of GFA up to 400m ² GFA, thereafter 1 space per 20m ² GFA; plus 2 spaces per 10m ² of floor area for an outdoor seating area.	1 space per 100m ² of GFA	√	Not required	1 space per 30m ² GFA.
Function facility	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√	√ (if more than 2,000m ² GFA)	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m ² of GFA associated with a chapel	Not applicable	√	√	No minimum
Garden centre	1 space per 300m ² of display area with a minimum of 6 spaces; plus 1 space per 20m ² of indoor retail use area	Not applicable	√	Not required	No minimum
Hardware and trade supplies	1 space per 60m ² of GFA	Not applicable	√	Not required	No minimum
Health care service	1 space per 10m ² of GFA; plus 1 ambulance space	Not applicable	√	√	1 space per 400m ² GFA for employees; plus 1 visitor space per 200m ² GFA
High impact industry	1 space per 150m ² of GFA up to 900m ² ; plus 1 space	Not applicable	√	Not required	1 space per 800m ²

	per 200m ² GFA thereafter				GFA for employees.
Home-based business (not being guest accommodation)	1 space plus 1 space per non- resident staff member in addition to the spaces required for the Dwelling house or Dwelling unit	Not applicable	Not required	Not required	No minimum
Home-based business (being guest accommodation)	1 space per bedroom to be utilised for the guest accommodation in addition to the spaces required for the Dwelling unit	Not applicable	Not required	Not required	No minimum
Hospital	1 space per 10m ² of GFA; plus 1 ambulance space	Not applicable	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Hotel	1 space per guest room; plus 1 space per 10m ² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m ² GFA of liquor sales area; plus 1	1 space per 100m ² of GFA	√	√	1 space per 50m ² of GFA for lounge, bar and beer

	space per 5m ² of GFA for gaming machines				garden area; plus 1 space per 60m ² of GFA for gaming machines
Indoor sport and recreation	1 space per 15m ² of GFA	1 space per 15m ² of GFA	√	√	3 spaces; plus 1 space per 50m ² GFA for visitors
Intensive animal industry	1 space	Not applicable	Not required	Not required	No minimum
Intensive horticulture	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	Not required	Not required	No minimum
Landing	No minimum	Not applicable	Not required	Not required	No minimum
Low impact industry	1 space per 50m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees

Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum
Market	1 space per 5m ² of GFA of the stalls and the displays	Not applicable	√	Not required	1 space per 10 stalls
Medium impact industry	1 space per 80m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees
Multiple dwelling	In the Loganlea local plan: f. 1.15 covered spaces for dwellings comprising less than 2 bedrooms; g. 1.3 covered spaces for dwellings comprising 2 or more bedrooms; h. 1 vehicle washing space where the use comprises more than 15 dwellings; and i. 0.4 visitor space per dwelling.	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

	For all other land (unless Column 3 applies): g. 1.5 covered spaces for dwellings comprising less than 2 bedrooms; h. 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms; i. 0.25 visitor space per dwelling; and j. 1 vehicle washing space where the use comprises more than 15 dwellings				
Nightclub entertainment facility	1 space per 100m ² of GFA plus 1 space per employee	Not applicable	√	√	No minimum
Office	1 space per 20m ² of GFA of any storey at ground level; plus 1 space per 30m ² of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m ² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Outdoor sales	1 space per 300m ² of	Not applicable	Not required	Not required	No

	display area; plus 1 space per 1.5 employees				minimum
Outdoor sport and recreation (where a bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink	4 spaces for the first rink; plus 2 spaces for the subsequent rink	√	√	No minimum
Outdoor sport and recreation (where a court game)	4 spaces per court	4 spaces per court	Not required.	√	No minimum
Outdoor sport and recreation (where a golf course)	40 spaces per 9 hole course or 80 spaces for 18 hole course	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a golf driving range)	1 space per tee off area; plus 1 space per 20m ² GFA of bar, lounge and other entertainment areas	Not applicable	Not required	√	No minimum
Outdoor sport and recreation (where a swimming pool)	15 spaces; plus 1 space per 100m ² of site area	15 spaces; plus 1 space per 100m ² of site area	√	√	2 spaces per 20m ² of pool area
Outdoor sport and recreation (where outdoor field games)	15 spaces per field	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a sport arena)	1 space for every 3 seats plus 1 bus space per 100 seats	1 space for every 3 seats; plus 1 bus space per 100 seats	√	√	1 space per 250 seats

Outdoor sport and recreation (other than those above)	1 space per 15m ² of GFA	1 space per 15m ² of GFA	√	√	No minimum
Park	No minimum	Not applicable	Not required	Not required	No minimum
Parking station	No minimum	Not applicable	Not required	Not required	No minimum
Permanent plantation	No minimum	Not applicable	Not required	Not required	No minimum
Place of worship	1 space per 10m ² of GFA	Not applicable	√	√	No minimum
Port service (where a marina)	1 space per 10 berths	Not applicable	Not required	Not required	No minimum
Relocatable home park	1 space per dwelling; plus visitor car parking of 1 space per 5 dwellings; plus 1 vehicle washing space per 50 dwellings	Not applicable	Not required	Not required.	No minimum.
Renewable energy facility	No minimum	Not applicable	Not required	Not required.	No minimum
Research and technology industry	1 space per 50m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required.	1 space per 800m ² GFA for employees
Residential care facility	1 space per 5 beds; plus 1 space per full time	1 space per 5 beds; plus 1 space per full time employee; plus 1	√	√	No minimum

	employee; plus 1 ambulance parking space	ambulance parking space			
Resort complex	1 space per guest room; plus 1 space per 10m ² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m ² GFA of liquor sales area; plus 1 space per 5m ² of GFA for gaming machines	1 space per 100m ² of GFA	√	√	1 space per 50m ² of GFA for lounge, bar and beer garden area; plus 1 space per 60m ² of GFA for gaming machines
Retirement facility	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee 1 ambulance parking space	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee; plus 1 ambulance parking space	√	√	No minimum
Roadside stall	No minimum	Not applicable	Not required	Not required	No minimum
Rooming accommodation	0.25 spaces per rented room	0.25 spaces per rented room	Not required	Not required	1 space per 4 rented room

Rural industry	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	Not required	No minimum
Rural workers' accommodation	1 space per bedroom	Not applicable	Not required	Not required	No minimum
Sales office	1 space per employee where for an estate Sales office or display dwelling. 1 space per employee with a minimum of 4 spaces where for a cluster of display dwellings	1 space per employee with a minimum of 4 spaces	Not required	Not required	1 space per 200m ² GFA for employees
Service industry (where a car rental establishment)	1 space per 25m ² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m ² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	Not required	Not required	1 space per 200m ² GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m ² of GFA	1 space per 100m ² of GFA	Not required	Not required	1 space per 200m ² GFA for employees
Service station	2 spaces; plus 1 space per 25m ² of GFA for a Shop of less than 150m ² ; plus 1 spaces per 20m ² of GFA of Shop area exceeding 150m ² ; plus 1 space per 10m ² of GFA for food and drink outlet; plus 5 spaces	2 spaces; plus 1 spaces per 25m ² of GFA for a Shop of less than 150m ² ; plus 1 spaces per 20m ² of GFA of Shop area exceeding 150m ² ; plus 1 space per 10m ² of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be	√	Not required	1 space per 200m ² GFA for employees

	per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	acceptable for service or staff vehicles			
Shop	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√	Not required	1 space per 300m ² GFA
Shopping centre	1 space per 17m ² of GFA for a floor area of 1-10,000m ² GFA 1 space per 20m ² of GFA for a floor area >10,000-30,000m ² GFA. 1 space per 23m ² of GFA for a floor area of >30,000m ² GFA	1 space per 100m ² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Short-term accommodation	1 space per residential unit; plus 1 visitor space per 2 residential units; plus 1 space for a manager resident on the premises; plus 1 space for 20m ² of GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per 4 residential units

Showroom	1 space per 35m ² of GFA	Not applicable	√	Not required	1 space per 750m ² GFA for employees; plus 1 visitor space per 1,000m ² GFA
Special industry	1 space per 150m ² of GFA up to 900m ² ; plus 1 space per 200m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees
Substation	1 space	Not applicable	Not required	Not required	No minimum
Telecommunications facility	1 space per employee with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
Theatre	1 space per 8 seats	1 space per 100m ² of GFA	Not required	Not required	No minimum
Transport depot	1 car space for every truck space; plus 1 space per 2 non-driver employees	Not applicable	√	Not required	No minimum
Tourist park	1 space per site; plus 1 visitor space per 10 sites; plus 1 vehicle washing space per 20 sites; plus 1 space for a manager resident on the premises	Not applicable	Not required	Not required	No minimum

Utility installation	1 space per employee with a minimum of 2 spaces	Not applicable	√	Not required	No minimum
Veterinary service	1 space per 30m ² of GFA	Not applicable	√	√	No minimum
Warehouse (not being a mini-storage establishment)	1 space per 100m ² of GFA	Not applicable	√	Not required	No minimum
Warehouse (being a mini-storage establishment)	1 space per 100 storage units; plus 1 space per employee Minimum traffic circulation accessway width of 6.5m	Not applicable.	√	Not required	No minimum
Wholesale nursery	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Winery	1 space per 10m ² of GFA up to 400m ² GFA for retail and dining areas only, thereafter 1 space per 20m ² GFA for retail and dining areas only; plus 2 spaces per 10m ² of floor area for an outdoor seating area.	1 space per 100m ² of GFA	√	Not required	1 space per 30m ² GFA for retail and dining areas only

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

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

Table 9.4.7.3.3 - Queuing spaces

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

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

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

Column 1 Total number of visitor car parking spaces provided on the premises	Column 2 Minimum number of visitor car parking spaces required in front of a security gate
<6	0
6-10	2
11-20	4
21-30	6
31-40	8
41-50	10
>50	Visitor car parking spaces to accommodate the amount of vehicular traffic likely to be generated by the use

Table 9.4.7.3.5 - Design vehicle for a manoeuvring area

Column 1 Use or user class	Column 2 Design vehicle¹
Adult store	SRV, if less than 500m ² GFA MRV if 500m ² or greater GFA
Agricultural supplies store	AV
Animal keeping	MRV
Aquaculture	HRV
Bulk landscape supplies	HRV
Childcare centre	SRV
Club	HRV
Community care centre	MRV
Crematorium	SRV
Cropping	AV
Educational establishment	HRV/bus
Environment facility	HRV
Food and drink outlet	MRV, if less than 200m ² GFA HRV, if 200m ² or greater GFA
Function facility	HRV
Funeral parlour	SRV
Garden centre	HRV

Hardware and trade supplies	HRV
Health care service	SRV
High impact industry	AV
Hotel	HRV
Indoor sport and recreation	HRV
Intensive animal industry	AV
Intensive horticulture	AV
Low impact industry	HRV
Market	HRV
Medium impact industry	HRV
Multiple dwelling	SRV if comprising 6 to 10 dwellings; HRV if comprising more than 10 dwellings
Night club entertainment facility	HRV
Office	MRV, if less than 1,000m ² GFA HRV, if 1,000m ² or greater GFA
Outdoor sales	AV
Outdoor sport and recreation	HRV/bus
Parking station	B99
Place of worship	SRV
Research and technology industry	HRV
Residential care facility	HRV
Relocatable home park	HRV = bus

Retirement facility	HRV = bus
Rooming accommodation	HRV
Rural industry	AV
Service industry	AV
Service station	AV
Shop	MRV, if less than 500m ² GFA HRV, if 500m ² or greater GFA
Shopping centre	AV
Short term accommodation	HRV
Showroom	HRV
Theatre	HRV
Transport depot	AV
Utility installation	HRV
Wholesale nursery	AV
Warehouse (where a mini storage establishment)	HRV
Warehouse	AV/HRV
Veterinary service	SRV
Use not specific in column 1	Design vehicle specified by the local government

Editor's note - B99 = a car

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

Editor's note - MRV = a medium rigid vehicle

Editor's note - HRV = a heavy rigid vehicle

Editor's note - AV = an articulated vehicle

Table 9.4.7.3.6 - Queuing requirements for particular uses

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