

APPENDIX C

CODE ASSESSMENT



1985

g a s m a n
development
perspectives

planning
environment
landscape
engineering
survey

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		
PO1 A use: 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.	AO1 A use: 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.	AO1 DOES NOT COMPLY The subject site is located within the Industry precinct and proposes a use other than that listed in 6.2.10.2(3)(e)(i) overall outcomes for the Mixed use zone. The development instead proposes Medium impact industry for a scrap metal yard and Outdoor sales. As the development does not comply with AO1, assessment is required against PO1. PO1 DOES NOT COMPLY The subject site is located within the Industry precinct and proposes a use other than that listed in 6.2.10.2(3)(e)(i) overall outcomes for the Mixed use zone. The development instead proposes Medium impact industry for a scrap metal yard and Outdoor sales. As the development does not comply with PO1, assessment is required against OO(3)(e)(i). Please refer to the planning report for this assessment.
PO2 An office function is ancillary to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse.	AO2 An office function, that is ancillary to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse on the	AO2 COMPLIES Whilst not for any of the listed land uses in AO2, the development nonetheless proposes an ancillary office which comprises less than 40% of the proposed use area.

Editor's note - PO2 does not apply where the defined use of 'Office' is proposed.	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.	
Shop		
PO3 A Shop: 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. 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.	AO3 A Shop: 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.	AO3 NOT APPLICABLE A Shop is not proposed.
Food and drink outlet		
PO4 A Food and drink outlet: a. is small-scale; b. serves the local workforces' daily needs.	AO4 A Food and drink outlet: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Food and drink outlet.	AO4 NOT APPLICABLE A Food and drink outlet is not proposed.
Office		
PO5 An Office: a. is small scale; b. serves the needs of the local workforce; c. is not located in the Abattoir precinct or Industry precinct.	AO5 An Office: a. is not located in the Abattoir precinct or Industry precinct; b. has a maximum gross floor area of 200m² per tenancy.	AO5 NOT APPLICABLE An Office is not proposed.

Medium impact industry		
PO6 A medium impact industry: a. is limited to a spray painting workshop involving the spray painting of motor vehicles in a booth; b. is not located in the Abattoir precinct or Retail/commerce precinct; c. complies with the immission and emission standards of the Planning scheme policy 3 - Environmental management.	AO6 No acceptable outcome is provided.	PO6 DOES NOT COMPLY The development proposes a Medium impact industry land use and: a. does not comply – does not involve a spray painting workshop involving the spray painting of motor vehicles in a booth. Instead, a scrap metal yard is proposed; b. complies – the site is not located within the Abattoir precinct or Retail/commerce precinct; and c. complies – complies with the standards of PSP 3. As the development does not comply with PO6, assessment is required against OO3(e)(ii). Please refer to the planning report for this assessment.
Design		
Building height		
PO7 A building has a height that: a. is responsive to the topography of the site; b. is compatible with the height of surrounding buildings; c. avoids overshadowing of premises in the residential zone category; d. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	AO7 A building has a maximum building height of 12 metres where within 15 metres of the residential zone category, otherwise: a. 15 metres where not located in the Industry precinct; or b. 20 metres where located in the Industry precinct; or c. that complies with Figure 6.2.10.3.1 - Browns Plains Road building heights.	AO7 COMPLIES The subject site is located within the Industry precinct and has a proposed building height well below 20 metres.

Boundary Clearance		
PO8 Development provides boundary clearances that: a. allows for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. are consistent with the character for the zone; d. relates to the existing streetscape character.	AO8 Development, other than an existing lawful building, provides: a. a road boundary clearance: i. a minimum of four metres; or ii. where the building or structure aligns with the building setback of one or more adjoining buildings; b. a minimum side and rear boundary clearances of three metres.	AO8 DOES NOT COMPLY The development proposes a three-metre setback from the road to the sales display area a two-metre eastern side boundary setback and a 0m western side and rear boundary setback. As the development does not comply with AO8, assessment is required against PO8. PO8 COMPLIES The proposed boundary clearances: a. allow for the separation of structures (domes) and material stockpiles consistent with the expected industrial amenity of the surrounding area, noting that residential land uses are not located within proximity to the subject site; b. allow adequate access to natural light and ventilation; c. are consistent with the established industrial character of the zone and precinct; and d. are consistent with the existing streetscape character along Cairns Street.
Built form		
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;	AO9 No acceptable outcome provided.	PO9 COMPLIES The development will utilise the site's existing dwelling, converting it to an ancillary office.

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.		
Amenity		
General emissions		
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.	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 the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s2) 1/80Hz.	AO10 COMPLIES The proposed development is relatively low impacting, with activities involving the sorting and recycling of industrial materials, primarily by hand. However, the use will involve a small metal recycling component (consisting of sorting and distribution only). No fragmentiser or shearing operations will be present on site. The site is also located at least 350 metres south and 700 metres west of land containing sensitive land uses. These sensitive land uses are adequately separated from the subject site and are unlikely to experience adverse amenity impacts as a result of the proposed development.

Reverse amenity		
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.	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.	AO11 NOT APPLICABLE Development is not for a sensitive land use within 100m of government supported transport infrastructure.
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.	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	AO12 NOT APPLICABLE Development is not for a sensitive land use.
	Column 1: Separation distance	
	Column 2: Use	
	1,500 metres	
	500 metres	
	500 metres	
	300 metres	
	300 metres	
	250 metres	
PO13	AO13	AO13 NOT APPLICABLE

Accommodation activities being Caretaker's accommodation or Short-term accommodation mitigate potential adverse impacts from uses in other zones.	Accommodation activities being Caretaker's accommodation or Short-term accommodation comply with the immission standards of Planning scheme policy 3 - Environmental management.	Development is not for an accommodation activity.
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 Development is not for a sensitive land use.
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.	PO15 NOT APPLICABLE The subject site is not Lots 4, 5, 6, 7, 8, 9, 10 on RP106788 or Lot 1 on RP161971
Interface with a sensitive land use		
PO16 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.	AO16 Development provides a 5 metre wide landscaped buffer and an acoustic fence with a height of 6 metres: 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.	AO16 NOT APPLICABLE The subject site is not located where shown in Figure 6.2.10.3.2 - Berrinba amenity buffer.
PO17 Development in the Enterprise precinct or Industry precinct protects the visual amenity of	AO17 Development in the Enterprise precinct or Industry precinct provides a minimum of 3 metre wide landscape screening buffer where adjoining	AO17 NOT APPLICABLE The subject site is in the industry precinct, however the site does not adjoin a premises in the residential zone category.

residential premises interfacing with the Enterprise precinct or Industry precinct.	premises in the residential zone category in accordance with the requirements of section 3.7.4 of Planning scheme policy 5 - Infrastructure.	
Service areas and parking		
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.	AO18 A development: - locates any new parking areas underground or behind the building; - screens plant, equipment, services and outdoor storage of materials from public view; - site with more than one street frontage use the rear lane and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas; - ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.	AO18 COMPLIES The development: - locates parking areas behind the sales display area and the ancillary office; - screens the development behind a three-metre-wide frontage landscape buffer; - n/a – the site has a single road frontage only; and - proposes two vehicle entrances of a typical industrial standard and width.
For assessable development only		
Design		
Built form		
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.	AO19 No acceptable outcome provided.	PO19 COMPLIES The development will not produce any spectacular rays.
Crime prevention through environmental design		

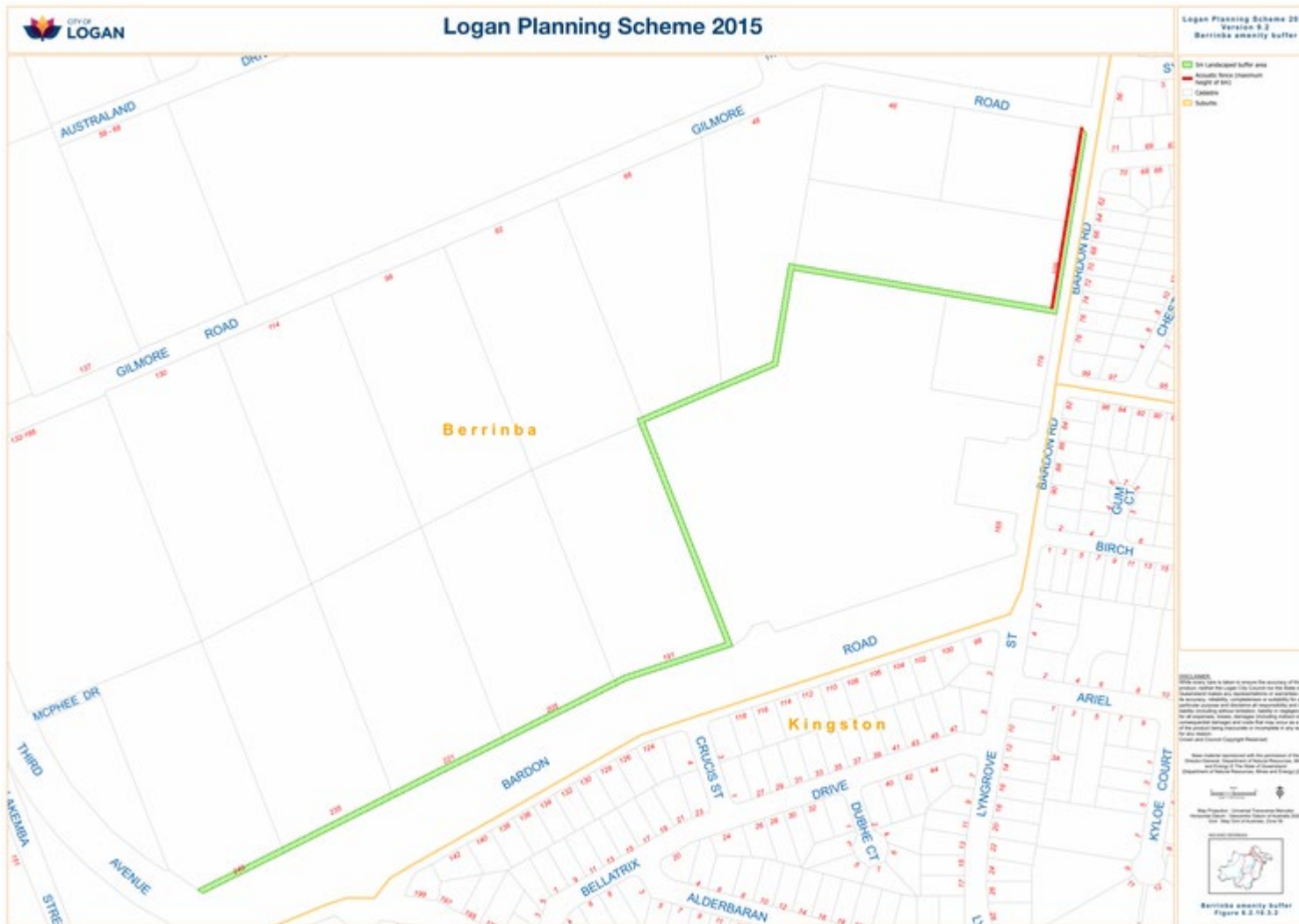
PO20 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	AO20 No acceptable outcome provided.	PO20 COMPLIES The site has been designed to support CPTED principals by allowing for: • casual surveillance across the site facilitated through windows within the office overlooking the site and street; • easy wayfinding for pedestrians and other visitors by locating display sales areas and ancillary office at the front of the site; • deterring unintended and illegitimate access to the premises by installing fencing and gates; and • limiting opportunities for vandalism.
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: a. footpath paving; b. street trees; c. landscaping.	AO21 No acceptable outcome provided.	PO21 COMPLIES The existing streetscape arrangement along Cairns Street will be maintained in accordance with the established industrial character of the area.
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	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. AO22.2	AO22.1 – AO22.2 NOT APPLICABLE The development does not involve the sale or consumption of liquor, nor does it provide for gaming.

assessment report prepared in accordance with Part 2 of Planning scheme policy 7 — Social and health impact assessment.	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.	PO23 NOT APPLICABLE The subject site does not front Logan River Road between Teys Road and Gardiner Road.

Figure 6.2.10.3.1 - Browns Plains Road building heights



Figure 6.2.10.3.2 - Berrinba amenity buffer



8.2.5 Flood hazard overlay code

8.2.5.1 Application

1. This code applies to all development for which the Flood hazard overlay code is identified as an assessment benchmark 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, in Part 5 - Tables of assessment.

Note - The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note - Pursuant to section 32(a) of the *Building Act 1975* and part 3, section 8(1)(a) of the *Building Regulation 2021*, land identified in a High flood risk area, Moderate flood risk area, Low flood risk area or Flood investigation area on Flood hazard overlay map OM-05.04 is the 'designated flood hazard area' for the National Construction Code and Queensland Development Code.

Note - For the purposes of section 32(a) of *Building Act 1975* and part 3, section 8(1)(b) of the *Building Regulation 2021*, where in the designated flood hazard area:

- a. the defined flood level is the level of the defined flood event, unless otherwise specified in Table 8.2.5.3.3 of 8.2.5 Flood hazard overlay code or Table 9.3.2.3.3 of 9.3.2 Dual occupancy and Dwelling house code;
- b. a freeboard greater than 300mm as identified in Table 8.2.5.3.3 of 8.2.5 Flood hazard overlay code or Table 9.3.2.3.3 of 9.3.2 Dual occupancy and Dwelling house code;
- c. the finished floor level for class 1 buildings as identified in Table 8.2.5.3.3 of 8.2.5 Flood hazard overlay code or Table 9.3.2.3.3 of 9.3.2 Dual occupancy and Dwelling house code.

8.2.5.2 Purpose

1. The purpose of the Flood hazard overlay code is to ensure development:
 - a. avoids flood risk or where not possible to avoid, mitigates the exposure of people, property, infrastructure and the environment to a tolerable level of flood risk;
 - b. maintains the accessibility and functionality of Essential community infrastructure activities and Vulnerable use activities during and after all flood events;
 - c. improves the resilience of buildings to flood risk, while maintaining built form and amenity expectations;
 - d. supports safe, self-evacuation and does not increase the emergency management response or recovery burden;
 - e. increases the community's resilience to flood risk and minimises flood recovery time;
 - f. does not result in unacceptable flood risk to people, property, infrastructure and the environment;

- g. minimises the exposure of people to isolation during flood events;
 - h. maintains the natural functions of the floodplain for the storage and conveyance of floodwaters and avoids adverse impacts on overland flow paths.
2. The purpose of the Flood hazard overlay code will be achieved through the following overall outcomes:
- a. Development in a High flood risk area identified on Flood hazard overlay map OM-05.04 does not expose people, property, infrastructure and the environment to intolerable flood risk by:
 - i. limiting development to the following compatible land uses where consistent with the intent of the underlying zone:
 - A. Rural activities other than Rural industry, Intensive animal industry or Intensive horticulture; or
 - B. Nature-based tourism and where involving accommodation, development is located outside of areas impacted by flash flooding and there are no habitable buildings permanently attached to the land; or
 - C. where in the Environmental management and conservation zone or Recreation and open space zone, a use other than an accommodation land use and, if involving Nature-based tourism, meets overall outcome 2(a)(i)(B); or
 - D. a use other than an accommodation land use or Vulnerable use activities, and there is no increase to the existing lawful building footprint; or
 - E. where associated with an existing lawful accommodation land use, there is no increase to the number of persons on the premises and there is no increase to the existing lawful building footprint;
 - ii. limiting reconfiguring a lot to:
 - A. realignment of boundaries where not materially increasing the exposure of new lots to a High flood risk area, unless for the purpose of a drainage or environmental reserve; or
 - B. creating an additional lot where the development envelope area is located outside of a High flood risk area, or the additional lot is only for the purpose of a drainage or environmental reserve;
 - iii. increasing the resilience of development to flood risk through building location, design and operations;
 - iv. maintains the existing conveyance function of the High flood risk area.
 - b. Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 incorporates building location, design and operations that mitigate flood risk to people, property, infrastructure and the environment to a tolerable or acceptable level.
 - c. Development involving an accommodation land use located in a Low flood island identified on Flood hazard overlay map OM-05.01 does not expose people to an unacceptable level of risk.
 - d. Other than for a Hospital located in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, Vulnerable use activities:
 - i. are located outside of a Moderate flood risk area, High flood risk area or a High flood island identified on Flood hazard overlay map OM-05.04 and OM-05.01;
 - ii. are located in a Low flood risk area identified on Flood hazard overlay map OM-05.04 only where:
 - A. if people reside on the premises, buildings have a flood planning level above the probable maximum flood to protect vulnerable members of the community;

- B. buildings are designed to be resilient to all flood events and reduce flood recovery time;
- C. there is a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees;
- iii. maintain functionality and accessibility during and after all flood events;
- iv. do not increase the exposure of people to isolation during all flood events up to and including the probable maximum flood.
- e. A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 advances the intended health centre services while mitigating flood risk to people, property, infrastructure and the environment through:
 - i. incorporating a building location, design and operations that are resilient to flood events;
 - ii. maintaining functionality during and after all flood events, including the probable maximum flood;
 - iii. not exposing people or property to unacceptable risk during a defined flood event.
- f. Essential community infrastructure activities are not located in the floodplain, unless:
 - i. there is an overriding planning need for the use that cannot be met in a location outside of the floodplain;
 - ii. development incorporates building location, design and operations that reduce the potential impacts of flooding;
 - iii. development maintains functionality during and after all flood events, including the probable maximum flood;
 - iv. where for Emergency services, development is accessible during and after all flood events up to and including the probable maximum flood.
- g. Development in a Flood investigation area identified on Flood hazard overlay map OM-05.04:
 - i. does not increase exposure of people, property and infrastructure to flood risk; or
 - ii. demonstrates the development is compatible with the level of flood risk, including achieving the outcomes as relevant for a:
 - A. High flood risk area;
 - B. Moderate flood risk area;
 - C. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities.

Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Overall Outcome g(ii).

- h. Development does not locate buildings or structures in a High flow area.
- i. Development is able to function safely during flood events up to and including the defined flood event.
- j. Development minimises flood recovery time, rebuilding costs and disruption to residents, businesses and the community.
- k. Development does not compromise amenity, environmental, parks and open space outcomes in delivering flood risk mitigation strategies.
- l. Development protects personal health, safety and the environment from the release of hazardous materials during a flood event.
- m. Development does not add to emergency management or the evacuation burden during or after a flood event.
- n. Development:

- i. involving an accommodation land use or new lots intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, has safe vehicle access to a low flood hazard road and road network that supports safe and efficient access to a suitable flood-free area that contains essential goods;

ii. not involving an accommodation land use (or new lots intended for a future accommodation land use) or Vulnerable use activities, has safe vehicle access to a low flood hazard road that supports safe and efficient self-evacuation, or is only isolated for a short duration from creek or overland flow flooding and has safe refuge available during flood events;

iii. plans for the orderly and safe evacuation of people, including being supported by a flood emergency management plan in particular circumstances;

iv. does not rely upon flood emergency management plans to alter land use tolerability to flood risk.

Editor's note - Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.

- o. Development does not directly, indirectly or cumulatively adversely impact the function of the floodplain and overland flow paths on the premises and off-site, including adjoining premises, infrastructure and the environment.

p. Development does not change the flood storage capacity or alter flood characteristics outside of a premises in a way that would result in:

i. loss of flood storage;

ii. loss or change to flow paths;

iii. alteration in the speed of water flows;

iv. reduction in flood warning times elsewhere in the floodplain.

8.2.5.3

Assessment benchmarks for assessment development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Part A - Risk compatibility (other than a Home-based business)		
Material change of use		

PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area. Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.	AO1 Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.	AO1 NOT APPLICABLE The subject site is not located within the High flood risk area.
PO2 Vulnerable use activities: a. are not located in a High flood island identified on Flood hazard overlay map OM-05.01; b. are located outside of the floodplain unless located in: i. a Low flood risk area identified on Flood hazard overlay map OM-05.04; or ii. the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital.	AO2 No acceptable outcome provided.	PO2 NOT APPLICABLE The development is not for a vulnerable use activity.
PO3 Essential community infrastructure activities are not located in the floodplain unless: a. there is an overriding planning need for the use; b. there is no alternative site located outside of the floodplain that would address the identified need;	AO3 No acceptable outcome provided.	PO3 NOT APPLICABLE The development is not for essential community infrastructure.

c. development maintains functionality during and after all flood events, including the probable maximum flood; d. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.		
PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04, unless it: a. is demonstrated to be compatible with the level of flood risk; b. delivers the relevant outcomes for the flood risk area, including a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	AO4 No acceptable outcome provided.	PO4 COMPLIES The subject site is located outside the Flood investigation area.
Reconfiguring a lot		
PO5 Development provides a development envelope area that is:	AO5 Development provides a development envelope area above the flood level during the defined flood	AO5 NOT APPLICABLE Reconfiguring a lot is not proposed.

a. above the flood level during the defined flood event; b. of an area and dimensions to accommodate the activities associated with the intended use.	event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.	
PO6 Each lot has a development envelope area located outside a High flood risk area identified on Flood hazard overlay map OM-05.04, except where limited to: a. the rearrangement of boundaries and flood risk is not materially increased on new lots; or b. creating an additional lot for the purpose of a drainage or environmental reserve.	AO6 No acceptable outcome provided.	PO6 NOT APPLICABLE Reconfiguring a lot is not proposed.
PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is limited to: a. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or b. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area and High flood island where involving Essential	AO7 Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04.	AO7 NOT APPLICABLE Reconfiguring a lot is not proposed.

community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).		
Part B - Resilient building location, design and operations (other than a Home-based business)		
PO8 Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	AO8.1 New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. AO8.2 Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	AO8.1 – AO8.2 COMPLIES The subject site is located outside of the high flow area.
PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development: a. mitigates the risk of flooding to buildings and structures; b. minimises risk of injury to life and damage to property and infrastructure; c. maintains functionality during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO9 No acceptable outcome provided.	PO9 NOT APPLICABLE The development is not for a hospital in the Meadowbrook flood assessment area.
PO10	AO10	PO10 COMPLIES

Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.	No acceptable outcome prescribed.	The subject site is largely outside the mapped flood hazard area during the defined flood event, with only the entry driveway experiencing a small amount of inundation (up to 30 centimeters).
PO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to: a. pedestrian and vehicular safety; b. a building or other structure. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.	AO11 COMPLIES The subject site is largely outside the mapped flood hazard area during the defined flood event, with only the entry driveway experiencing a small amount of inundation (up to 30 centimeters).
PO12 Basement access and openings are designed and located to: a. ensure safety during a flood event; b. improve resilience to flood events; c. reduce recovery time after flooding; d. minimise economic loss to individual and public assets stored in the basement. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO12 All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.	AO12 NOT APPLICABLE A basement is not proposed.
PO13 Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the:	AO13 The function of essential building services and infrastructure is maintained during a flood event by:	AO13 COMPLIES The subject site is largely outside the mapped flood hazard area during the defined flood event, with only the entry driveway experiencing a small amount of inundation (up to 30 centimeters). Therefore, all essential building services and

a. defined flood event for uses other than Essential community infrastructure activities or Vulnerable use activities; or b. probable maximum flood for Essential community infrastructure activities or Vulnerable use activities. Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges, and communal assets and materials (such as waste bins or chemicals). Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	a. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.04; b. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or c. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: i. the defined flood event where not involving Essential community infrastructure activities or Vulnerable use activities; ii. the probable maximum flood where for Essential community infrastructure activities or Vulnerable use activities.	infrastructure are protected during the defined flood event.
PO14 Screening the understorey of a building: a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.04; b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO14 No acceptable outcome provided.	PO14 NOT APPLICABLE The screening of an understorey is not proposed.
Storage, manufacturing or handling of hazardous materials		
PO15	AO15.1	AO15.1 – AO15.2 NOT APPLICABLE

Development protects public safety and the environment from release of hazardous materials into floodwaters by: a. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.04 and OM-05.02; b. ensuring hazardous materials are stored to prevent the release or hazardous reaction of hazardous materials during flood events, including events rarer than the defined flood event.	Development involving the manufacturing or storage of hazardous materials, or involving hazardous chemicals at a hazardous chemical facility is located outside of a: a. High flood risk area identified on Flood hazard overlay map OM-05.04; b. High flow area identified on Flood hazard overlay map OM-05.02. AO15.2 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04: a. does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or b. ensures the storage of hazardous materials is located above the 0.2% AEP at 2100 flood event.	The development does not involve the storage, use or manufacturing of hazardous chemicals or materials.
Part C - Access and evacuation (other than a Home-based business)		
PO16 Development involving Vulnerable use activities, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO16 No acceptable outcome provided.	PO16 NOT APPLICABLE The development does not involve vulnerable use activities.

PO17 Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO17 During the defined flood event, development for an accommodation land use has a: a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	AO17 NOT APPLICABLE Development does not involve accommodation activities.
PO18 Development has a low flood hazard vehicle route from dwellings to a flood-free or low flood hazard road.	AO18 During the defined flood event, development involving a new dwelling or an increase in bedrooms, has a flood-free vehicle route from dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	AO18 NOT APPLICABLE The development does not involve the establishment of a new dwelling or increase in the number of bedrooms.
Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route		



Route not
impacted by flooding

Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route

 The diagram illustrates a flood hazard scenario. At the top, a grey area is labeled 'FLOOD-FREE ROAD'. Below it, a blue wavy line represents a flooded area. A red circle with a white 'X' is placed on the flooded area, with a black dot below it. A line connects the black dot to a grey building icon, representing a route impacted by flooding. The label 'Route impacted by flooding' is positioned below the building.		
PO19 Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO19 Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, ensures each lot during the defined flood event has a: a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	AO19 NOT APPLICABLE Development is not for reconfiguring a lot within a residential zone.
PO20	AO20	AO20 DOES NOT COMPLY

Development, other than where PO16-PO19 is applicable: - ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood hazard road; or - is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is: - above the defined flood event; - not a Low flood island identified on Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.	The development does not have flood-free vehicle access to a road that is above the flood level during the defined flood event. As the development does not comply with AO20, assessment is required against PO20. PO20 COMPLIES The development does not have low flood hazard vehicle access to a low flood hazard road during the defined flood event. Whilst the site becomes isolated during the defined flood event, the site itself is: - located completely above the defined flood event (except for a small part of the driveway entry which is subject to flooding up to 30 centimeters); and - is not a low flood island; and - is not impacted by flash flooding during the defined flood event.
PO21 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome. Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or	AO21 No acceptable outcome provided.	PO21 NOT APPLICABLE The development is not listed in Table 8.2.5.3.5.

acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.		
Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)		
PO22 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO22 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed: a. a total volume of 20m³; b. a total area of 2,000m².	AO22 NOT APPLICABLE The subject site is not located within the High flood risk area or the Flood investigation area.
PO23 Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO23 The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	AO23 NOT APPLICABLE Cut and fill is not proposed.
PO24 Development does not involve works that would either directly, indirectly or cumulatively: a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. result in a loss of floodplain storage up to and including the defined flood event;	AO24 No acceptable outcome provided.	PO24 COMPLIES The subject site is largely unaffected during the defined flood event, with only a small part of the entry driveway affected by flooding, with depths up to 30 centimeters. Based on this the development will not either directly, indirectly or cumulatively: a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties;

d. adversely impact the role and function of waterways and areas of ecological significance; e. adversely affect adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.		b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. result in a loss of floodplain storage up to and including the defined flood event; d. adversely impact the role and function of waterways and areas of ecological significance; e. adversely affect adjoining premises, infrastructure and the environment.
PO25 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO25 No acceptable outcome provided.	PO25 COMPLIES The subject site is largely unaffected during the defined flood event, with only a small part of the entry driveway affected by flooding, with depths up to 30 centimeters. Based on this the development will not adversely change any flood characteristics for all flood events up to and including the defined flood event.
PO26 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO26 No acceptable outcome provided.	PO26 COMPLIES The subject site is largely unaffected during the defined flood event, with only a small part of the entry driveway affected by flooding, with depths up to 30 centimeters. Based on this, the development will not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including the PMF event.

PO27 A stormwater quality improvement device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quality improvement device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO27 A stormwater quality improvement high flow outlet device is located: a. above the 5% AEP flood event caused by local flooding; b. above the 5% AEP flood event caused by regional flooding.	AO27 COMPLIES The site's existing stormwater arrangement is to be maintained.
PO28 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO28 A stormwater quantity management outlet device is located above the 2% AEP flood event.	AO28 COMPLIES The site's existing stormwater arrangement is to be maintained.
PO29 Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.	AO29 Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.	AO29 NOT APPLICABLE Filling and excavation is not proposed.
Part E - A Home-based business		
PO30 A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and	AO30.1 In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve: a. non-resident staff or visitors to the premises; b. new buildings or structures associated with the home-based business.	AO30.1 – AO30.2 NOT APPLICABLE Development is not for a home-based business.

demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO30.2 Buildings, structures and storage of items associated with a Home-based business are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	
PO31 A Home-based business being a bed and breakfast or farm stay has: a. low flood hazard vehicle manoeuvring areas; b. low flood hazard vehicle access to a low flood hazard road.	AO31 A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has: a. flood-free vehicle manoeuvring areas during a defined flood event; b. flood-free vehicle access to a road above the flood level during a defined flood event.	AO31 NOT APPLICABLE Development is not for a home-based business.

Table 8.2.5.3.2 - Land use compatibility in a high flood risk area

Zone	Land use (where consistent with the intent of the underlying zone)	Qualifying criteria
Environmental management and conservation zone or Recreation and open space zone	A use other than an accommodation land use	N/A
	Nature-based tourism other than involving accommodation	N/A
	Nature-based tourism involving accommodation	If - a. located outside an area of flash flooding; b. there are no permanent habitable buildings or structures attached to the land in a High flood risk area
	Rural activities other than Rural industry, Intensive animal industry or Intensive horticulture	N/A

Any zone other than Environmental management and conservation zone or Recreation and open space zone	Nature-based tourism other than involving accommodation	N/A
	Nature-based tourism involving accommodation	If - a. located outside an area of flash flooding; b. there are no permanent habitable buildings or structures attached to the land in a High flood risk area
	A use other than: a. accommodation land use; or b. Vulnerable use activities	If there is no increase to the existing building footprint
	An existing lawful accommodation land use	If - a. there is no increase to the existing building footprint; b. there is no increase in the number of persons on the premises in a High flood risk area

Table 8.2.5.3.3 - Minimum flood planning levels

Column 1 Use	Column 2 Minimum flood planning level
Uses other than Essential community infrastructure activities and Vulnerable use activities (building floor level and essential building services)	
Where in a High flood risk area, Moderate flood risk area or Flood investigation area on Flood hazard overlay map OM-05.04 Note - Where located in a Flood investigation area, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the level of the flood event identified in Column 2 corresponding to the applicable use identified in Column 1.	
Accommodation land use	Habitable rooms and essential building services - defined flood event + 500mm freeboard Non-habitable rooms - above the defined flood event Basement Entry/Exit - defined flood event + 300mm freeboard

An industry activity involving the manufacture or storage of noxious or hazardous materials (e.g. a regional fuel storage facility)	0.2% AEP flood level at 2100
Educational establishment where for vocational trade training only	Building floor level - defined flood event + 500mm freeboard Essential building services - defined flood event + 500mm freeboard
Transport infrastructure as defined by the Regulation	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency
Warehouse, being a food storage warehouse	0.5% AEP flood level at 2100
Where involving the storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level at 2100
Development involving the use of a Class 5, 6 & 9b building other than specified above	Defined flood event + 500mm freeboard
Development involving the use of Class 7(b) or 8 building other than specified above	Building floor level - defined flood event Essential building services - defined flood event + 500mm freeboard
Any other use other than listed above	Defined flood event + 500mm freeboard
Essential community infrastructure activities (building floor level and essential building services)	
Emergency services	0.2% AEP flood level at 2100 + 500mm freeboard
Major electricity infrastructure	0.2% AEP flood level at 2100 + 500mm freeboard
Renewable energy facility	0.2% AEP flood level at 2100 + 500mm freeboard
Substation	0.5% AEP flood level at 2100 + 500mm freeboard

Telecommunications facility Utility installation where not otherwise listed in this table	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency
Utility installation being power station	0.2% AEP flood level at 2100 + 500mm freeboard
Utility installation, being a sewage treatment plant or water treatment plant	0.2% AEP flood level at 2100 + 500mm freeboard
Vulnerable uses activities (building floor level and essential building services)	
Where located in Meadowbrook flood assessment area on Flood hazard overlay map OM-05.03	
Vulnerable use activities, being a Hospital	0.2% AEP flood level at 2100 + 500mm freeboard
Where located in the Low flood risk area on Flood hazard overlay map OM-05.04	
Vulnerable use activities	Above the flood level of the probable maximum flood

Table 8.2.5.3.4 - Development envelope area

Zone or precinct	Development envelope area specification	
	Minimum area	Minimum dimension (length and width)
Rural zone	2,000m ²	30m
Rural residential zone		
Environmental management and conservation zone - Environmental management precinct		
Environmental management and conservation zone - Rural environmental management precinct		
All other zones	The entire lot	-

Table 8.2.5.3.5 - Development requiring a flood emergency management plan

Use	Qualifier
Vulnerable use activities	Where involving an active management entity and in a Low flood risk area identified on OM-05.04
Nature-based tourism	Where involving accommodation and an active management entity
Resort complex	Where involving an active management entity
Tourist park	Where involving an active management entity
Multiple dwelling	Where involving an active management entity and in a: a. Moderate flood risk area identified on OM-05.04 and the premises or vehicle route during evacuation is inundated during the defined flood event; or b. Flood investigation area identified on OM-05.04
Rooming accommodation	
Rural workers' accommodation	
Short-term accommodation	
Any development	Where involving an active management entity and development involves an access easement to provide flood-free or low flood hazard vehicle access to a flood-free or low flood hazard road

Note - There may be other circumstances in which development will require a flood emergency management plan to manage the residual flood risk to the development.

Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.

9.4.3 Infrastructure code

9.4.3.1 Application

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

9.4.3.2 Purpose

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

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

9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
----------------------	---------------------	----------

For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	AO1 COMPLIES
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; 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.	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 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;	AO2 COMPLIES The site's existing service and infrastructure connections will be maintained.

	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.	
Location of development		
PO3 Development is located to protect trunk infrastructure networks.	AO3 Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	AO3 COMPLIES The subject site is located outside all planned trunk networks.
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure;	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	AO4 NOT APPLICABLE The development will not be accessed by common private title.

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.	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>.	
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 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.	AO5 COMPLIES The site's existing water supply arrangement will be maintained.
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.	AO6.1 – AO6.2 COMPLIES The development includes refuse and recycling collection and storage facilities. The location and design of these facilities does not create any adverse amenity impacts on uses either on or adjoining the site.
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.	AO7 NOT APPLICABLE Development does not involve the disposal of trade waste.
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.	AO8 COMPLIES The site's existing stormwater management arrangement will be maintained.

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.	AO9 COMPLIES The site's existing stormwater management arrangement will be maintained.
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; 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.	AO10 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	AO10 COMPLIES The site's existing stormwater management arrangement will be maintained.
Movement network		
PO11	AO11	AO11 COMPLIES

The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	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.	The development will not cause or contribute to projected traffic levels exceeding that identified in Table 3.4.1.4.2 or Table 3.4.1.4.3, given the low traffic demand generated.
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.	AO12 NOT APPLICABLE Development will not generate more than 3,000 vehicle trips per average weekday.
For assessable development only		
Land use and transport integration		
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m ² or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes;	AO13 No acceptable outcome provided.	PO13 NOT APPLICABLE The subject site is not located within 400 metres of existing or proposed public transport facilities.

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.		
---	--	--

Table 9.4.3.3.2 - Water storage for fire fighting

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

9.4.4 Landscape code

9.4.4.1 Application

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

9.4.4.2 Purpose

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

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

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

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists;	AO1 Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	AO1 COMPLIES Landscape work will be carried out in accordance with the submitted Landscape Intent Plan.

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

9.4.5 Management of emissions and hazardous activities code

9.4.5.1 Application

1. 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;
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.5.2 Purpose

1. 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.
2. 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		
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.	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: a. the indoor objectives of the Environmental Protection (Noise) Policy 2008 are met; b. the requirements identified in Table 3.2.1.1 - Noise emission standards for the protection of residential amenity are met; c. the requirements identified in Table 3.2.1.2 - Noise emission standards for the protection of general amenity are met; d. the air quality objectives in the Environmental Protection (Air) Policy 2008 are met; e. the requirements identified in Table 3.2.2.1 - Air emission standards are met; f. noxious and offensive odours are not experienced at the boundary of a sensitive land use.	AO1 COMPLIES The proposed development is relatively low impacting, with activities involving the sorting and recycling of industrial materials, primarily by hand. However, the use will involve a small metal recycling component (consisting of sorting and distribution only). No fragmentiser or shearing operations will be present on site. The site is also located at least 350 metres south and 700 metres west of land containing sensitive land uses. These sensitive land uses are adequately separated from the subject site and are unlikely to experience adverse amenity impacts as a result of the proposed development.
Flammable and combustible liquids		
PO2	AO2 A Service station:	AO2 NOT APPLICABLE Development is not for a service station.

A Service station is designed and constructed to ensure that on-site operations: a. do not cause environmental harm; b. do not result in the release of untreated pollutants; c. prevent the emission of contaminant to land, surface water or groundwater.	a. is designed and constructed to comply with: i. AS1940-2004 - The storage and handling of flammable and combustible liquids; ii. AS/NZS 1596:2008 - The storage and handling of LP Gas; iii. Equipment Level 1 of AS4897-2008 - The design, installation and operation of underground petroleum storage systems; iv. AS4977-2008 - Petroleum products - Pipeline, road tanker compartment and underground tank identification; b. has installed and maintains and operates Stage 1 and Stage 2 Vapour Recovery Systems in compliance with NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations; c. is designed and managed to prevent the discharge of contaminants to the stormwater system by discharging contaminants in the fuel dispensing area (under canopy) and underground storage tank remote fill point to a blind sump with a minimum capacity of 10kL; d. has a spill activated cut-off valve installed.	
PO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to ensure that on-site operations: a. do not cause environmental harm;	AO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to comply with: a. AS1940-2004 - The storage and handling of flammable and combustible liquids;	AO3 NOT APPLICABLE The development does not involve the storage or dispensing of petroleum.

b. do not result in the release of untreated pollutants; c. prevent the emission of contaminant to land, surface water or groundwater.	b. AS1692-2006 - Steel tanks for flammable and combustible liquids; c. AS1657-2013 - Fixed platforms, walkways, stairways and ladders - Design, construction and installation; d. UL 142-1968 - Steel Above Ground Tanks for Flammable and Combustible Liquids; e. ULC S601.00 - Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids.	
PO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are decommissioned appropriately.	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.	AO4 NOT APPLICABLE The development does not involve the storage or dispensing of petroleum from underground tanks.
Hazardous chemicals		
PO5 Buildings containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	AO5 Buildings containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.	AO5 NOT APPLICABLE The development does not involve the storage or use of fire-risk hazardous chemicals.
PO6 Aboveground storage areas containing hazardous chemicals and fuels are designed with spill containment systems.	AO6 Bunded areas for the storage of hazardous chemicals and fuels are provided: a. in a separate enclosed area with an impervious floor; b. of a capacity at least 100 percent of the capacity of the largest tank or package plus 25 percent of the combined capacity;	AO6 NOT APPLICABLE The development does not involve the storage or use of hazardous chemicals or fuels.

	c. 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

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

9.4.7.2 Purpose

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

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

9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: a. the particular circumstances of the premises including the: i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises;	AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.	AO1 COMPLIES The development is required to provide car parking at the following rates for each land use: • Medium impact industry - 1 space per 80m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter • Outdoor sales - 1 space per 300m² of display area; plus 1 space per 1.5 employees This results in a minimum parking requirement of 14 spaces for the Medium impact industry aspect and 6 for the outdoor sales aspect. The development actually provides for 15 spaces for the Medium impact industry land use and 10 spaces for the Outdoor sales aspect (an additional 5 spaces).

b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.		Therefore, overall, the development meets the required parking requirements.
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.	AO2 COMPLIES Security gates will remain open during business hours to ensure visitors can easily access parking on site.
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.	AO3 COMPLIES The development provides vehicle parking that: a. is kept, used and maintained exclusively for car parking b. is accessible to all employees and visitors during normal hours of operation; and c. all security gates will remain open during business hours to ensure employees and visitors can easily access parking on site.
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.	AO4 NOT APPLICABLE Motorcycle parking is not required.
Provision of bicycle parking		
PO5	AO5	AO5 COMPLIES

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.	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.	The site can accommodate required bicycle parking.
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.	AO6 COMPLIES The development provides for full on-site maneuvering for all vehicles up to and including an articulated vehicle.
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	AO7 A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.	AO7 NOT APPLICABLE A vehicle washbay is not proposed. However, a product washbay is proposed instead. This washbay discharges to a grassed swale.
Car park access		
PO8	AO8	AO8 COMPLIES

Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	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.	
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 COMPLIES
Design and construction of a car parking area		
PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point;	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 COMPLIES

g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows.		
Waste management		
PO11 Development layout provides for refuse servicing which: a. is located wholly within the site; b. is clearly defined, safe and easily accessible;	AO11.1 Development ensures that an on-site service bay for refuse collection is designed: a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management;	AO11.1 – AO11.2 COMPLIES The site enables full on-site maneuvering for a refuse collection vehicle.

c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area.	b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises. AO11.2 Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.	
For assessable development		
Vehicle queuing		
PO12 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.	AO12 No acceptable outcome provided.	PO12 NOT APPLICABLE A drive-through facility is not proposed.

Table 9.4.7.3.2 - Vehicle parking and servicing

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

		b. Medium density residential zone where not at Browns Plains or Park Ridge.			
Adult store	1 space per 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: a. 4 spaces, if the premises is used for the boarding of animals; or b. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Bar	1 space per 10m ² of GFA bar area (excluding staff only areas); plus 1 space	1 space per 100m ² of GFA.	√	Not required	No minimum

	per 3 gaming machines for gaming machines				
Brothel	5 spaces per 100m ² of GFA	Not applicable	Not required	Not required	No minimum
Bulk landscape supplies	1 space per 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 per 10 visitors	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	√	√	No minimum
Crematorium	1 space per employee	Not applicable	√	√	No minimum.

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

	area for an outdoor seating area.				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 per 200m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² 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 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
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: • 1.15 covered spaces for dwellings comprising less than 2 bedrooms; • 1.3 covered spaces for dwellings comprising 2 or more bedrooms; • 1 vehicle washing space where the use comprises more than 15 dwellings; and • 0.4 visitor space per dwelling.	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

	For all other land (unless Column 3 applies): • 1.5 covered spaces for dwellings comprising less than 2 bedrooms; • 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms; • 0.25 visitor space per dwelling; and • 1 vehicle washing space where the use comprises more than 15 dwellings				
Nightclub entertainment facility	1 space per 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 display area; plus 1 space per 1.5 employees	Not applicable	Not required	Not required	No minimum
Outdoor sport and recreation (where a bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink	4 spaces for the first rink; plus 2 spaces for the subsequent rink	√	√	No minimum
Outdoor sport and recreation (where a court game)	4 spaces per court	4 spaces per court	Not required.	√	No minimum
Outdoor sport and recreation (where a golf course)	40 spaces per 9 hole course or 80 spaces for 18 hole course	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a golf driving range)	1 space per tee off area; plus 1 space per 20m 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 employee; plus 1 ambulance parking space	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	√	√	No minimum
Resort complex	1 space per guest room; plus 1 space per 10m 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	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	√	Not required	1 space per 200m ²

	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 vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	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 acceptable for service or staff vehicles			GFA for employees
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	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per

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

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