

## 6.2.12 Rural zone code

### 6.2.12.1 Application

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for which Rural zone code is identified in the assessment benchmarks for assessable development and required for accepted development column in Table 5.5.12.1 - Rural zone in Part 5 - Tables of assessment;
  - b. material change of use made impact assessable in Table 5.5.12.1 - Rural 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.

### 6.2.12.2 Purpose

1. The purpose of the Rural zone is to:
    - a. provide for rural uses and activities; and
    - b. provide for other uses and activities that are compatible with:
      - i. existing and future rural uses and activities; and
      - ii. the character and environmental features of the zone; and
    - c. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
  2. The local government purpose of the Rural zone code is to:
    - a. provide for a range of rural activities that support the rural economy;
    - b. provide for a diversified rural economy and viable rural communities;
    - c. not compromise the long-term use of the land for Rural activities;
    - d. protect the amenity of the Rural zone and adjoining land.
  3. The purpose of the Rural zone code will be achieved through the following overall outcomes:
    - a. land uses comprise:
      - i. Rural activities and uses that do not result in the alienation or fragmentation of rural land and the loss of productive capacity of rural land
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- and are compatible with Rural activities;
- ii. an Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191);
- b. the design of the built form:
  - i. produces a built form that is compatible with a rural landscape;
  - ii. is set within a landscape setting, where the landscape character predominates over the built form;
- c. development protects amenity consistent with its location in the Rural zone or precinct and the surrounding area;
- d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
- e. the rural character and landscape values are protected;
- f. in the Farming precinct:
  - i. land uses comprise Rural activities (excluding Aquaculture), Bulk landscape supplies, Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Market, Nature-based tourism, Sales office or Transport depot being Heavy vehicle parking;
  - ii. a Transport depot being Heavy vehicle parking is consistent with the intended amenity of the zone and precinct;
  - iii. Agricultural Land Classification (ALC) Class A or Class B is protected from development that would result in its fragmentation, alienation or loss of productive capacity;
- g. in the Rural tourism precinct:
  - i. land uses comprise Rural activities (excluding Aquaculture) Bulk landscape supplies, Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Market, Nature-based tourism or Sales office;
  - ii. development protects the natural environment and scenic amenity values.

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

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

**Table 6.2.12.3.1 - Rural zone code - accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Land uses</b>		

<p><b>PO1</b> A use in the Rural zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct; or</li> <li>b. section 6.2.12.2(3)(g)(i) overall outcomes for the Rural tourism precinct.</li> </ul>	<p><b>AO1</b> A use in the Rural zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct; or</li> <li>b. section 6.2.12.2(3)(g)(i) overall outcomes for the Rural tourism precinct.</li> </ul>	<p>PO1 Compliant</p> <p>The subject property is classified under the farming precinct and although the proposed telecommunications use is not specifically listed under section 6.2.12.2(3)(f)(i), the balance complies with the overall outcomes and intent of the zone code. Specific areas of compliance include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• The proposal will not fragmentation and value classified agricultural land;</li> <li>• Improved mobile voice and data coverage will assist to stimulate and diversify rural economies.</li> <li>• The subject site has been carefully chosen do minimize amenity impacts through natural screening opportunities from existing vegetation.</li> </ul> <p>The proposal involves the establishment of a new telecommunications facility within the Rural zone precinct but doesn't fall within the listed section 6.2.12.2(3)(f)(i) or 6.2.12.2(3)(g)(i). However, the development complies with the zone's purpose by providing high-quality telecommunications services vitally important for the rural economy and activities.</p>
<p><b>Animal keeping being for the training of horses and stabling</b></p>		
<p><b>PO2</b> Animal keeping being for training or stabling of horses, does not produce dust emissions that</p>	<p><b>AO2</b> A training or exercise track for horses or stabling of horses:</p>	<p>N/A</p>

<p>adversely impact on residential amenity by providing a:</p> <ul style="list-style-type: none"> <li>a. adequate separation to uses other than Rural activities;</li> <li>b. boundary clearance;</li> <li>c. suitable track surface.</li> </ul>	<ul style="list-style-type: none"> <li>a. has a minimum boundary clearance of: <ul style="list-style-type: none"> <li>i. 30 metres from a residential zone category;</li> <li>ii. 15 metres otherwise;</li> </ul> </li> <li>b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix).</li> </ul>	
<b>Cropping</b>		
<p><b>PO3</b> Cropping has a boundary clearance that protects the amenity of adjoining premises.</p>	<p><b>AO3</b> Cropping has a minimum boundary clearance of:</p> <ul style="list-style-type: none"> <li>a. 50 metres from a residential zone category;</li> <li>b. 30 metres from any zone other than the Rural zone.</li> </ul>	<b>N/A</b>
<b>Permanent plantation</b>		
<p><b>PO4</b> A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.</p>	<p><b>AO4</b> A Permanent plantation has a minimum boundary clearance of:</p> <ul style="list-style-type: none"> <li>a. 20 metres from a lot boundary; or</li> <li>b. 100 metres from premises: <ul style="list-style-type: none"> <li>i. being a lot containing an Educational establishment; or</li> <li>ii. in the residential zone category; or</li> <li>iii. in the Rural residential zone - Park living or Park residential precincts.</li> </ul> </li> </ul>	<b>N/A</b>
<b>Transport Depot</b>		
<p><b>PO5</b> A Transport depot being Heavy vehicle parking in the Farming precinct protects the residential amenity of adjoining premises by:</p>	<p><b>AO5</b> A Transport depot being Heavy vehicle parking in the Farming precinct:</p> <ul style="list-style-type: none"> <li>a. involves the parking of a maximum of six</li> </ul>	<b>N/A</b>

<ul style="list-style-type: none"> <li>a. limiting the number of vehicles parked on the premises;</li> <li>b. limiting the maintenance of a vehicle;</li> <li>c. limiting the hours during which maintenance of a vehicle is carried out;</li> <li>d. providing a visual buffer between the use and adjoining residential uses;</li> <li>e. providing separations;</li> <li>f. limiting the type of goods or materials stored on a vehicle while the vehicle is parked on the premises.</li> </ul>	<ul style="list-style-type: none"> <li>Heavy vehicles;</li> <li>b. involves only the minor maintenance of vehicles;</li> <li>c. undertakes minor maintenance of vehicles only between the hours of: <ul style="list-style-type: none"> <li>i. 7:00 am and 6:00 pm Monday to Saturday;</li> <li>ii. 9:00am to 5:00pm Sunday and Public Holidays;</li> </ul> </li> <li>d. provides landscaping that visually screens the use from a public place and adjoining premises;</li> <li>e. has a minimum boundary clearance of 6 metres from a lot boundary;</li> <li>f. does not involve the storage of vehicles that are loaded with Hazardous materials.</li> </ul>	
<b>Design</b>		
<b>Building height</b>		
<p><b>PO6</b> A building has a scale compatible with the rural landscape character.</p>	<p><b>AO6</b> A building has a maximum building height of 12 metres.</p>	<p><b>PO6 compliant</b></p> <p>The overall height of the facility will be 33m. The surrounding trees are estimated to be approximately 15-20m tall and will screen up to 60% of the structure with only the top portion and headframe protruding above the treeline. The undulating terrain will further assist to mitigate visual impacts from nearby sensitive receivers. Together with the clustering of similar infrastructure, being the existing Telstra Facility, the impacts on the landscape character is generally reduced by avoiding the dispersed</p>

		placement of facilities over the landscape. Refer to Section 8 – Visual Impact of the Planning Report for further information.
<b>Boundary clearance</b>		
<p><b>PO7</b> A building or structure has a road, side and rear boundary clearances compatible with the rural character having regard to:</p> <ul style="list-style-type: none"> <li>a. visual amenity;</li> <li>b. privacy.</li> </ul>	<p><b>AO7</b> A building or structure, other than an existing lawful building or structure, has a minimum:</p> <ul style="list-style-type: none"> <li>a. road boundary clearance of 20 metres;</li> <li>b. side and rear boundary clearances of 10 metres.</li> </ul>	<p><b>PO7 compliant</b></p> <p>The proposal will be located on the Harrison Road Boundary, which is an undeveloped road reserve covered in dense vegetation. Impacts on the streetscape and character of the area is therefore reduced. The proposal will not impact on privacy as the facility will be remotely operated. The other boundary setbacks are substantially beyond 10m. Refer to Section 8 – Visual Impact of the Planning Report for further information.</p>
<b>Amenity</b>		
<b>General emissions</b>		
<p><b>PO8</b> Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> <li>a. noise emissions;</li> <li>b. air emissions;</li> <li>c. light emission;</li> <li>d. radiation emissions;</li> <li>e. vibration emissions.</li> </ul>	<p><b>AO8</b> Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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 -</li> </ul>	<p><b>PO8 compliant</b></p> <p>The facility has been sited and designed to minimize impacts on local amenity and adjoining premises as far as practicable. The facility will not be a significant generator of noise, dust, heat, smoke and vibration. An ARPANSA EME report has been prepared to demonstrate compliance with the Australian standards (Refer to Appendix E).</p>

	<p>Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s<sup>2</sup>) 1/80Hz.</p>									
<b>Reverse amenity</b>										
<p><b>PO9</b> Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p><b>AO9</b> Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<b>N/A</b>								
<p><b>PO10</b> A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p> <table border="1" data-bbox="120 1077 1016 1321"> <thead> <tr> <th data-bbox="120 1077 568 1217"><b>Column 1: Separation distance</b></th> <th data-bbox="568 1077 1016 1217"><b>Column 2: Use</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="120 1217 568 1270">1,500 metres</td> <td data-bbox="568 1217 1016 1270">Special industry</td> </tr> <tr> <td data-bbox="120 1270 568 1321">500 metres</td> <td data-bbox="568 1270 1016 1321">High impact industry</td> </tr> <tr> <td data-bbox="120 1321 568 1374">500 metres</td> <td data-bbox="568 1321 1016 1374">Intensive animal industry</td> </tr> </tbody> </table>	<b>Column 1: Separation distance</b>	<b>Column 2: Use</b>	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	<p><b>AO10</b> A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.12.3.2. <b>Table 6.2.12.3.2</b></p>	<b>N/A</b>
<b>Column 1: Separation distance</b>	<b>Column 2: Use</b>									
1,500 metres	Special industry									
500 metres	High impact industry									
500 metres	Intensive animal industry									

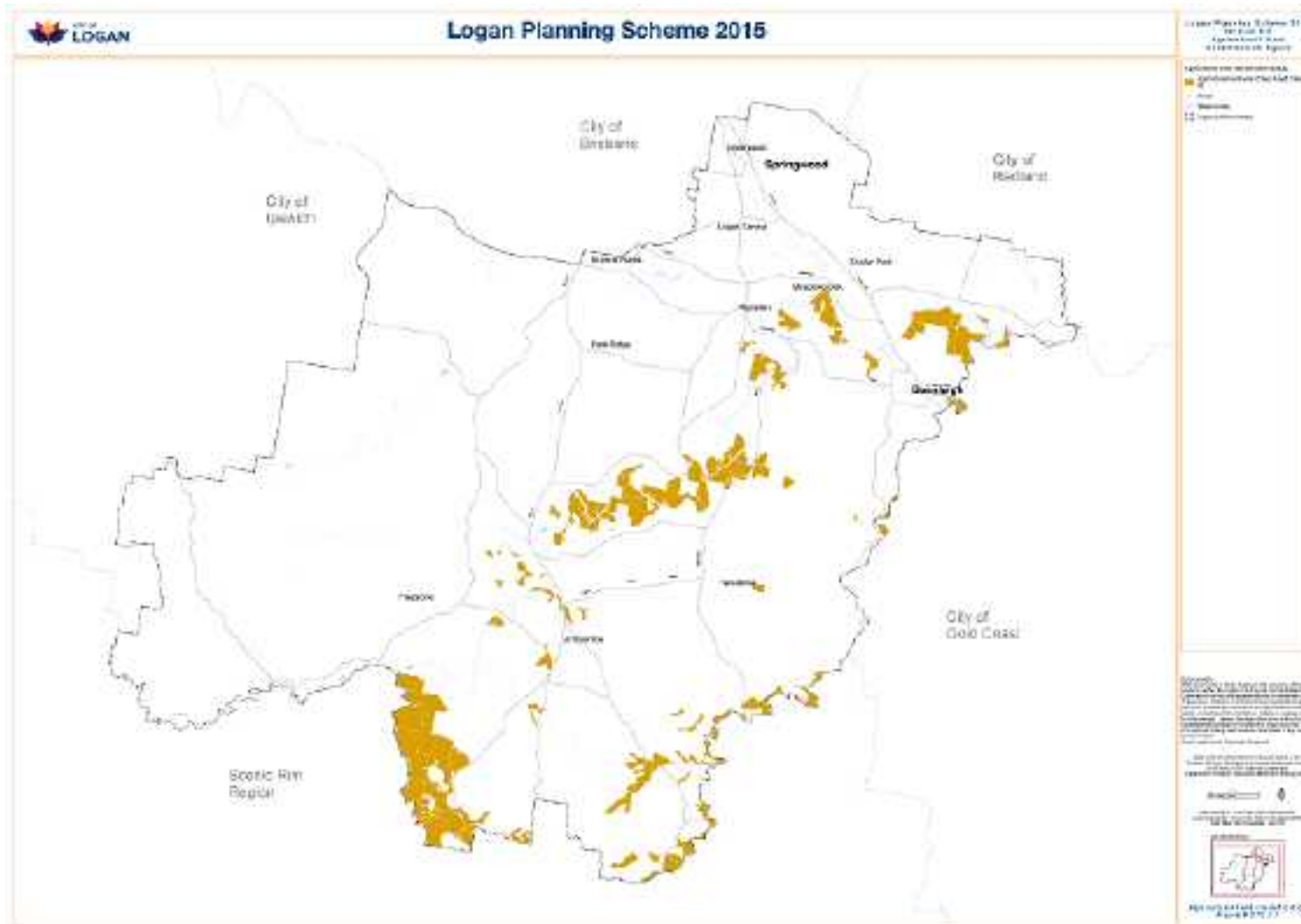
500 metres	Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	
300 metres	Intensive horticulture, excluding the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	
300 metres	Wholesale nursery	
250 metres	Medium impact industry	
<b>PO11</b> A sensitive land use does not adversely affect the ongoing operation of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	<b>AO11</b> A sensitive land use is not located within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	<b>N/A</b>
<b>For assessable development only</b>		
<b>Farming precinct</b>		
<b>Land uses</b>		
<b>Alienation and fragmentation of rural land</b>		
<b>PO12</b> Development in the ALC Class A or Class B area identified on Figure 6.2.12.3.1 - Agricultural protection area does not fragment, alienate or result in the loss of the productive capacity of ALC	<b>AO12</b> No acceptable outcome provided.	<b>N/A</b>

<p>Class A or Class B land unless:</p> <ul style="list-style-type: none"> <li>a. there is an overriding need in the public interest;</li> <li>b. there is no alternate site available for the development.</li> </ul>		
<p><b>Agricultural Land Classification Class A or Class B land</b></p>		
<p><b>PO13</b> Development protects ALC Class A and Class B land from development that leads to permanent impacts or diminished productivity by ensuring that:</p> <ul style="list-style-type: none"> <li>a. ALC Class A and Class B land is managed to preserve the productive capacity of the land for future generations;</li> <li>b. to the extent that the ALC Class A and Class B land is in a management area and will be permanently impacted upon by a development with a footprint greater than 3,000m<sup>2</sup>, an overriding need must be demonstrated and mitigation is provided for the impacted land.</li> </ul>	<p><b>AO13</b> Development in the ALC Class A or Class B area identified on Figure 6.2.12.3.1 - Agricultural protection area, other than Cropping, is limited to a footprint of 3,000m<sup>2</sup>.</p>	<p><b>N/A</b></p>
<p><b>Animal keeping being a kennel</b></p>		
<p><b>PO14</b> Animal keeping being a kennel does not produce emissions that adversely impact on residential amenity by providing:</p> <ul style="list-style-type: none"> <li>a. separation from a use in a residential zone category;</li> <li>b. separation from an existing kennel;</li> <li>c. ease of supervision;</li> </ul>	<p><b>AO14</b> Animal keeping being a kennel:</p> <ul style="list-style-type: none"> <li>a. is located a minimum of 100 metres from any lot in the residential zone category;</li> <li>b. is located a minimum distance of 1,000 metres from another lawfully established or approved kennel;</li> <li>c. is located a maximum of 20 metres from a</li> </ul>	<p><b>N/A</b></p>

<ul style="list-style-type: none"> <li>d. boundary clearances;</li> <li>e. setbacks;</li> <li>f. a visual buffer to limit visual stimulus to dogs from an external source;</li> <li>g. an acoustic fence;</li> <li>h. a limit on the number of dogs kept on the premises.</li> </ul>	<p>Dwelling house on the same lot;</p> <ul style="list-style-type: none"> <li>d. has a minimum boundary clearance of: <ul style="list-style-type: none"> <li>i. 100 metres from a road frontage;</li> <li>ii. 15 metres from a side and rear boundary;</li> </ul> </li> <li>e. is setback a minimum of: <ul style="list-style-type: none"> <li>i. 150 metres from a sensitive land use;</li> <li>ii. 150 metres from the boundary of an adjoining lot where the adjoining lot is vacant;</li> </ul> </li> <li>f. is visually buffered by: <ul style="list-style-type: none"> <li>i. a minimum five metres wide screen landscaping strip adjoining a building, run, exercise yard or car park;</li> <li>ii. locating the kennel behind the existing or proposed Dwelling house;</li> </ul> </li> <li>g. provides an acoustic fence with a minimum height of two metres;</li> <li>h. has no more than 10 dogs per hectare, up to a maximum of 100 dogs.</li> </ul>	
<b>Intensive horticulture or Wholesale nursery</b>		
<p><b>PO15</b> An Intensive horticulture or Wholesale nursery protects the amenity of adjoining premises.</p>	<p><b>AO15</b> A building or structure where associated with Intensive horticulture or Wholesale nursery, has a minimum boundary clearance of 50 metres from a lot boundary.</p>	<b>N/A</b>
<b>Amenity</b>		
<b>Reverse amenity</b>		
<p><b>PO16</b> An activity that is not Rural activities does not</p>	<p><b>AO16</b> No acceptable outcome provided.</p>	<b>PO16 compliant</b>

<p>prejudice the future operation and viability of Rural activities.</p>		<p>The proposed telecommunications facility has been sited and designed to be accessed via an existing access track and does not prejudice any future operation and viability of local rural activities. The footprint of the proposed lease area is also very small and is anticipated to compromise operations over the remainder of the lot.</p>
<p><b>Social and health impact</b></p>		
<p><b>PO17</b> Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.</p>	<p><b>AO17.1</b> 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.</p> <p><b>AO17.2</b> Development does not provide for gaming.</p>	<p><b>N/A</b></p>

**Figure 6.2.12.3.1 - Agricultural protection area**



## 8.2.3 Bushfire hazard overlay code

### 8.2.3.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Bushfire hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 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.

Note - Pursuant to section 32(a) of the *Building Act 1975* and section 12 of the *Building Regulation 2006*, land identified as a Bushfire hazard area on Bushfire hazard overlay map OM-03.00 is a 'designated bushfire prone area' for the Building Code of Australia and the Queensland Development Code.

### 8.2.3.2 Purpose

1. The purpose of the code is to protect people and premises in a Bushfire hazard area.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development protects people and premises from bushfire risk:
    - i. through allotment design and siting of development envelope areas and asset protection zones;
    - ii. by providing vehicular access, fire maintenance trails and evacuation routes that are safe and facilitate easy way finding;
    - iii. by providing an accessible water supply for firefighting purposes;
    - iv. by ensuring the function of community infrastructure is not adversely impacted by bushfire;
    - v. by protecting personal health and safety and the environment from hazardous materials.

### 8.2.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

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Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Location, design and siting of development</b>		
<p><b>PO1</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>a. minimise risk of bushfire hazard;</li> <li>b. provide safe premises;</li> <li>c. create efficient emergency access for fire-fighting and other emergency vehicles.</li> </ul> <p>Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p><b>AO1</b> Development:</p> <ul style="list-style-type: none"> <li>a. does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or</li> <li>b. is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard.</li> </ul>	<p><b>PO1 compliant – Refer to Appendix K</b></p> <p>A minimum of 5 metres of the APZ will be provided outside the compound fence, with everything inside the fence also managed as an APZ. (For Example: if the fence is 6 metres from the tower, then there would be 6 metres of APZ inside the fence and 5 metres outside the fence, totalling 11 metres, which meets the minimum 10 metre requirement.) Providing the minimum 5 metres outside the fence ensures a managed work area for firefighters to carry out fire suppression or mitigation operations.</p>
<p><b>PO2</b> Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire.</p> <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	<p><b>AO2</b> Development is located and constructed:</p> <ul style="list-style-type: none"> <li>a. where there is no bushfire management plan approved by an existing development approval: <ul style="list-style-type: none"> <li>i. such that the bushfire attack level is less than or equal to BAL-29;</li> <li>ii. away from the most likely direction of a fire front;</li> <li>iii. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard;</li> <li>iv. such that asset protection zones are sited on land with a slope less than 18 degrees;</li> </ul> </li> </ul>	<p><b>PO2 compliant – Refer to Appendix K</b></p> <p>The proposal is not for an inhabited site that would require evacuation.</p>

	<p>v. such that asset protection zones are entirely within the boundaries of the private property of the development site; or</p> <p>b. where an approved bushfire management plan directs development to be located.</p> <p>Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m<sup>2</sup>. BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009.</p> <p>Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.</p>	
<p><b>PO3</b> Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.</p>	<p><b>AO3</b> Lots:</p> <p>a. are suitable for people, property and buildings by:</p> <p>i. having a bushfire attack level less than or equal to BAL-29; or</p> <p>ii. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29;</p> <p>b. provide asset protection zones that:</p> <p>i. are located on land with a slope less than 18 degrees;</p> <p>ii. are located on the same lot.</p>	<p><b>N/A</b></p>
<p><b>Vehicular access and fire maintenance trails</b></p>		

<p><b>PO4</b> Access for fire management and evacuation is provided by access that:</p> <ol style="list-style-type: none"> <li>separates premises from adjoining vegetation;</li> <li>is safely accessible by fire fighting vehicles;</li> <li>has regular vehicular access points for bushfire management, response and evacuation;</li> <li>has regular vehicle passing and turning areas for bushfire management, response and evacuation;</li> <li>allows access at all times for fire fighting vehicles;</li> <li>allows for maintenance, burning off and bushfire response;</li> <li>has vehicular links to an alternative through road;</li> <li>is readily maintained.</li> </ol> <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>	<p><b>AO4</b> Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road:</p> <ol style="list-style-type: none"> <li>with a minimum reserve width of 20 metres;</li> <li>located between the premises and adjoining vegetation;</li> <li>with a maximum gradient of 12.5 percent;</li> <li>constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure;</li> <li>that has a layout that does not include a cul-de-sac.</li> </ol>	<p><b>PO4 compliant – Refer to Appendix K</b></p> <p>The proposed development is located close to the roadway which provides good easy access for bushfire suppression operations.</p>
<p><b>Water supply</b></p>		
<p><b>PO5</b> Development has access to adequate water supply for fire fighting purposes.</p>	<p><b>AO5</b> Development:</p> <ol style="list-style-type: none"> <li>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</li> <li>has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire</li> </ol>	<p><b>N/A</b></p> <p>As the proposal does not include an occupied structure the Bushfire Hazard Assessment and Mitigation Plan (Refer to Appendix K) does not consider it reasonable to require a water reserve to be maintained.</p>

	<p>fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:</p> <ul style="list-style-type: none"> <li>i. a separate tank; or</li> <li>ii. a reserve section in the bottom part of the main water supply tank.</li> </ul> <p>Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.; - reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.</p>	
<b>For assessable development</b>		
<b>Community infrastructure</b>		
<p><b>PO6</b> Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.</p>	<p><b>AO6</b> Community infrastructure is:</p> <ul style="list-style-type: none"> <li>a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or</li> <li>b. located to ensure that: <ul style="list-style-type: none"> <li>i. the core services provided by the community infrastructure is able to function effectively during bushfire events;</li> <li>ii. access to the community infrastructure is not compromised by bushfire events;</li> <li>iii. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event.</li> </ul> </li> </ul>	<p><b>N/A</b></p>

Hazardous materials		
<p><b>PO7</b> Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.</p>	<p><b>AO7</b> Hazardous materials: a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.</p>	N/A

**Table 8.2.3.3.2 - Water storage for fire fighting**

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

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## 8.2.8 Landslide hazard and steep slope area overlay code

### 8.2.8.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Landslide hazard and steep slope area overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.8.1 - Landslide hazard and steep slope area overlay map OM-08.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Editor's note - The mapping methodology is as follows:

- land with a slope greater than 15% was identified from the local government's digital elevation model;
- geological formations with known landslide problems on slopes less than 15% were identified and mapped and an appropriate lower slope criteria (12%) was then used to identify areas at potential risk;
- aerial photograph viewed using 3D techniques revealed the presence of a number of landslides, mostly in areas with slopes above 15% and some associated with stream processes;
- the overlay map is the amalgamation of all the above.

### 8.2.8.2 Purpose

1. The purpose of the code is to:
  - a. protect the geological stability of premises;
  - b. protect people and premises from the risk of landslide;
  - c. maintain the visual amenity of the area.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development:
    - i. takes into account the risks associated with the natural physical process of land movement and erosion;
    - ii. protects the safety of people and premises from risk of landslide;
    - iii. is designed and located to protect and enhance the visual amenity of adjoining premises, the streetscape and the locality.

### 8.2.8.3 Assessment benchmarks for assessable development and requirements for accepted development

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

**Table 8.2.8.3.1 - Landslide hazard and steep slope area overlay code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Natural physical processes and safety of people and premises</b>		
<p><b>PO1</b> Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00:</p> <ul style="list-style-type: none"> <li>a. takes into account the risks associated with the natural physical processes of land movement and erosion;</li> <li>b. is located so that it is geologically stable in the long term and not at risk from landslide.</li> </ul>	<p><b>AO1</b> Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is carried out in accordance with a site-specific geotechnical report:</p> <ul style="list-style-type: none"> <li>a. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government;</li> <li>b. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site;</li> <li>c. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term;</li> <li>d. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure.</li> </ul>	<p><b>PO1 compliant</b></p> <p>The proposal is not for a conventional building, and the site location took into account the risk associated with land movement and erosion. With little non-permeable surface created, risk from landslides is not anticipated.</p>

<p><b>PO2</b> Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.</p>	<p><b>AO2</b> Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.</p>	<p><b>N/A</b> The proposal is not for an inhabited site that would create risks for the safety of people and property from landslides.</p>
<p><b>Design</b></p>		
<p><b>PO3</b> Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed to be responsive to: a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality.</p>	<p><b>AO3</b> Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 does not involve cut and fill.</p>	<p><b>PO3 compliant</b> The proposed development is designed to be responsive to the topography by minimising the amount of cut and fill to build the facility.</p>
<p><b>PO4</b> The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is screened when viewed from: a. adjoining premises; b. a road.</p>	<p><b>AO4</b> The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 has: a. skirting or landscape screening to the full height of the undercroft; b. a maximum height at the perimeter of the building or structure of three metres above ground level.</p>	<p><b>N/A</b></p>
<p><b>Stormwater drainage</b></p>		
<p><b>PO5</b> Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 ensures that stormwater runoff does not increase the susceptibility of the site and neighbouring sites to landslide.</p>	<p><b>AO5</b> Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites:</p>	<p><b>PO5 compliant</b> The proposal impacts to stormwater and runoff will not be significant, with little area of non-permeable surface created.</p>

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	a. redirection of the flow of surface water or groundwater; b. concentration of surface water or groundwater.	
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## **9.3.9 Telecommunications facility code**

### **9.3.9.1 Application**

1. This code applies to:
  - a. code assessable material change of use for a Telecommunications facility for which the Telecommunications facility 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;
  - b. material change of use for a Telecommunications facility 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.

### **9.3.9.2 Purpose**

1. The purpose of the code is to protect the amenity of the surrounding area.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. A Telecommunications facility:
    - i. is integrated with the natural and built environment;
    - ii. supports co-location;
    - iii. minimises adverse amenity impacts on development in a residential zone category.

### **9.3.9.3 Assessment benchmarks for assessable development**

#### **Part A - Assessment benchmarks for assessable development**

##### **Table 9.3.9.3.1 - Telecommunications facility code: assessable development**

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Performance outcomes	Acceptable outcomes	Comments
<b>For assessable development</b>		
<b>Amenity</b>		
<p><b>PO1</b> A Telecommunications facility is located to minimise any adverse impacts on the intended amenity for the zone or precinct and an adjoining residential zone category land.</p>	<p><b>AO1</b> A Telecommunications facility has a minimum boundary clearance of 150 metres from an adjoining lot in the residential zone category.</p>	<p><b>AO1 compliant</b>  All adjoining lots are zoned rural.</p>
<p><b>PO2</b> A Telecommunications facility is designed to: a. integrate with the surrounding natural and built environment; b. not be visually obtrusive.</p>	<p><b>AO2</b> No acceptable outcome provided.</p>	<p><b>PO2 compliant</b>  The photomontages provided (Refer to Appendix H) show that the telecommunications facility has been sited strategically to benefit from natural screening opportunities and will not be visually obtrusive with limited sight lines of the top of the structure due to existing tree cover and topography.</p>
<b>Location</b>		
<p><b>PO3</b> A Telecommunications facility: a. is co-located with existing telecommunications facilities; or b. provides for future co-location of telecommunication facilities.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>	<p><b>PO3 compliant</b>  The proposed telecommunications facility has been designed to provide opportunities for future co-location telecommunications facilities.</p>
<b>Fauna exclusion</b>		
<p><b>PO4</b> A telecommunication facility is designed to exclude native fauna.</p>	<p><b>AO4</b> No acceptable outcome provided.</p>	<p><b>PO4 compliant</b>  No conservation significant fauna species were detected within the site (Refer to Appendix J).</p>

Editor's note - Fauna Sensitive Road Design Volume 2 from Main Roads Department - section 6.11 provides guidelines for fauna exclusion fencing.		
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## 9.4.2 Filling and excavation code

### 9.4.2.1 Application

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

### 9.4.2.2 Purpose

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

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

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

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

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Protection of natural processes and ecosystems</b>		
<b>PO1</b> The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	<b>AO1</b> The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	<b>PO1 compliant</b>  The proposed development will not require the discharge of sediments and pollutants from filling or excavation.
<b>PO2</b> Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	<b>AO2</b> Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	<b>PO2 compliant</b>  The proposed development will require minimal excavation work, no adverse effects on natural processes and ecosystems are anticipated.
<b>PO3</b> Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	<b>AO3</b> Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	<b>PO3 compliant</b>
<b>Protection of existing and planned infrastructure</b>		
<b>PO4</b> Filling or excavation works do not adversely affect infrastructure, including any services.	<b>AO4</b> Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning	<b>PO4 compliant – Refer to Appendix D</b>  Excavation works will be carried out with care to avoid any adverse effect on infrastructure and

	scheme policy 5 - Infrastructure.	services.
<b>Protection and enhancement of personal health and safety and premises</b>		
<b>PO5</b> Filling or excavation works do not adversely affect personal health and safety.	<b>AO5</b> Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	<b>PO5 compliant</b>  The proposed development is designed to minimise the amount of cut and fill to build the facility. No risks to personal health and safety from excavation works are anticipated.
<b>Surface water flow</b>		
<b>PO6</b> Surface water drainage does not cause any of the following: a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or c. diversion or concentration of flow from or onto adjoining premises or infrastructure.	<b>AO6</b> Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	<b>PO6 compliant</b>  The proposal's impacts on water drainage and runoff will not be significant, with little area of non-permeable surface created.
<b>Batters</b>		
<b>PO7</b> A batter: a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	<b>AO7</b> A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.	<b>N/A</b>
<b>Retaining walls</b>		
<b>PO8</b> A retaining wall:	<b>AO8</b> A retaining wall is designed and constructed to	<b>N/A</b>

<ul style="list-style-type: none"> <li>a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks;</li> <li>b. does not adversely affect the natural physical processes and ecosystems;</li> <li>c. is located to avoid conflict with adjoining premises;</li> <li>d. is located such that existing and planned infrastructure is not adversely affected;</li> <li>e. protects the visual amenity of adjoining premises or a public open space;</li> <li>f. is located within the premises that is being filled;</li> <li>g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot;</li> <li>h. is safe and stable;</li> <li>i. enables easy access for maintenance.</li> </ul>	<p>comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.</p>	
<b>Filling of a dam</b>		
<p><b>PO9</b>          The filling of a dam:</p> <ul style="list-style-type: none"> <li>a. does not adversely affect the natural physical processes and ecosystems;</li> <li>b. creates a safe and stable surface;</li> <li>c. is integrated into the landscape.</li> </ul>	<p><b>AO9</b>          The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.</p>	<p><b>N/A</b></p>

## 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
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For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
<p><b>PO1</b> Development is demonstrated to be capable of being serviced by necessary infrastructure.</p>	<p><b>AO1</b> Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>PO1 compliant</b>  The telecommunications facility will be connected via an electrical cable to the existing power pole.</p>
<p><b>PO2</b> Development:</p> <ul style="list-style-type: none"> <li>a. provides necessary infrastructure to service the development;</li> <li>b. provides that the design, construction and location of necessary infrastructure: <ul style="list-style-type: none"> <li>i. protects existing and planned infrastructure networks;</li> <li>ii. services proposed development;</li> <li>iii. integrates with existing and planned infrastructure networks;</li> <li>iv. delivers a standard of service that is efficient and equitable;</li> <li>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;</li> <li>vi. protects personal health, safety and premises;</li> <li>vii. protects environmental values.</li> </ul> </li> </ul>	<p><b>AO2</b> Development:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres;</li> <li>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;</li> <li>d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code;</li> <li>e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure;</li> <li>f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure;</li> <li>g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure;</li> </ul>	<p><b>PO2 compliant</b>  The proposal is not for an inhabited site that would require services.</p>

	<p>h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure;</p> <p>i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure;</p> <p>j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure.</p> <p>k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure.</p> <p>Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.</p>	
<b>Location of development</b>		
<p><b>PO3</b> Development is located to protect trunk infrastructure networks.</p>	<p><b>A03</b> 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.</p>	<p><b>A03 compliant</b> The proposed development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00.</p>
<b>Fire fighting</b>		
<p><b>PO4</b> Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or</p>	<p><b>A04</b> Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 <i>Fire</i></p>	<p><b>PO4 compliant</b> The proposed development is located close to the roadway which provides good easy access for bushfire suppression operations.</p>

<p>strata title unit access, which are private and under group or body corporate control.</p>	<p><i>hydrant installations;</i> b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots.</i></p>	
<p><b>PO5</b> Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.</p>	<p><b>AO5</b> 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.</p>	<p><b>PO5 compliant – Refer to Appendix K</b>  As the proposal does not include an occupied structure it is considered unreasonable to require a water reserve to be maintained.</p>
<p><b>Waste management</b></p>		
<p><b>PO6</b> Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building</p>	<p><b>AO6.1</b> Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.</p>	<p><b>N/A</b>  The proposal does not include an occupied structure; no recycling collection and storage facilities are anticipated.</p>

<p>occupants, neighbouring properties and the public realm are minimised.</p>	<p><b>AO6.2</b> 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.</p>	
<p><b>Disposal of trade waste</b></p>		
<p><b>PO7</b> The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.</p>	<p><b>AO7</b> 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.</p>	<p><b>N/A</b> The proposal does not include an occupied structure.</p>
<p><b>Roof water drainage and surface water drainage</b></p>		
<p><b>PO8</b> 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.</p>	<p><b>AO8</b> Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>N/A</b></p>
<p><b>Natural flow of surface water</b></p>		
<p><b>PO9</b> Development provides that the natural flow of</p>	<p><b>AO9</b> Development complies with the standards for</p>	<p><b>PO9 compliant</b> The proposal impacts to stormwater and runoff</p>

<p>surface water is:</p> <ul style="list-style-type: none"> <li>a. not altered so as to cause a risk to personal health and safety or damage to property;</li> <li>b. not increased in intensity, velocity or frequency;</li> <li>c. not concentrated onto adjoining premises.</li> </ul>	<p>stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p>will not be significant, with little area of non-permeable surface created.</p>
<p><b>Water sensitive urban design</b></p>		
<p><b>PO10</b> Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to:</p> <ul style="list-style-type: none"> <li>a. protecting existing natural features and ecological processes;</li> <li>b. protecting the natural hydrologic behaviour of catchments;</li> <li>c. protecting the existing natural flow and water quality regimes of waterways;</li> <li>d. protecting water quality of surface and ground waters;</li> <li>e. minimising demand on the water network;</li> <li>f. minimising sewage discharges to the natural environment;</li> <li>g. integrating water into the landscape to enhance visual and ecological values.</li> </ul>	<p><b>AO10</b> Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>N/A</b>  Due to the minor non-permeable surface created, the proposed facility does not require stormwater infrastructure work.</p>
<p><b>Movement network</b></p>		
<p><b>PO11</b> The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.</p>	<p><b>AO11</b> Development does not cause or contribute to projected traffic levels:</p> <ul style="list-style-type: none"> <li>a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme</li> </ul>	<p><b>PO11 compliant</b>  The property can be accessed via an existing access track. Once constructed, the facility will operate on an unmanned basis; and will not generate significant vehicle traffic through its</p>

	<p>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.</p>	ongoing operation.
<b>Integrated movement concept report</b>		
<p><b>PO12</b> 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.</p>	<p><b>AO12</b> 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.</p>	<b>N/A</b>
<b>For assessable development only</b>		
<b>Land use and transport integration</b>		
<p><b>PO13</b> Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m<sup>2</sup> or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities;</p>	<p><b>AO13</b> No acceptable outcome provided.</p>	<b>N/A</b>

<p>d. provides for direct and safe access to and use of existing or future public passenger transport facilities.</p> <p>Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.</p>		
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**Table 9.4.3.3.2 - Water storage for fire fighting**

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
a. less than 1,000m <sup>2</sup>	5,000 litres
b. between 1,000m <sup>2</sup> 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
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Landscape design</b>		
<p><b>PO1</b> Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> <li>a. enhance the visual amenity of premises;</li> <li>b. provide street trees;</li> <li>c. protect the movement network by: <ul style="list-style-type: none"> <li>i. maintaining pedestrian accessibility;</li> <li>ii. not obstructing sightlines for pedestrians, cyclists and motorists;</li> <li>iii. being consistent with the function of the road;</li> </ul> </li> </ul>	<p><b>AO1</b> 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.</p>	<p><b>N/A</b> Landscaping will not be considered practical and effective. Due to the setbacks from street frontages, and the presence of mature trees around the facility, ground level landscaping will have no effect (photo montages produced, refer to Appendix H).</p>

<p>iv. being of a scale that is in proportion with the road width;</p> <p>d. be responsive to and compatible with soil conditions, topography and micro climate;</p> <p>e. utilise species selection that:</p> <ul style="list-style-type: none"><li>i. is suitable for the available space and growing conditions;</li><li>ii. incorporates, where practicable, native vegetation in public open space and roads;</li></ul> <p>f. protect, where practicable, existing native trees;</p> <p>g. conserve energy and water;</p> <p>h. incorporate water sensitive urban design principles;</p> <ul style="list-style-type: none"><li>i. prevent pondage and manage overland flow;</li><li>j. act as a buffer to screen adverse visual impact of development and incompatible uses;</li></ul> <p>k. define the common boundary and prevent encroachment of existing and future uses into public open space;</p> <ul style="list-style-type: none"><li>l. rehabilitate degraded areas on the premises;</li></ul> <p>m. be easily maintained.</p> <p>Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.</p>		
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## 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
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Provision of parking spaces for vehicles</b>		
<p><b>PO1</b> Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to:</p> <ul style="list-style-type: none"> <li>a. the particular circumstances of the premises including the: <ul style="list-style-type: none"> <li>i. nature, intensity and hours of operation of the use;</li> <li>ii. desirability of providing a car park and attracting vehicles to the premises;</li> <li>iii. maximum number of employees and customers to be on the premises at any one time;</li> <li>iv. size, levels and dimensions of the premises;</li> </ul> </li> <li>b. the proximity of the premises to an existing</li> </ul>	<p><b>AO1</b> Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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.</li> </ul> <p>Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.</p>	<p><b>PO1 compliant</b></p> <p>Vehicle parking, and 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 periodic routine maintenance visits (generally 2-4 times annually).</p>

or future Parking station, other available car park or public transport facility.		
<p><b>PO2</b> Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:</p> <ul style="list-style-type: none"> <li>a. for an Accommodation activity; or</li> <li>b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.</li> </ul>	<p><b>AO2</b> Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.</p>	N/A
<p><b>PO3</b> A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.</p>	<p><b>AO3</b> A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p> <ul style="list-style-type: none"> <li>a. is kept, used and maintained exclusively for car parking;</li> <li>b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge;</li> <li>c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.</li> </ul>	<p>N/A</p> <p>The proposal is not for an inhabited site that would require a car park provision for public use.</p>
<b>Provision of motorcycle parking</b>		
<p><b>PO4</b> Motorcycle parking is provided that is safe and functional.</p>	<p><b>AO4</b> Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	N/A
<b>Provision of bicycle parking</b>		
<p><b>PO5</b> Bicycle parking facilities are provided that:</p>	<p><b>AO5</b> Bicycle parking facilities comply with:</p>	N/A

<p>a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.</p>	<p>a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities.</p>	
<b>Provision of vehicle manoeuvring area</b>		
<p><b>PO6</b> Development provides a safe and functional vehicle manoeuvring area.</p>	<p><b>AO6</b> 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.</p>	<p><b>PO6 compliant</b>  The proposal provides a safe and functional vehicle manoeuvring area for the number and type of vehicles to carry out periodic routine maintenance visits.</p>
<b>Vehicle washing bay</b>		
<p><b>PO7</b> A vehicle washing bay does not cause environmental harm.</p>	<p><b>AO7</b> A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.</p>	<p><b>N/A</b></p>
<b>Car park access</b>		
<p><b>PO8</b> Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does</p>	<p><b>AO8</b> Vehicular queuing space to a car parking area: a. does not provide a turning movement,</p>	<p><b>N/A</b></p>

<p>not queue on a road, cycleway or footpath.</p>	<p>intersecting aisle or a speed hump in a queuing area;                  b. complies with Table 9.4.7.3.3 - Queuing spaces;                  c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.</p>	
<b>Access and driveways</b>		
<p><b>PO9</b>                  A driveway is safe, functional and does not adversely affect infrastructure.</p>	<p><b>AO9</b>                  A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.</p>	<p><b>PO9 compliant</b>                  The property can be accessed by an existing access track off Barnes/Dennis Road.</p>
<b>Design and construction of a car parking area</b>		
<p><b>PO10</b>                  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;                  g. provide for efficient and simple parking space search patterns;</p>	<p><b>AO10</b>                  A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.</p>	<p><b>N/A</b>                  The proposal is not for an inhabited site that would require a car park provision for public use.</p>

<ul style="list-style-type: none"> <li>h. provide for uncongested public transport and service vehicle movements through the premises;</li> <li>i. keeps a heavy vehicle out of a parking aisle;</li> <li>j. ensure no heavy vehicle reverses across a pathway;</li> <li>k. prevent parking off a circulation road;</li> <li>l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network;</li> <li>m. prevent a motorist from reversing on a road;</li> <li>n. prevent an unnecessary space that encourages illegal parking;</li> <li>o. address safety of users through appropriate lighting;</li> <li>p. be appropriately landscaped;</li> <li>q. be surfaced so as to be useable in all weather conditions;</li> <li>r. manage stormwater flows.</li> </ul>		
<b>Waste management</b>		
<p><b>PO11</b>                  Development layout provides for refuse servicing which:</p> <ul style="list-style-type: none"> <li>a. is located wholly within the site;</li> <li>b. is clearly defined, safe and easily accessible;</li> <li>c. is designed to contain potential adverse impacts of servicing within the site;</li> <li>d. does not detract from the aesthetics or amenity of the surrounding area.</li> </ul>	<p><b>AO11.1</b>                  Development ensures that an on-site service bay for refuse collection is designed:</p> <ul style="list-style-type: none"> <li>a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management;</li> <li>b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion;</li> <li>c. to be located away from street frontages and screened from adjoining premises.</li> </ul>	<p><b>N/A</b></p>

	<b>AO11.2</b> 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.	
<b>For assessable development</b>		
<b>Vehicle queuing</b>		
<b>PO12</b> 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.	<b>AO12</b> No acceptable outcome provided.	<b>N/A</b>

**Table 9.4.7.3.2 - Vehicle parking and servicing**

<b>Column 1 Use<sup>1</sup></b>	<b>Column 2 Minimum number of parking spaces<sup>2</sup></b>	<b>Column 3 Minimum number of parking spaces for a: a. Centre zone where a principal centre or major centre; b. Medium density residential zone where not at Browns Plains or Park Ridge.</b>	<b>Column 4 Loading bay</b>	<b>Column 5 Pick-up / set down areas</b>	<b>Column 6 Minimum number of bicycle spaces</b>
Adult store	1 space per 17m <sup>2</sup> of GFA	1 space per 100m <sup>2</sup> of GFA	√ (if more than 500m <sup>2</sup> GFA)	Not required	1 space per 400m <sup>2</sup> GFA /

					employee; plus 1 visitor space per 500m <sup>2</sup> GFA
Agricultural supplies store	1 space per 100m <sup>2</sup> 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 <sup>2</sup> of GFA bar area (excluding staff only areas); plus 1 space per 3 gaming machines for gaming machines	1 space per 100m <sup>2</sup> of GFA.	√	Not required	No minimum
Brothel	5 spaces per 100m <sup>2</sup> of GFA	Not applicable	Not required	Not required	No minimum

Bulk landscape supplies	1 space per 400m <sup>2</sup> 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 <sup>2</sup> of GFA	1 space per 100m <sup>2</sup> of GFA	√	√ (if more than 2,000m <sup>2</sup> 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 <sup>2</sup> of GFA up to 400m <sup>2</sup> GFA, thereafter 1 space per 20m <sup>2</sup> GFA; plus 2 spaces per 10m <sup>2</sup> of floor area for an outdoor seating area.	1 space per 100m <sup>2</sup> of GFA	√	Not required	1 space per 30m <sup>2</sup> GFA.
Function facility	1 space per 17m <sup>2</sup> of GFA	1 space per 100m <sup>2</sup> of GFA	√	√ ( if more than 2,000m <sup>2</sup> GFA)	No minimum

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

Indoor sport and recreation	1 space per 15m <sup>2</sup> of GFA	1 space per 15m <sup>2</sup> of GFA	√	√	3 spaces; plus 1 space per 50m <sup>2</sup> 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 <sup>2</sup> of GFA up to 500m <sup>2</sup> ; plus 1 space per 100m <sup>2</sup> GFA thereafter	Not applicable	√	Not required	1 space per 800m <sup>2</sup> GFA for employees
Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum
Market	1 space per 5m <sup>2</sup> of GFA of the stalls and the displays	Not applicable	√	Not required	1 space per 10 stalls

Medium impact industry	1 space per 80m <sup>2</sup> of GFA up to 500m <sup>2</sup> ; plus 1 space per 100m <sup>2</sup> GFA thereafter	Not applicable	√	Not required	1 space per 800m <sup>2</sup> GFA for employees
Multiple dwelling	In the Loganlea local plan: <ul style="list-style-type: none"> <li>• 1.15 covered spaces for dwellings comprising less than 2 bedrooms;</li> <li>• 1.3 covered spaces for dwellings comprising 2 or more bedrooms;</li> <li>• 1 vehicle washing space where the use comprises more than 15 dwellings; and</li> <li>• 0.4 visitor space per dwelling.</li> </ul>	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

	<p>For all other land (unless Column 3 applies):</p> <ul style="list-style-type: none"> <li>• 1.5 covered spaces for dwellings comprising less than 2 bedrooms;</li> <li>• 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms;</li> <li>• 0.25 visitor space per dwelling; and</li> <li>• 1 vehicle washing space where the use comprises more than 15 dwellings</li> </ul>				
Nightclub entertainment facility	1 space per 100m <sup>2</sup> of GFA plus 1 space per employee	Not applicable	√	√	No minimum
Office	1 space per 20m <sup>2</sup> of GFA of any storey at ground level; plus 1 space per 30m <sup>2</sup> of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m <sup>2</sup> 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 <sup>2</sup> of	Not applicable	Not required	Not required	No

	display area; plus 1 space per 1.5 employees				minimum
Outdoor sport and recreation (where a bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink	4 spaces for the first rink; plus 2 spaces for the subsequent rink	√	√	No minimum
Outdoor sport and recreation (where a court game)	4 spaces per court	4 spaces per court	Not required.	√	No minimum
Outdoor sport and recreation (where a golf course)	40 spaces per 9 hole course or 80 spaces for 18 hole course	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a golf driving range)	1 space per tee off area; plus 1 space per 20m <sup>2</sup> 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 <sup>2</sup> of site area	15 spaces; plus 1 space per 100m <sup>2</sup> of site area	√	√	2 spaces per 20m <sup>2</sup> 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 <sup>2</sup> of GFA	1 space per 15m <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> of GFA up to 500m <sup>2</sup> ; plus 1 space per 100m <sup>2</sup> GFA thereafter	Not applicable	√	Not required.	1 space per 800m <sup>2</sup> GFA for employees
Residential care facility	1 space per 5 beds; plus 1 space per full time	1 space per 5 beds; plus 1 space per full time employee; plus 1	√	√	No minimum

	employee; plus 1 ambulance parking space	ambulance parking space			
Resort complex	1 space per guest room; plus 1 space per 10m <sup>2</sup> of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m <sup>2</sup> GFA of liquor sales area; plus 1 space per 5m <sup>2</sup> of GFA for gaming machines	1 space per 100m <sup>2</sup> of GFA	√	√	1 space per 50m <sup>2</sup> of GFA for lounge, bar and beer garden area; plus 1 space per 60m <sup>2</sup> 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 <sup>2</sup> GFA for employees
Service industry (where a car rental establishment)	1 space per 25m <sup>2</sup> of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m <sup>2</sup> 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 <sup>2</sup> GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m <sup>2</sup> of GFA	1 space per 100m <sup>2</sup> of GFA	Not required	Not required	1 space per 200m <sup>2</sup> GFA for employees
Service station	2 spaces; plus 1 space per 25m <sup>2</sup> of GFA for a Shop of less than 150m <sup>2</sup> ; plus 1 spaces per 20m <sup>2</sup> of GFA of Shop area exceeding 150m <sup>2</sup> ; plus 1 space per 10m <sup>2</sup> of GFA for food and drink outlet; plus 5 spaces	2 spaces; plus 1 spaces per 25m <sup>2</sup> of GFA for a Shop of less than 150m <sup>2</sup> ; plus 1 spaces per 20m <sup>2</sup> of GFA of Shop area exceeding 150m <sup>2</sup> ; plus 1 space per 10m <sup>2</sup> of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be	√	Not required	1 space per 200m <sup>2</sup> GFA for employees

	per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	acceptable for service or staff vehicles			
Shop	1 space per 17m <sup>2</sup> of GFA	1 space per 100m <sup>2</sup> of GFA	√	Not required	1 space per 300m <sup>2</sup> GFA
Shopping centre	1 space per 17m <sup>2</sup> of GFA for a floor area of 1-10,000m <sup>2</sup> GFA 1 space per 20m <sup>2</sup> of GFA for a floor area >10,000-30,000m <sup>2</sup> GFA. 1 space per 23m <sup>2</sup> of GFA for a floor area of >30,000m <sup>2</sup> GFA	1 space per 100m <sup>2</sup> 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 <sup>2</sup> of GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per 4 residential units

Showroom	1 space per 35m <sup>2</sup> of GFA	Not applicable	√	Not required	1 space per 750m <sup>2</sup> GFA for employees; plus 1 visitor space per 1,000m <sup>2</sup> GFA
Special industry	1 space per 150m <sup>2</sup> of GFA up to 900m <sup>2</sup> ; plus 1 space per 200m <sup>2</sup> GFA thereafter	Not applicable	√	Not required	1 space per 800m <sup>2</sup> 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 <sup>2</sup> of GFA	Not required	Not required	No minimum
Transport depot	1 car space for every truck space; plus 1 space per 2 non-driver employees	Not applicable	√	Not required	No minimum
Tourist park	1 space per site; plus 1 visitor space per 10 sites; plus 1 vehicle washing space per 20 sites; plus 1 space for a manager resident on the premises	Not applicable	Not required	Not required	No minimum

Utility installation	1 space per employee with a minimum of 2 spaces	Not applicable	√	Not required	No minimum
Veterinary service	1 space per 30m <sup>2</sup> of GFA	Not applicable	√	√	No minimum
Warehouse ( not being a mini-storage establishment)	1 space per 100m <sup>2</sup> 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 <sup>2</sup> of GFA up to 400m <sup>2</sup> GFA for retail and dining areas only, thereafter 1 space per 20m <sup>2</sup> GFA for retail and dining areas only; plus 2 spaces per 10m <sup>2</sup> of floor area for an outdoor seating area.	1 space per 100m <sup>2</sup> of GFA	√	Not required	1 space per 30m <sup>2</sup> GFA for retail and dining areas only

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

Note - <sup>2</sup> 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 <sup>1</sup>
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 <sup>1</sup>
Adult store	SRV, if less than 500m <sup>2</sup> GFA MRV if 500m <sup>2</sup> 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 <sup>2</sup> GFA HRV, if 200m <sup>2</sup> 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 <sup>2</sup> GFA HRV, if 1,000m <sup>2</sup> 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 <sup>2</sup> GFA HRV, if 500m <sup>2</sup> 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

# State code 25: Development in South East Queensland koala habitat areas

Guideline: State Development Assessment Provisions State Code 25: Development in South East Queensland koala habitat areas provides direction on how to address this code.

**Table 25.1: Development and relevant provisions of the code**

Aspect of Development	Relevant provisions
Material change of use, operational work, building work and plumbing or drainage work	Table 25.2
Reconfiguring a lot	Table 25.3

**Table 25.2 Material change of use, operational work, building work and plumbing or drainage work**

Performance outcomes	Response
<b>PO1</b> Development supports <b>connectivity</b> between <b>highly connected patches</b> of <b>mapped koala habitat areas</b> .	<b>PO1 Compliant</b>  There is an assessable impact of 352m2 resulting from the proposed works. The relatively small footprint of the proposal will not impact connectivity between mapped koala habitat areas. Refer to the Ecological Site Assessment (Appendix J) for further details.
<b>PO2</b> Development supports <b>safe koala movement</b> by preventing <b>fragmentation</b> of patches of <b>mapped koala habitat areas</b> .	<b>PO2 Compliant</b>  The proposed telecommunications facility will not prevent safe koala movement and will impact only upon a small area of regrowth vegetation that will not be fragmented in any way by the proposal. Refer to the Ecological Site Assessment (Appendix J) for further details.
<b>PO3</b> Development within a <b>mapped koala habitat area</b> is undertaken in a way that prevents the risk of injury or death of koalas.	<b>PO3 Compliant</b>  Clearing will result in the loss of a small amount of native vegetation and habitat on the subject site. To mitigate the risk of injury and / or death to fauna during construction operations, the site needs to be assessed by a licensed Spotter-Catcher prior to the commencement of any clearing activities. A licensed Spotter-Catcher should be present on-site during clearing operations. Refer to the Ecological Site Assessment (Appendix J) for further details.

<p><b>PO4</b> Development does not compromise <b>safe koala movement</b> through impediments that restrict movements between <b>highly connected patches of mapped koala habitat areas</b>.</p>	<p><b>PO4 Compliant</b></p> <p>The proposed telecommunications facility will not prevent safe koala movement and will impact only upon a small area of regrowth vegetation.</p>
<p><b>PO5</b> Development is designed and sited to:</p> <ol style="list-style-type: none"> <li>1. avoid impacts on <b>matters of state environmental significance</b>; or</li> <li>2. minimise and mitigate impacts on <b>matters of state environmental significance</b> after demonstrating avoidance is not reasonably possible; and</li> <li>3. provide an <b>offset</b> if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable <b>significant residual impact</b> on a <b>matter of state environmental significance</b>.</li> </ol> <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the <a href="#">Brisbane Port LUP precinct plan</a>.</p>	<p><b>PO5 Compliant</b></p> <p>The telecommunications facility will be located in the Secondary vegetation management area. Of the 168,837m<sup>2</sup> of mapped Secondary vegetation management area, 687m<sup>2</sup> will be impacted by the proposed works. A financial settlement offset is proposed for this impact, with an estimated value of \$2,624.32. This offset will ensure that the unavoidable vegetation clearing required to facilitate the works will achieve no net loss in biodiversity within the local region.</p> <p>Refer to the Ecological Site Assessment (Appendix J) for further details.</p>

**Table 25.3 Reconfiguring a lot**

Performance outcomes	Response
<p><b>PO6</b> Development supports <b>connectivity</b> between <b>highly connected patches of mapped koala habitat areas</b>.</p>	<p>N/A</p>
<p><b>PO7</b> <b>Interfering with koala habitat</b> as a <b>result of the development</b> does not compromise <b>safe koala movement</b> by preventing <b>fragmentation</b> of patches of <b>mapped koala habitat areas</b>.</p>	<p>N/A</p>
<p><b>PO8</b> <b>Interfering with koala habitat</b> as a <b>result of the development</b> supports <b>connectivity</b> between <b>highly connected patches of mapped koala habitat areas</b>.</p>	<p>N/A</p>
<p><b>PO9</b> Development supports <b>safe koala movement</b> by preventing <b>fragmentation</b> of patches of <b>mapped koala habitat areas</b>.</p>	<p>N/A</p>
<p><b>PO10</b> Development within a <b>mapped koala habitat area</b> is undertaken in a way that prevents the risk of injury or death of koalas.</p>	<p>N/A</p>
<p><b>PO11</b> Development is designed and sited to:</p> <ol style="list-style-type: none"> <li>1. avoid impacts on <b>matters of state environmental significance</b>; or</li> <li>2. minimise and mitigate impacts on <b>matters of state environmental significance</b> after demonstrating avoidance is not reasonably possible; and</li> <li>3. provide an <b>offset</b> if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development</li> </ol>	<p>N/A</p>

Performance outcomes	Response
<p>results in an acceptable <b>significant residual impact</b> on a <b>matter of state environmental significance</b>.</p> <p>Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the <b><u>Brisbane Port LUP precinct plan</u></b>.</p>	