

## 9.4.6 Reconfiguring a lot code

### 9.4.6.1 Application

1. This code applies to:
  - a. code assessable reconfiguring a lot for which the Reconfiguring a lot code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in:
    - i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
    - ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
  - b. reconfiguring a lot made impact assessment in:
    - i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
    - ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### 9.4.6.2 Purpose

1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Reconfiguring a lot results in:
    - i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;
    - ii. new lots of appropriate size, shape and dimension with a diverse mix of lots;
    - iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;
    - iv. a high quality streetscape, where creating 10 or more lots, that:
      - A. provides for a wide variety of frontages;
      - B. provides for a noticeable variety of frontages;
      - C. avoids a concentration of similar frontages.
    - v. access easements that:
      - A. are safe and do not adversely affect adjoining premises;
      - B. allow for on-site refuse collection for large rear lot developments;

- vi. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry;
- vii. the protection of the lawfulness of an approved Multiple dwelling.

### 9.4.6.3 Assessment benchmarks for assessable development

#### Part A - Requirements for assessable development

Table 9.4.6.3.1 - Reconfiguring a lot code: assessable development

| Performance outcomes   | Acceptable outcomes   | Comments   |
|--|---|--|
| <b>For assessable development</b>  |   |  |
| <b>Boundary realignment</b>  |   |  |
| <b>PO1</b><br>A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct. | <b>AO1</b><br>A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.   | <b>Not Applicable</b><br>The development is not for a boundary realignment.  |
| <b>PO2</b><br>A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.            | <b>AO2</b><br>A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme. | <b>Not Applicable</b><br>The development is not for a boundary realignment.  |
| <b>Design</b>  |   |  |
| <b>PO3</b><br>Reconfiguring a lot results in lots of a size, shape, dimension and density that are:                                    | <b>AO3</b><br>Unless involving an approved Multiple dwelling, a new lot complies with:  | <b>PO Assessment</b><br>The minimum lot size specified in Table 9.4.6.3.2 for subdivision in the Emerging Community Zone |

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| <p>a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct;</p> <p>b. safely accessed and serviced.</p> <p>Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.</p> | <p>a. Table 9.4.6.3.2 - Reconfiguring a lot; or</p> <p>b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or</p> <p>c. a preliminary approval for reconfiguring a lot.</p>   | <p>is 20ha. The proposal seeks to provide for a management subdivision which are 2.6729ha and 8279m<sup>2</sup> which have areas, dimensions and shapes consistent with the size and dimension of surrounding lots in the Emerging Community precinct. As outlined in the Planning Assessment Report, the proposed management subdivision would facilitate opportunities for future residential development to be over that unconstrained land west of the waterway corridor and mapped vegetated area as part of any future development made over the western parcel (currently described as proposed Lot 300).</p> |
| <p><b>PO4</b><br/>Reconfiguring a lot results in functional lots that:</p> <p>a. can be safely accessed and egressed by vehicles;</p> <p>b. provide for safe and efficient on-site refuse collection;</p> <p>c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing;</p> <p>d. provide durable site access constructed to withstand heavy vehicles.</p>    | <p><b>AO4.1</b><br/>Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide:</p> <p>a. one passing bay for every 30 metres of length;</p> <p>b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions.</p> <p><b>AO4.2</b><br/>Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for:</p> <p>a. a refuse collection vehicle to enter and exit the site in a forward gear;</p> <p>b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning</p> | <p><b>Not Applicable</b><br/>The proposed development does not provide for any rear lots.</p>  |

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|  | <p>manoeuvre with sufficient clearance to any obstructions;</p> <p>c. the access driveway (including crossover) to be designed to withstand heavy vehicles.</p>   |   |
| <p><b>PO5</b><br/>Reconfiguring a lot is designed to:</p> <ol style="list-style-type: none"> <li>protect significant natural features;</li> <li>protect landscape amenity values;</li> <li>minimise the amount of excavation and filling.</li> </ol> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p> | <p><b>AO5</b><br/>No acceptable outcome provided.</p>   | <p><b>Complies</b><br/>The proposed development is for a management subdivision and does not impact on any existing features or require filling or excavation.</p>                              |
| <p><b>PO6</b><br/>Reconfiguring a lot facilitates a movement network that:</p> <ol style="list-style-type: none"> <li>is permeable;</li> <li>supports active transport.</li> </ol> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>   | <p><b>AO6</b><br/>No acceptable outcome provided.</p>   | <p><b>Complies</b><br/>The proposed development is for a management subdivision over the site and maintains the existing access arrangement.</p>  |
| <p><b>PO7</b><br/>Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions.</p> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>   | <p><b>AO7</b><br/>No acceptable outcome provided.</p>   | <p><b>Complies</b><br/>The proposal development maintains the existing orientations.</p>  |
| <p><b>PO8</b><br/>The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium</p>   | <p><b>AO8</b><br/>A lot for a residential purpose is not created within the distances stated for any of the following:</p> <ol style="list-style-type: none"> <li>1,500 metres of a Special industry; or</li> <li>500 metres of a High impact industry; or</li> </ol> | <p><b>Complies</b><br/>The proposed development is located in an emerging residential area and is not located within the specified distances of the listed industrial and rural activities.</p> |

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| <p>impact industry, High impact industry or Special industry.</p>  | <p>c. 500 metres of an Intensive animal industry;<br/>or<br/>d. 300 metres of an Intensive horticulture or Wholesale nursery; or<br/>e. 250 metres of a Medium impact industry.</p>  |  |
| <p><b>Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone</b></p>  |  |  |
| <p><b>PO9</b><br/>Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by:<br/>a. providing a wide variety of frontages;<br/>b. providing lots with noticeable frontage variation when observed from the street.<br/>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p> | <p><b>AO9.1</b><br/>Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements.<br/>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.<br/>Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.<br/><br/><b>AO9.2</b><br/>Reconfiguring a lot results in no more than three adjoining lots with the same frontage.</p> | <p><b>Not Applicable</b><br/>The development is for a management subdivision and is not located in the listed areas.</p>                                     |
| <p><b>Access easement</b></p>  |  |  |
| <p><b>PO10</b><br/>An access easement:<br/>a. is fit for its particular purpose;<br/>b. has a safe access point;<br/>c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities;</p>  | <p><b>AO10</b><br/>No acceptable outcome provided.</p>   | <p><b>Complies</b><br/>The proposed development provides an appropriate access easement which responds to the upgrades to the Bahrs Scrub Road frontage.</p> |

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| <p>d. does not adversely affect adjoining premises having regard to any of the following:</p> <ul style="list-style-type: none"> <li>i. traffic; or</li> <li>ii. accessibility; or</li> <li>iii. parking; or</li> <li>iv. privacy; or</li> <li>v. amenity</li> </ul> <p>Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.</p> |  |   |
| <b>Lots adjoining an urban arterial road</b>  |  |   |
| <p><b>PO11</b><br/>Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.</p>   | <p><b>AO11</b><br/>Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:</p> <ul style="list-style-type: none"> <li>a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: <ul style="list-style-type: none"> <li>i. is a minimum of 3 metres wide;</li> <li>ii. extends for the full length of the lot boundaries that adjoin the urban arterial road;</li> <li>iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or</li> </ul> </li> <li>b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or</li> <li>c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area.</li> </ul> | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and is not located along an urban arterial road frontage.</p> |

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|   | <p>Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.</p>  |  |
| <b>Approved multiple dwellings</b>  |   |  |
| <p><b>PO12</b><br/>Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.</p>  | <p><b>AO12</b><br/>Reconfiguring a lot where material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> <li>a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use;</li> <li>b. does not result in a building that straddles a boundary;</li> <li>c. does not compromise the use of a multiple dwelling as a self-contained residence.</li> </ul> | <p><b>Not Applicable</b><br/>The proposed subdivision is not associated with any approved Material Change of Use for Multiple Dwellings.</p> |
| <p><b>PO13</b><br/>Reconfiguring a lot where a material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> <li>a. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or</li> <li>b. establishes freehold lots only if: <ul style="list-style-type: none"> <li>i. all the proposed lots have direct road frontage to a dedicated constructed road;</li> <li>ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.</li> </ul> </li> </ul> | <p><b>AO13</b><br/>No acceptable outcome provided.</p>  | <p><b>Not Applicable</b><br/>The proposed subdivision is not associated with any approved Material Change of Use for Multiple Dwellings.</p> |
| <b>Where within a regulated access area</b>   |   |  |

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| <p><b>PO14</b><br/>Development within Figure 9.4.6.3.1 - Regulated access area:<br/>a. does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or California Creek Road;<br/>b. supports the extension of the local access road network.</p> | <p><b>AO14</b><br/>Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.</p> | <p><b>Not Applicable</b><br/>The proposed development is not subject to any local plan area.</p> |
| <p><b>Where within a local plan area</b></p>   |   |  |
| <p><b>PO15</b><br/>Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.</p>   | <p><b>AO15</b><br/>No acceptable outcome provided.</p>  |  |

**Table 9.4.6.3.2 - Reconfiguring a lot**

| Column 1  | Column 2          | Column 3         |                |            | Column 4                     | Column 5  | Column 6       |
|---|-------------------|------------------|----------------|------------|------------------------------|---|----------------|
| Zone and/or precinct                              | Minimum lot size  | Minimum frontage |                |            | Maximum depth to width ratio | Rear lot  | Qualifications |
|   |                   | Normal           | Cul-de-sac lot | Corner lot |                              |   |                |
| Low density residential zone - Small lot precinct | 300m <sup>2</sup> | 10m              | 6m             | 12m        | NA                           | A rear lot is not created in this precinct.   |                |
| Low density residential zone -                    | 400m <sup>2</sup> | 12.5m            | 10m            | 15m        | NA                           | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |                |

|  |                     |     |            |     |        |   |  |
|--|---------------------|-----|------------|-----|--------|---|--|
| Suburban precinct  |                     |     |            |     |        |   |  |
| Low density residential zone - Village precinct          | 500m <sup>2</sup>   | 15m | 10m        | 18m | NA     | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |  |
| Low density residential zone - Large suburban precinct   | 1,000m <sup>2</sup> | 20m | 10m        | 22m | 3 to 1 | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |  |
| Low density residential zone - Small acreage precinct    | 2,000m <sup>2</sup> | 20m | 15m        | 30m | 4 to 1 | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |  |
| Low density residential zone - Acreage precinct          | 4,000m <sup>2</sup> | 40m | 20m        | 40m | 4 to 1 | A rear lot is not created in this precinct.   |  |
| Low-medium density residential zone - Townhouse precinct | 500m <sup>2</sup>   | 20m | No minimum | 30m | 3 to 1 | A rear lot is not created in this precinct.   |  |
| Low-medium density residential zone                      | 800m <sup>2</sup>   | 20m | No minimum | 30m | 3 to 1 | A rear lot is not created in this precinct.   |  |

|  |                     |                     |            |            |   |   |   |
|--|---------------------|---------------------|------------|------------|---|---|---|
| - Apartment precinct                                   |                     |                     |            |            |   |   |   |
| Medium density residential zone - Medium rise precinct | 1,200m <sup>2</sup> | 20m                 | No minimum | 30m        | 3 to 1                                  | A rear lot is not created in this precinct. |   |
| Medium density residential zone - High rise precinct   | 1,200m <sup>2</sup> | 20m                 | No minimum | 30m        | 3 to 1                                  | A rear lot is not created in this precinct. |   |
| Centre zone  | No minimum          | No minimum frontage |            | No maximum | A rear lot is not created in this zone. |   |   |
| Specialised centre zone                                | No minimum          | No minimum frontage |            | No maximum | A rear lot is not created in this zone. |   |   |
| Recreation and open space zone                         | No minimum          | No minimum frontage |            | No maximum | A rear lot is not created in this zone. |   |   |
| Low impact industry zone                               | 2,000m <sup>2</sup> | 25m                 | 20m        | 30m        | 4 to 1                                  | A rear lot is not created in this zone.     | The width is sufficient to allow the specified heavy vehicle to turn around on the lot. |
| Medium impact industry zone                            | 2,000m <sup>2</sup> | 25m                 | 20m        | 30m        | 4 to 1                                  | A rear lot is not created in this zone.     | The width is sufficient to allow the specified heavy vehicle to turn around on the lot. |
| Community facilities zone                              | No minimum          | No minimum frontage |            | No maximum | A rear lot is not created in this zone. |   |   |

|   |  |                      |     |     |            |   |   |
|---|--|----------------------|-----|-----|------------|---|---|
| Emerging community zone                             | 20 hectares                            | No minimum frontage  |     |     | No maximum | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |   |
| Environmental management and conservation zone      | 100 hectares                           | No minimum frontage  |     |     | No maximum | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. | -   |
| Mixed use zone                                      | 2,000m <sup>2</sup>                    | 25m                  | 20m | 30m | 4 to 1     | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. | The width is sufficient to allow the specified heavy vehicle to turn around on the lot. |
| Rural zone  | 100 hectares                           | No minimum frontage. |     |     | No maximum | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |   |
| Rural residential zone - Park residential precinct  | 5,000m <sup>2</sup>                    | 40m                  | 20m | 40m | 3 to 1     | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |   |
| Rural residential zone - Park living precinct       | 100 hectares                           | No minimum frontage  |     |     | No maximum | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |   |
| Rural residential zone - Cottage rural precinct and | a. 20 hectares in the urban footprint; | No minimum frontage  |     |     | No maximum | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |   |

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| Carbrook precinct | b. 100 hectares in the regional landscape and rural production area. |  |  |  |  |
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Note - The Minimum access width applies when one rear lot is created.

**Table 9.4.6.3.3 - Reconfiguring a lot: local plans**

| Column 1                       | Column 2            | Column 3         |                |            | Column 4                     | Column 5  | Column 6       |
|--------------------------------|---------------------|------------------|----------------|------------|------------------------------|---|----------------|
| Zone and/or precinct           | Minimum lot size    | Minimum frontage |                |            | Maximum depth to width ratio | Rear lot  | Qualifications |
|                                |                     | Normal           | Cul-de-sac lot | Corner lot |                              |   |                |
| <b>Loganholme local plan</b>   |                     |                  |                |            |                              |   |                |
| Large lot residential precinct | 1,000m <sup>2</sup> | 20m              | 10m            | 22m        | 3 to 1                       | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. |                |
| Residential choice precinct    | 600m <sup>2</sup>   | 20m              | No minimum     | 30m        | 3 to 1                       | A rear lot is not created in this precinct.   |                |
| Residential core precinct      | 1,200m <sup>2</sup> | 20m              | No minimum     | 30m        | 3 to 1                       | A rear lot is not created in this precinct.   |                |

|   |                     |       |            |     |        |   |   |
|---|---------------------|-------|------------|-----|--------|---|---|
| Residential frame precinct                              | 800m <sup>2</sup>   | 20m   | No minimum | 30m | 3 to 1 | A rear lot is not created in this precinct.   |   |
| Suburban residential precinct                           | 400m <sup>2</sup>   | 12.5m | 10m        | 15m | 3 to 1 | A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots. | Access is restricted at a major intersection. |
| <b>Loganlea local plan</b>                              |                     |       |            |     |        |   |   |
| Residential edge precinct                               | 600m <sup>2</sup>   | 20m   | No minimum | 30m | 3 to 1 | A rear lot is not created in this precinct.   |   |
| Residential frame precinct or Residential core precinct | 800m <sup>2</sup>   | 20m   | No minimum | 30m | 3 to 1 | A rear lot is not created in this precinct.   |   |
| Low medium precinct or Mixed use precinct               | 1,200m <sup>2</sup> | 20m   | No minimum | 30m | 3 to 1 | A rear lot is not created in this precinct.   |   |

Note - The Minimum access width applies when one rear lot is created.

**Table 9.4.6.3.4 - Additional requirements for rear lots**

| Column 1             | Column 2                           | Column 3                    | Column 4                                  | Column 5                   | Column 6     | Column 7                  |
|----------------------|------------------------------------|-----------------------------|---|----------------------------|--------------|---------------------------|
| Zone and/or precinct | Minimum area clear of access strip | Maximum access strip length | Number of dwellings serviced by accessway | Minimum access strip width | Passing bays | On-site refuse collection |

|  |                   |     |           |   |     |     |
|--|-------------------|-----|-----------|---|-----|-----|
| Low density residential zone - Suburban precinct | 500m <sup>2</sup> | 35m | 1         | 4m driveway reserve width and 3m pavement width   | No  | No  |
|  |                   |     | 2         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|  |                   |     | 3         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|  |                   |     | 4         | 5.5m driveway reserve width and 3m pavement width | Yes | Yes |
|  |                   |     | 5 or more | 8m driveway reserve width and 5.5m pavement width | No  | Yes |
| Low density residential zone - Village precinct  | 600m <sup>2</sup> | 50m | 1         | 4m driveway reserve width and 3m pavement width   | No  | No  |
|  |                   |     | 2         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|  |                   |     | 3         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|  |                   |     | 4         | 5.5m driveway reserve width and 3m pavement width | Yes | Yes |

|  |                     |     |           |   |     |     |
|--|---------------------|-----|-----------|---|-----|-----|
|  |                     |     | 5 or more | 8m driveway reserve width and 5.5m pavement width | No  | Yes |
| Low density residential zone - Large suburban precinct | 1,000m <sup>2</sup> | 60m | 1         | 4m driveway reserve width and 3m pavement width   | No  | No  |
|  |                     |     | 2         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|  |                     |     | 3         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|  |                     |     | 4         | 5.5m driveway reserve width and 3m pavement width | Yes | Yes |
|  |                     |     | 5 or more | 8m driveway reserve width and 5.5m pavement width | No  | Yes |
| Low density residential zone - Small acreage precinct  | 2,000m <sup>2</sup> | 75m | 1         | 4m driveway reserve width and 3m pavement width   | No  | No  |
|  |                     |     | 2         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |

|   |                     |            |           |   |     |     |
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|   |                     |            | 3         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|   |                     |            | 4         | 5.5m driveway reserve width and 3m pavement width | Yes | Yes |
|   |                     |            | 5 or more | 8m driveway reserve width and 5.5m pavement width | No  | Yes |
| Emerging Community zone   | 20 hectares         | No maximum |           |   |     |     |
| Environmental management and conservation zone                        | 100 hectares        | No maximum |           |   |     |     |
| Mixed use zone  | 4,000m <sup>2</sup> | 150m       |           | 10m   |     |     |
| Rural zone  | 100 hectares        | No maximum |           |   |     |     |
| Rural residential zone - Park residential precinct                    | 5,000m <sup>2</sup> | 150m       |           | 10m   |     |     |
| Rural residential zone - Park living precinct                         | 100 hectares        | No maximum |           |   |     |     |
| Rural residential zone - Cottage rural precinct and Carbrook precinct | 100 hectares        | No maximum |           |   |     |     |

| Loganholme local plan          |                     |     |           |   |     |     |
|--------------------------------|---------------------|-----|-----------|---|-----|-----|
| Large lot residential precinct | 1,000m <sup>2</sup> | 60m | 1         | 4m driveway reserve width and 3m pavement width   | No  | No  |
|                                |                     |     | 2         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|                                |                     |     | 3         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|                                |                     |     | 4         | 5.5m driveway reserve width and 3m pavement width | Yes | Yes |
|                                |                     |     | 5 or more | 8m driveway reserve width and 5.5m pavement width | No  | Yes |
| Suburban residential precinct  | 500m <sup>2</sup>   | 35m | 1         | 4m driveway reserve width and 3m pavement width   | No  | No  |
|                                |                     |     | 2         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |
|                                |                     |     | 3         | 5.5m driveway reserve width and 3m pavement width | Yes | No  |

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|  |  |  |           |   |     |     |
|--|--|--|-----------|---|-----|-----|
|  |  |  | 4         | 5.5m driveway reserve width and 3m pavement width | Yes | Yes |
|  |  |  | 5 or more | 8m driveway reserve width and 5.5m pavement width | No  | Yes |

**Figure 9.4.6.3.1 - Regulated access area**



**Table 9.4.6.3.5 - Frontage requirements**

| <b>Column 1</b>                                   | <b>Column 2</b>                   |                                   |
|---|-----------------------------------|-----------------------------------|
| <b>Zone and/or precinct</b>                       | <b>Frontage</b>                   |                                   |
|   | Maximum 70% of total lots created | Minimum 30% of total lots created |
| Low density residential zone - Small lot precinct | 10m - 12.49m                      | 12.5m or greater                  |
| Low density residential zone - Suburban precinct  | 12.5m - 14.99m                    | 15m or greater                    |
| Low density residential zone - Village precinct   | 15m - 17.99m                      | 18m or greater                    |

## 6.2.3 Emerging community zone code

### 6.2.3.1 Application

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for which the Emerging community zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
  - b. material change of use made impact assessable in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
  - c. 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.

### 6.2.3.2 Purpose

1. The purpose of the Emerging community zone is to:
  - a. identify land that is intended for an urban purpose in the future; and
  - b. protect land that is identified for an urban purpose in the future from incompatible uses; and
  - c. provide for the timely conversion of non-urban land to land for urban purposes.
2. The local government purpose of the Emerging community zone code is to protect the future use of land for urban purposes.
3. The purpose of the Emerging community zone code will be achieved through the following overall outcomes:
  - a. land uses comprise:
    - i. urban purposes after detailed land use and infrastructure planning has been completed; or
    - ii. an interim use that does not prevent the land being used in the future for urban purposes, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall;
  - b. the design of the built form:
    - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
    - ii. for urban purposes is consistent with the detailed land use and infrastructure planning;
    - iii. for an interim use:
      - A. is compatible with the existing character;

- B. the existing landscape character predominates over the built form;
- c. development protects amenity consistent with its location in the Emerging community zone and the surrounding area.
- d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided.

**6.2.3.3 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 6.2.3.3.1 - Emerging community 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 use</b>  |  |   |
| <p><b>PO1</b><br/>A use is for:</p> <ul style="list-style-type: none"> <li>a. urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.</li> </ul> | <p><b>AO1</b><br/>A use is for:</p> <ul style="list-style-type: none"> <li>a. urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.</li> </ul> | <p><b>Complies with AO</b><br/>The proposed development is for a management subdivision to facilitate future orderly and sequential urban development to occur.</p> |
| <b>Design</b>  |  |   |
| <b>Building height</b>   |  |   |
| <b>PO2</b>   | <b>AO2</b>   | <b>Not Applicable</b>   |

|  |  |   |
|--|--|---|
| <p>A building has a height that is compatible with the:</p> <ul style="list-style-type: none"> <li>a. existing landscape character which predominates over the built form; or</li> <li>b. desired urban purpose character.</li> </ul>  | <p>A building has a maximum building height of 8.5 metres.</p>   | <p>The proposed development is for a reconfiguring a lot and does not provide for any built form.</p>                           |
| <p><b>Boundary clearance</b></p>   |  |   |
| <p><b>PO3</b><br/>A building or structure has a boundary clearance that is consistent with the:</p> <ul style="list-style-type: none"> <li>a. existing character; or</li> <li>b. desired urban purposed character.</li> </ul>  | <p><b>AO3</b><br/>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 10 metres;</li> <li>b. side and rear boundary clearance of three metres.</li> </ul>  | <p><b>Not Applicable</b><br/>The proposed development is for a reconfiguring a lot and does not provide for any built form.</p> |
| <p><b>Site cover - Interim uses</b></p>  |  |   |
| <p><b>PO4</b><br/>A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.</p>   | <p><b>AO4</b><br/>A building or structure for an interim use has a maximum site cover of 700m<sup>2</sup>.</p>   | <p><b>Not Applicable</b><br/>The proposed development does not propose any interim uses.</p>                                    |
| <p><b>Amenity</b></p>  |  |   |
| <p><b>General emissions</b></p>  |  |   |
| <p><b>PO5</b><br/>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>AO5</b><br/>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> </ul> | <p><b>Not Applicable</b><br/>The proposal is for Reconfiguring a Lot and will not result in emissions.</p>                      |

|  |   |  |
|--|---|--|
|  | <p>b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management;</p> <p>c. Table 3.2.2.1 - Air emission standards;</p> <p>d. Table 3.2.3.1 - Light emission standards;</p> <p>e. section 3.2.4 - Radiation emission standards;</p> <p>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s<sup>2</sup>) 1/80Hz.</p> |  |
| <b>Reverse amenity</b>   |   |  |
| <p><b>PO6</b><br/>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>AO6</b><br/>Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>  | <p><b>Complies</b><br/>The proposed development provides for a management subdivision and does not impact the surrounding amenity.</p> |
| <p><b>PO7</b><br/>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.<br/>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p> <p><b>Column 1: Separation distance</b></p> | <p><b>AO7</b><br/>A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2.<br/><b>Table 6.2.3.3.2</b></p> <p><b>Column 2: Use</b></p>  | <p><b>Not Applicable</b><br/>The site is not located with close proximity to any industrial uses.</p>                                  |

|  |  |  |
|--|--|--|
| 1,500 metres   | Special industry   |  |
| 500 metres   | High impact industry   |  |
| 500 metres   | Intensive animal industry  |  |
| 300 metres   | Intensive horticulture   |  |
| 300 metres   | Wholesale nursery  |  |
| 250 metres   | Medium impact industry   |  |
| <b>For assessable development only</b>   |  |  |
| <b>Design</b>  |  |  |
| <b>PO8</b><br>Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.   | <b>AO8</b><br>No acceptable outcome provided.  | <b>Complies</b><br>The proposed development is for a management subdivision and does not provide for any additional land uses or infrastructure on site. |
| <b>Social and health impact</b>  |  |  |
| <b>PO9</b><br>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.<br>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. | <b>AO9.1</b><br>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.<br><br><b>AO9.2</b><br>Development does not provide for gaming. | <b>Not Applicable</b><br>The proposed development is for a reconfiguring a lot and does not provide for any built form.                                  |

## 6.2.5 Low density residential zone code

### 6.2.5.1 Application

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for which the Low density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.5.1 - Low density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - b. material change of use made impact assessable in Table 5.5.5.1 - Low density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - 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.

### 6.2.5.2 Purpose

1. The purpose of the Low density residential zone is to provide for:
  - a. a variety of low density dwelling types, including dwelling houses; and
  - b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The local government purpose of the Low density residential zone code is to:
  - a. provide for predominantly dwelling houses;
  - b. provide small-scale non-residential development that caters for the daily needs of local residents;
  - c. provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment.
3. The purpose of the code will be achieved through the following overall outcomes:
  - a. the design of the built form:
    - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
    - ii. ensures that its size and bulk is consistent with the character of the residential environment;

- iii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents;
- iv. ensures it is easily and safely accessed;
- v. provides a streetscape that is attractive, pedestrian friendly and supports the precinct character;
- b. development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area;
- c. development contributes to the visual amenity of the residential streetscape;
- d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
- e. in the Acreage precinct:
  - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a large single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
  - ii. the built form is characterised by Dwelling houses in a semi-rural landscape setting where the landscape or bush character dominates the built environment;
  - iii. development has a maximum density of 2.5 dwellings per hectare;
- f. in the Large suburban precinct:
  - i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Relocatable home park, Residential care facility Retirement facility or Sales office; or
    - B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;
  - iv. development has a maximum density of 10 dwellings per hectare;
- g. in the Small acreage precinct:
  - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
  - ii. the built form is characterised by Dwelling houses in an urban landscape setting where the landscape character dominates the built environment;
  - iii. development has a maximum density of 5 dwellings per hectare;
- h. in the Small lot precinct:
  - i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
    - B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;

- iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;
- iv. a Dual occupancy has a density consistent with that intended for the use;
- v. a Multiple dwelling has a maximum net density of 33 equivalent dwellings per hectare;
- vi. Reconfiguring a lot:
  - A. creates lot sizes which are consistent with the intended lot size and character of the precinct;
  - B. provides for a compact form of detached residential living with landscaping;
- i. in the Suburban precinct:
  - i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
    - B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;
  - iv. a Dual occupancy has a density consistent with that intended for the use;
  - v. a Multiple dwelling has a maximum net density of 25 equivalent dwellings per hectare;
  - vi. Reconfiguring a lot:
    - A. creates lot sizes which are consistent with the intended lot size and character of the precinct;
    - B. maintains a block pattern that accommodates traditional backyards and large trees;
- j. in the Village precinct:
  - i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
    - B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;
  - iv. a Dual occupancy has a density consistent with that intended for the use;
  - v. a Multiple dwelling has a maximum net density of 20 equivalent dwellings per hectare;
  - vi. Reconfiguring a lot:
    - A. creates lot sizes which are consistent with the intended lot size and character of the precinct;
    - B. maintains a block pattern that accommodates traditional backyards, large trees and wider frontages.

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

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

**Table 6.2.5.3.1 - Low density residential 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 use</b>  |  |  |
| <p><b>PO1</b><br/>A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or</li> <li>b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or</li> <li>c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or</li> <li>d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or</li> <li>e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or</li> <li>f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</li> </ul> | <p><b>AO1</b><br/>A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or</li> <li>b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or</li> <li>c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or</li> <li>d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or</li> <li>e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or</li> <li>f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</li> </ul> | <p><b>Complies</b><br/>The proposed development has been designed in accordance with the Low Density Residential Zone (Suburban/Small Lot Precinct), with justification provided in the town planning report.<br/>The design provides for an appropriate management subdivision which will facilitate appropriate future residential development in accordance with the relevant outcomes.</p> |
| <b>Design</b>  |  |  |
| <b>Building height</b>   |  |  |
| <b>PO2</b>   | <b>AO2</b>   | <b>Not Applicable</b>  |

|   |   |  |
|---|---|--|
| <p>A building has a building height that is:</p> <ul style="list-style-type: none"> <li>a. consistent with the intended character for the precinct;</li> <li>b. responsive to the topography of the site;</li> <li>c. compatible with the height of adjoining buildings.</li> </ul>   | <p>A building on a slope of:</p> <ul style="list-style-type: none"> <li>a. less than 15 percent has a maximum building height of 8.5 metres; or</li> <li>b. 15 percent or more has a maximum building height of 10 metres.</li> </ul>                           | <p>The proposed development is for a reconfiguring a lot via management subdivision and does not provide for any built form. It is anticipated that an assessment against the zone requirements will be provided for future residential use over the site.</p>                           |
| <p><b>Boundary clearance</b></p>  |   |  |
| <p><b>PO3</b><br/>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that:</p> <ul style="list-style-type: none"> <li>a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised;</li> <li>b. provide access to natural light and ventilation;</li> <li>c. are consistent with the character for the precinct.</li> </ul> | <p><b>AO3</b><br/>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a reconfiguring a lot via management subdivision and does not provide for any built form. It is anticipated that an assessment against the zone requirements will be provided for future residential use over the site.</p> |
| <p><b>Density</b></p>   |   |  |
| <p><b>PO4</b><br/>Development achieves a density consistent with that intended for the precinct.</p>  | <p><b>AO4</b><br/>Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.</p>  | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains an appropriate density over the site.</p>  |
| <p><b>Amenity</b></p>   |   |  |
| <p><b>General emissions</b></p>   |   |  |
| <p><b>PO5</b></p>   | <p><b>AO5</b></p>   | <p><b>Not Applicable</b><br/>The proposal is for Reconfiguring a Lot and will not result in emissions.</p>   |

|   |  |  |
|---|--|--|
| <p>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>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 - Environmental management;</li> <li>c. Table 3.2.2.1 - Air emission standards;</li> <li>d. Table 3.2.3.1 - Light emission standards;</li> <li>e. section 3.2.4 - Radiation emission standards;</li> <li>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (<math>m/s^2</math>) 1/80Hz.</li> </ul> |  |
| <p><b>Reverse amenity</b></p>   |  |  |
| <p><b>PO6</b><br/>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>A06</b><br/>Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>   | <p><b>Not Applicable</b><br/>The proposed development is for a reconfiguring a lot via management subdivision and does not provide for any built form. It is anticipated that an assessment against the zone requirements will be provided for future residential use over the site.</p> |
| <p><b>PO7</b><br/>A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural</p>   | <p><b>A07</b></p>  | <p><b>Not Applicable</b><br/>The site is not located with close proximity to any industrial uses.</p>  |

|   |   |  |  |
|---|---|--|--|
| <p>activities, Medium impact industry, High impact industry or Special industry.<br/>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>   |   | <p>A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2.<br/><b>Table 6.2.5.3.2</b></p>  |  |
| <b>Column 1:<br/>Separation distance</b>  | <b>Column 2:<br/>Use</b>                              |  |  |
| 1,500 metres  | Special industry                                      |  |  |
| 500 metres  | High impact industry                                  |  |  |
| 500 metres  | Intensive animal industry                             |  |  |
| 300 metres  | Intensive horticulture                                |  |  |
| 250 metres  | Medium impact industry                                |  |  |
| <b>For assessable development only</b>  |   |  |  |
| <b>Design</b>   |   |  |  |
| <b>Built form</b>   |   |  |  |
| <p><b>PO8</b><br/>A building contributes to the character of the precinct with articulated buildings and detailing by:</p> <ul style="list-style-type: none"> <li>a. orientating towards the primary street frontage;</li> <li>b. providing an attractive and well-articulated façade.</li> </ul> | <p><b>AO8</b><br/>No acceptable outcome provided.</p> | <p><b>Complies</b><br/>The proposed development is for a reconfiguring a lot development with the intent to create future residential development. It is anticipated that the future built form will provide an attractive design which is supported by the surrounding streetscape and zoning intent.</p> |  |

| <b>Streetscape</b>  |  |  |
|---|--|--|
| <p><b>PO9</b><br/>Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of:</p> <ul style="list-style-type: none"> <li>a. footpath paving;</li> <li>b. street trees;</li> <li>c. landscaping.</li> </ul> | <p><b>AO9</b><br/>No acceptable outcome provided.</p>  | <p><b>Complies</b><br/>The proposed development is for a reconfiguring a lot development with the intent to create future residential development. It is anticipated that the future built form will provide an attractive design which is supported by the surrounding streetscape and zoning intent.</p> |
| <b>Service areas and storage</b>  |  |  |
| <p><b>PO10</b><br/>Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.</p>  | <p><b>AO10</b><br/>Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a reconfiguring a lot development and does not provide for service areas or storage.</p>  |

| <b>Reconfiguring a lot</b>  |  | <b>Comments</b>  |
|---|--|--|
| <p><b>PO11</b><br/>Reconfiguring a lot:</p> <ul style="list-style-type: none"> <li>a. in the Small lot precinct creates a lot with a minimum size of 300m<sup>2</sup>; or</li> <li>b. in the Suburban precinct: <ul style="list-style-type: none"> <li>i. where not creating a rear lot, has a minimum size of 400m<sup>2</sup>;</li> <li>ii. where creating a rear lot, has a minimum size of 500m<sup>2</sup>; or</li> </ul> </li> <li>c. in the Village precinct:</li> </ul> | <p><b>AO11</b><br/>No acceptable outcome provided.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a reconfiguring a lot via management subdivision and does not provide for any built form. It is anticipated that an assessment against the zone requirements will be provided for future residential use over the site.</p> |

|   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>i. where not creating a rear lot, has a minimum size of 500m<sup>2</sup>;</li> <li>ii. where creating a rear lot, has a minimum size of 600m<sup>2</sup>.</li> </ul>   |   |   |
| <b>Social and health impact</b>   |   |   |
| <p><b>PO12</b><br/>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.<br/>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>AO12.1</b><br/>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>AO12.2</b><br/>Development does not provide for gaming.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a reconfiguring a lot and does not provide for any built form.</p> |
| <b>Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct</b>   |   |   |
| <b>Land Uses</b>  |   |   |
| <b>Shop</b>   |   |   |
| <p><b>PO13</b><br/>A Shop:</p> <ul style="list-style-type: none"> <li>a. is of a scale and character suitable to ensure that the residential amenity is maintained;</li> <li>b. serves the local residents' daily needs;</li> <li>c. does not undermine the viability of a nearby centre or the centre hierarchy.</li> </ul> <p>Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p> | <p><b>AO13</b><br/>A Shop:</p> <ul style="list-style-type: none"> <li>a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy;</li> <li>b. is not within 800 metres of another Shop.</li> </ul>   | <p><b>Not Applicable</b><br/>The proposed development is not for a shop.</p>  |

|   |  |   |
|---|--|---|
| <b>Food and drink outlet</b>  |  |   |
| <p><b>PO14</b><br/>A Food and drink outlet:<br/>a. is small-scale;<br/>b. protects residential amenity;<br/>c. does not undermine the viability of a nearby centre or the centre hierarchy.</p> | <p><b>AO14</b><br/>A Food and drink outlet:<br/>a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy;<br/>b. is not within 800 metres of another Food and drink outlet;<br/>c. does not include a drive-through facility.</p> | <p><b>Not Applicable</b><br/>The proposed development is not for a food and drink outlet.</p>     |
| <b>Acreage precinct</b>   |  |   |
| <b>Design</b>   |  |   |
| <b>Built form</b>   |  |   |
| <p><b>PO15</b><br/>The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.</p>   | <p><b>AO15</b><br/>No acceptable outcome provided.</p>   | <p><b>Not Applicable</b><br/>The proposed development is not located in the acreage precinct.</p> |
| <b>Site cover</b>   |  |   |
| <p><b>PO16</b><br/>Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.</p>               | <p><b>AO16</b><br/>Development in the Acreage precinct has a maximum site cover of 20 percent.</p>   | <p><b>Not Applicable</b><br/>The proposed development is not located in the acreage precinct.</p> |
| <b>Large suburban precinct</b>  |  |   |
| <b>Design</b>   |  |   |
| <b>Built form</b>   |  |   |

|   |   |  |
|---|---|--|
| <p><b>PO17</b><br/>The Large suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.</p>   | <p><b>AO17</b><br/>No acceptable outcome provided.</p>  | <p><b>Not Applicable</b><br/>The proposed development is not located in the large suburban precinct.</p> |
| <p><b>Site cover</b></p>  |   |  |
| <p><b>PO18</b><br/>Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.</p>                                | <p><b>AO18</b><br/>Development in the Large suburban precinct has a maximum site cover of 50 percent.</p> | <p><b>Not Applicable</b><br/>The proposed development is not located in the large suburban precinct.</p> |
| <p><b>Small acreage precinct</b></p>  |   |  |
| <p><b>Design</b></p>  |   |  |
| <p><b>Built form</b></p>  |   |  |
| <p><b>PO19</b><br/>The Small acreage precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting, where the landscape character dominates the built environment.</p> | <p><b>AO19</b><br/>No acceptable outcome provided.</p>  | <p><b>Not Applicable</b><br/>The proposed development is not located in the large suburban precinct.</p> |
| <p><b>Site cover</b></p>  |   |  |
| <p><b>PO20</b><br/>Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.</p>                                 | <p><b>AO20</b><br/>Development in the Small acreage precinct has a maximum site cover of 35 percent.</p>  | <p><b>Not Applicable</b><br/>The proposed development is not located in the large suburban precinct.</p> |

| Small lot precinct  |  |  |
|---|--|--|
| Design  |  |  |
| <b>Built form</b>   |  |  |
| <b>PO21</b><br>The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.                  | <b>AO21</b><br>No acceptable outcome provided.   | <b>Not Applicable</b><br>The proposed development is for a reconfiguring a lot via management subdivision and does not provide for any built form. It is anticipated that an assessment against the zone requirements will be provided for future residential use over the site. |
| <b>Site cover</b>   |  |  |
| <b>PO22</b><br>Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct. | <b>AO22</b><br>Development in the Small lot precinct has a maximum site cover of 60 percent. | <b>Not Applicable</b><br>The proposed development is for a reconfiguring a lot via management subdivision and does not provide for any built form. It is anticipated that an assessment against the zone requirements will be provided for future residential use over the site. |
| Suburban precinct   |  |  |
| Design  |  |  |
| <b>Built form</b>   |  |  |
| <b>PO23</b><br>The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.                   | <b>AO23</b><br>No acceptable outcome provided.   | <b>Not Applicable</b><br>The proposed development is for a reconfiguring a lot via management subdivision and does not provide for any built form. It is anticipated that an assessment against the zone requirements will be provided for future residential use over the site. |
| <b>Site cover</b>   |  |  |

|  |   |  |                |
|--|---|--|----------------|
| <p><b>PO24</b><br/>Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.</p> | <p><b>AO24</b><br/>Development in the Suburban precinct has a maximum site cover of 50 percent.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a reconfiguring a lot via management subdivision and does not provide for any built form. It is anticipated that an assessment against the zone requirements will be provided for future residential use over the site.</p> |                |
| <b>Village precinct</b>  |   |  |                |
| <b>Design</b>  |   |  |                |
| <b>Built form</b>  |   |  |                |
| <p><b>PO25</b><br/>The Village precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.</p>                   | <p><b>AO25</b><br/>No acceptable outcome provided.</p>  | <p><b>Not Applicable</b><br/>The proposed development is not located in the village precinct.</p>  | <b>Not App</b> |
| <b>Site cover</b>  |   |  |                |
| <p><b>PO26</b><br/>Development in the Village precinct has a site cover that reflects a development intensity consistent with the intended character of the precinct.</p>          | <p><b>AO26</b><br/>Development in the Village precinct has a maximum site cover of 50 percent.</p>  | <p><b>Not Applicable</b><br/>The proposed development is not located in the village precinct.</p>  |                |

Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions

| Precinct              | Land use  | Building type   | Road boundary | Boundary clearances  |               |
|-----------------------|---|---|---------------|--|---------------|
|                       |   |   |               | Side boundary  | Rear boundary |
| <b>All precincts</b>  | Dual occupancy  | As per Dual occupancy and Dwelling house code.  |               |  |               |
|                       | <ul style="list-style-type: none"> <li>• Relocatable home park</li> <li>• Residential care facility</li> <li>• Retirement facility</li> </ul> | As per Relocatable home park, Residential care facility and Retirement facility code. |               |  |               |
| <b>Acreage</b>        | Any other use not listed in this table  | All building types  | 10 metres     | 3 metres   | 3 metres      |
| <b>Large suburban</b> | Any other use not listed in this table  | All building types  | 6 metres      | Where the height of a part of the building or structure is: <ul style="list-style-type: none"> <li>• 4.5 metres or less - 1.5 metres;</li> <li>• greater than 4.5 metres but not more than 7.5 metres - 2 metres;</li> <li>• greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.</li> </ul> | 3 metres      |
| <b>Small acreage</b>  | Any other use not listed in this table  | All building types  | 10 metres     | 3 metres   | 3 metres      |
| <b>Small lot</b>      | Any other use not listed in this table  | All building types  | 4 metres      | Where the height of a part of the building or structure is: <ul style="list-style-type: none"> <li>• 4.5 metres or less - 1.5 metres;</li> <li>• greater than 4.5 metres but not more than 7.5 metres - 2 metres;</li> </ul>   | 3 metres      |

|                 |  |                    |          |   |          |
|-----------------|--|--------------------|----------|---|----------|
|                 |  |                    |          | <ul style="list-style-type: none"> <li>greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.</li> </ul>  |          |
| <b>Suburban</b> | Any other use not listed in this table | All building types | 6 metres | <p>Where the height of a part of the building or structure is:</p> <ul style="list-style-type: none"> <li>4.5 metres or less - 1.5 metres;</li> <li>greater than 4.5 metres but not more than 7.5 metres - 2 metres;</li> <li>greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.</li> </ul> | 3 metres |
| <b>Village</b>  | Any other use not listed in this table | All building types | 6 metres | <p>Where the height of a part of the building or structure is:</p> <ul style="list-style-type: none"> <li>4.5 metres or less - 1.5 metres;</li> <li>greater than 4.5 metres but not more than 7.5 metres - 2 metres;</li> <li>greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.</li> </ul> | 3 metres |

**Table 6.2.5.3.4 - Low density residential zone densities**

| Precinct              | Land use  | Maximum density  |
|-----------------------|---|--|
| <b>Acreage</b>        | All uses  | 2.5 dwellings per hectare                                      |
| <b>Large suburban</b> | Relocatable home park, Residential care facility or Retirement facility | No maximum   |
|                       | All other uses  | 10 dwellings per hectare                                       |
| <b>Small acreage</b>  | All uses  | 5 dwellings per hectare  |
| <b>Small lot</b>      | Dual occupancy  | 38 dwellings per hectare (Minimum lot size 525m <sup>2</sup> ) |
|                       | Relocatable home park, Residential care facility or Retirement facility | No maximum   |
|                       | Multiple dwellings  | 33 equivalent dwellings per hectare                            |
| <b>Suburban</b>       | Dual occupancy  | 28 dwellings per hectare (Minimum lot size 700m <sup>2</sup> ) |
|                       | Relocatable home park, Residential care facility or Retirement facility | No maximum   |
|                       | Multiple dwellings  | 25 equivalent dwellings per hectare                            |
| <b>Village</b>        | Dual occupancy  | 22 dwellings per hectare (Minimum lot size 875m <sup>2</sup> ) |
|                       | Relocatable home park, Residential care facility or Retirement facility | No maximum   |
|                       | Multiple dwellings  | 20 equivalent dwellings per hectare                            |

## 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><br>The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network. | <b>AO1</b><br>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>Complies</b><br>The proposed development will not result in cut and fill which impacts natural processes and ecosystems.           |
| <b>PO2</b><br>Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.                               | <b>AO2</b><br>Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.  | <b>Not Applicable</b><br>The proposal is for a management subdivision, and no stockpiling of topsoil is proposed (or required).       |
| <b>PO3</b><br>Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.      | <b>AO3</b><br>Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.   | <b>Not Applicable</b><br>The proposal is for a management subdivision, and no filling or excavation works are proposed (or required). |
| <b>Protection of existing and planned infrastructure</b>   |   |   |
| <b>PO4</b><br>Filling or excavation works do not adversely affect infrastructure, including any services.  | <b>AO4</b>  | <b>Not Applicable</b><br>The proposal is for a management subdivision, and no filling or excavation works are proposed (or required). |

|  |  |   |
|--|--|---|
|  | Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.  |   |
| <b>Protection and enhancement of personal health and safety and premises</b>   |  |   |
| <b>PO5</b><br>Filling or excavation works do not adversely affect personal health and safety.  | <b>AO5</b><br>Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.                                | <b>Not Applicable</b><br>The proposal is for a management subdivision, and no filling or excavation works are proposed (or required). |
| <b>Surface water flow</b>  |  |   |
| <b>PO6</b><br>Surface water drainage does not cause any of the following:<br>a. ponding on any premises; or<br>b. a hazard or adversely affect personal health and safety and premises; or<br>c. diversion or concentration of flow from or onto adjoining premises or infrastructure. | <b>AO6</b><br>Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.                                    | <b>Complies</b><br>The development is for a management subdivision and does not alter the existing water drainage.                    |
| <b>Batters</b>   |  |   |
| <b>PO7</b><br>A batter:<br>a. does not adversely affect the natural physical processes and ecosystems;<br>b. protects existing and planned infrastructure;<br>c. is safe, stable and easily maintained;<br>d. is landscaped to enhance visual amenity.                                 | <b>AO7</b><br>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>Not Applicable</b><br>The proposal is for a management subdivision, and no new batters are proposed (or required).                 |
| <b>Retaining walls</b>   |  |   |
| <b>PO8</b><br>A retaining wall:  | <b>AO8</b>   | <b>Not Applicable</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>A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.</p> | <p>The proposed development does not provide for retaining walls.</p>                            |
| <p><b>Filling of a dam</b></p>  |   |  |
| <p><b>PO9</b><br/>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><br/>The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.</p>                            | <p><b>Not Applicable</b><br/>The proposed development does not involve the filling of a dam.</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 |
|----------------------|---------------------|----------|
|----------------------|---------------------|----------|

| For accepted development (subject to requirements) and assessable development  |  |   |
|--|--|---|
| Provision, design, construction and location of infrastructure   |  |   |
| <p><b>PO1</b><br/>Development is demonstrated to be capable of being serviced by necessary infrastructure.</p>   | <p><b>AO1</b><br/>Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>   | <p><b>Complies</b><br/>The development maintains the existing connection to the Lot retaining the existing dwelling. No further connections are considered necessary to the proposed to the management Lot.</p> |
| <p><b>PO2</b><br/>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> </ul> </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> | <p><b>AO2</b><br/>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> </ul> | <p><b>Complies</b><br/>The development maintains the existing connection to the Lot retaining the existing dwelling. No further connections are considered necessary to the proposed to the management Lot.</p> |

|  |   |   |
|--|---|---|
|  | <p>g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure;</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><br/>Development is located to protect trunk infrastructure networks.</p>   | <p><b>AO3</b><br/>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>Complies</b><br/>The development maintains the existing connection to the Lot retaining the existing dwelling. No further connections are considered necessary to the proposed to the management Lot.</p> |
| <b>Fire fighting</b>   |   |   |
| <p><b>PO4</b><br/>Development in a water service area accessed by common private title provides:</p> <ul style="list-style-type: none"> <li>a. fire hydrant infrastructure;</li> <li>b. unimpeded access for emergency services vehicles.</li> </ul> | <p><b>AO4</b><br/>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</p>   | <p><b>Complies</b><br/>The development maintains the existing connection to the Lot retaining the existing dwelling. No further connections are considered necessary to the proposed to the management Lot.</p> |

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| <p>Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.</p> | <p>requirements for streets and access ways are in accordance with:</p> <ul style="list-style-type: none"> <li>a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>;</li> <li>b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>.</li> </ul>  |   |
| <p><b>PO5</b><br/>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><br/>Development:</p> <ul style="list-style-type: none"> <li>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</li> <li>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: <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 tankwater tank.</li> </ul> </li> </ul> <p>Editor's note - The requirement in AO5 is:<br/> - 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;<br/> - 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>Complies</b><br/>The development maintains the existing connection to the Lot retaining the existing dwelling. No further connections are considered necessary to the proposed to the management Lot.</p> |
| <p><b>Waste management</b></p>  |  |   |
| <p><b>PO6</b></p>   | <p><b>AO6.1</b></p>  | <p><b>Complies</b></p>  |

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| <p>Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.</p>  | <p>Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.</p> <p><b>A06.2</b><br/>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.</p> <p>Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.</p> | <p>The development is able to maintain waste services.</p>  |
| <p><b>Disposal of trade waste</b></p>   |  |   |
| <p><b>PO7</b><br/>The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.</p>   | <p><b>A07</b><br/>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>Not Applicable</b><br/>The proposed development is for residential use. No disposal of trade waste will be necessary.</p>   |
| <p><b>Roof water drainage and surface water drainage</b></p>  |  |   |
| <p><b>PO8</b><br/>Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following:<br/>a. ponding of stormwater on the premises;<br/>b. a hazard to personal health and safety;<br/>c. damage to premises;<br/>d. an increased risk of flooding to premises within the catchment.</p> | <p><b>A08</b><br/>Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>  | <p><b>Complies</b><br/>The development maintains the existing connection to the Lot retaining the existing dwelling. No further connections are considered necessary to the proposed to the management Lot.</p> |

| <b>Natural flow of surface water</b>   |  |   |
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| <p><b>PO9</b><br/>Development provides that the natural flow of 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><b>AO9</b><br/>Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p>  | <p><b>Complies</b><br/>The development maintains the existing connection to the Lot retaining the existing dwelling. No further connections are considered necessary to the proposed to the management Lot.</p> |
| <b>Water sensitive urban design</b>  |  |   |
| <p><b>PO10</b><br/>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><br/>Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.</p> | <p><b>Complies</b><br/>The development maintains the existing connection to the Lot retaining the existing dwelling. No further connections are considered necessary to the proposed to the management Lot.</p> |
| <b>Movement network</b>  |  |   |
| <p><b>PO11</b></p>   | <p><b>AO11</b></p>   | <p><b>Complies</b></p>  |

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| <p>The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.</p>  | <p>Development does not cause or contribute to projected traffic levels:</p> <ol style="list-style-type: none"> <li>a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or</li> <li>b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.</li> </ol> | <p>The proposal does not exceed the anticipated dwelling density onsite and will not compromise the traffic outcomes sought in PSP5.</p> |
| <p><b>Integrated movement concept report</b></p>  |   |  |
| <p><b>PO12</b><br/>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><br/>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>   | <p><b>Not Applicable</b><br/>The development is not expected to generate more than 3,000 vehicle trips per average weekday.</p>          |
| <p><b>For assessable development only</b></p>   |   |  |
| <p><b>Land use and transport integration</b></p>  |   |  |
| <p><b>PO13</b><br/>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:</p> <ol style="list-style-type: none"> <li>a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities;</li> </ol> | <p><b>AO13</b><br/>No acceptable outcome provided.</p>  | <p><b>Not Applicable</b></p>   |

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| <p>b. enhances connectivity between existing and future public passenger transport facilities and other transport modes;</p> <p>c. optimises the walkable catchment to existing and future public passenger transport facilities;</p> <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> |  |  |
|--|--|--|

**Table 9.4.3.3.2 - Water storage for fire fighting**

| Column 1<br>Lot size / use type                        | Column 2<br>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><br/>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><br/>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>Not Applicable</b><br/>The proposed development is for a management subdivision and does not alter the existing landscaping works provided to both lots and along the site frontage.</p> |

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| <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><br/>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> </ul> | <p><b>AO1</b><br/>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>Not Applicable</b><br/>The proposed development is for a management subdivision and does not alter the existing on site car parking arrangement provided to both lots.</p> |

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| <p>b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.</p>  |   |   |
| <p><b>PO2</b><br/>Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:<br/>a. for an Accommodation activity; or<br/>b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.</p> | <p><b>AO2</b><br/>Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.</p>   | <p><b>Not Applicable</b><br/>The proposed development does not have security gate.</p>  |
| <p><b>PO3</b><br/>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><br/>A use, other than a Residential activity or a Parking station, provides vehicle parking that:<br/>a. is kept, used and maintained exclusively for car parking;<br/>b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge;<br/>c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not impact any existing designated car parking area.</p> |
| <p><b>Provision of motorcycle parking</b></p>   |   |   |
| <p><b>PO4</b><br/>Motorcycle parking is provided that is safe and functional.</p>   | <p><b>AO4</b><br/>Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>   | <p><b>Not Applicable</b><br/>The development is for Reconfiguring a Lot and does not require motorcycle parking.</p>                                    |
| <p><b>Provision of bicycle parking</b></p>  |   |   |
| <p><b>PO5</b></p>   | <p><b>AO5</b></p>   | <p><b>Not Applicable</b></p>  |

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| <p>Bicycle parking facilities are provided that:</p> <ul style="list-style-type: none"> <li>a. satisfy the likely demand for bicycle parking;</li> <li>b. are functional;</li> <li>c. are located close to a pedestrian entry to a building.</li> </ul> | <p>Bicycle parking facilities comply with:</p> <ul style="list-style-type: none"> <li>a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing;</li> <li>b. AS2890.3-1993 - Bicycle parking facilities.</li> </ul>  | <p>The development is for Reconfiguring a Lot and does not require bicycle parking.</p>   |
| <p><b>Provision of vehicle manoeuvring area</b></p>   |   |   |
| <p><b>PO6</b><br/>Development provides a safe and functional vehicle manoeuvring area.</p>  | <p><b>AO6</b><br/>Development provides a vehicle manoeuvring area that:</p> <ul style="list-style-type: none"> <li>a. enables vehicles to enter and exit the site in a forward motion where the development: <ul style="list-style-type: none"> <li>i. is non-residential development; or</li> <li>ii. is for five or more dwellings;</li> </ul> </li> <li>b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area;</li> <li>c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.</li> </ul> | <p><b>Complies</b><br/>The development is for Reconfiguring a Lot. Refuse collection will occur on the kerbside, as currently provided.</p> |
| <p><b>Vehicle washing bay</b></p>   |   |   |
| <p><b>PO7</b><br/>A vehicle washing bay does not cause environmental harm.</p>  | <p><b>AO7</b><br/>A vehicle washing bay provides that run off is discharged to:</p> <ul style="list-style-type: none"> <li>a. a grassed area or permeable landscape area; or</li> <li>b. the sewerage system.</li> </ul>  | <p><b>Not Applicable</b><br/>The development is for Reconfiguring a Lot and does not require vehicular washing bays.</p>                    |
| <p><b>Car park access</b></p>   |   |   |
| <p><b>PO8</b></p>   | <p><b>AO8</b><br/>Vehicular queuing space to a car parking area:</p>  | <p><b>Not Applicable</b></p>  |

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| <p>Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.</p>   | <p>a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area;<br/>b. complies with Table 9.4.7.3.3 - Queuing spaces;<br/>c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.</p> | <p>The development is for Reconfiguring a Lot and does not include a designated car parking area.</p>   |
| <p><b>Access and driveways</b></p>   |  |   |
| <p><b>PO9</b><br/>A driveway is safe, functional and does not adversely affect infrastructure.</p>   | <p><b>AO9</b><br/>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>Complies</b><br/>The proposed development is for a management subdivision and does not alter the existing access arrangements. Given the upgrades to road, the development provides for an access easement to service the existing house lot and has ability to support future access to the new lot.</p> |
| <p><b>Design and construction of a car parking area</b></p>  |  |   |
| <p><b>PO10</b><br/>A car parking area is designed to:<br/>a. provide easy way finding for pedestrians, cyclists and motorists;<br/>b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards;<br/>c. provide a convenient and safe pedestrian network;<br/>d. provide safe and efficient vehicle circulation;<br/>e. provide a progressive reduction in the speed environment in moving between the road and a parking space;</p> | <p><b>AO10</b><br/>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>Not Applicable</b><br/>The development is for Reconfiguring a Lot and does not include a designated car parking area.</p>   |

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| <ul style="list-style-type: none"> <li>f. provide a safe sight distance at a potential conflict point;</li> <li>g. provide for efficient and simple parking space search patterns;</li> <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><br/>                 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> </ul>   | <p><b>AO11.1</b><br/>                 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> </ul> | <p><b>Not Applicable</b><br/>                 The development is for a management subdivision and does not provide for on-site service bays.</p> |

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

**Table 9.4.7.3.2 - Vehicle parking and servicing**

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

|                             |   | <b>b. Medium density residential zone where not at Browns Plains or Park Ridge.</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:<br>a. 4 spaces, if the premises is used for the boarding of animals; or<br>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   | 1 space per 100m <sup>2</sup> of GFA.   | √                                      | Not required | No minimum   |

|                           |   |   |              |  |            |
|---------------------------|---|---|--------------|--|------------|
|                           | only areas); plus 1 space per 3 gaming machines for gaming machines   |   |              |  |            |
| 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<br>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<br>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 | 1 space per 100m <sup>2</sup> of GFA | √            | √            | 1 space per 50m <sup>2</sup> of GFA for lounge,   |

|                             |  |                                     |              |              |  |
|-----------------------------|--|-------------------------------------|--------------|--------------|--|
|                             | space per 35m <sup>2</sup> GFA of liquor sales area; plus 1 space per 5m <sup>2</sup> of GFA for gaming machines |                                     |              |              | 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.<br>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 display area; plus 1 space per 1.5 employees                                | Not applicable   | Not required  | Not required | No minimum                                 |
| Outdoor sport and recreation (where a bowling green)      | 4 spaces for the first rink; plus 2 spaces for the subsequent rink   | 4 spaces for the first rink; plus 2 spaces for the subsequent rink | √             | √            | No minimum                                 |
| Outdoor sport and recreation (where a court game)         | 4 spaces per court   | 4 spaces per court   | Not required. | √            | No minimum                                 |
| Outdoor sport and recreation (where a golf course)        | 40 spaces per 9 hole course or 80 spaces for 18 hole course  | Not applicable   | √             | √            | No minimum                                 |
| Outdoor sport and recreation (where a golf driving range) | 1 space per tee off area; plus 1 space per 20m <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 employee; plus 1 ambulance parking space   | 1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space  | √ | √             | No minimum   |
| Resort complex                   | 1 space per guest room; plus 1 space per 10m <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.<br>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 per vehicle service bay.<br>Editor's note-tandem car parking is acceptable for service or staff vehicles | 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.<br>Editor's note-tandem car parking may be acceptable for service or staff vehicles | √ | Not required | 1 space per 200m <sup>2</sup> GFA for employees  |
| 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<br>1 space per 20m <sup>2</sup> of GFA for a floor area >10,000-30,000m <sup>2</sup> GFA.<br>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.<br>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   | 1 space per unit  | √ | √            | 1 space per 5  |

|                             |  |                                      |              |              |   |
|-----------------------------|--|--------------------------------------|--------------|--------------|---|
|                             | 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.<br>1 vehicle washing space. |                                      |              |              | 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<br>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 | 1 space per 100m <sup>2</sup> of GFA | √            | Not required | 1 space per 30m <sup>2</sup> GFA for |

|  |   |  |  |  |                              |
|--|---|--|--|--|------------------------------|
|  | floor area for an outdoor seating area. |  |  |  | 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<br>Static capacity of car park | Column 2<br>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<br>Total number of visitor car parking spaces provided on the premises | Column 2<br>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**

| <b>Column 1<br/>Use or user class</b> | <b>Column 2<br/>Design vehicle<sup>1</sup></b>                                     |
|---------------------------------------|--|
| Adult store                           | SRV, if less than 500m <sup>2</sup> GFA<br>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<br>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;<br>HRV if comprising more than 10 dwellings        |
| Night club entertainment facility | HRV   |
| Office                            | MRV, if less than 1,000m <sup>2</sup> GFA<br>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<br>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.<br>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  |

## 8.2.2 Biodiversity areas overlay code

### 8.2.2.1 Application

1. This code applies to accepted development (subject to requirements), compliance assessable and assessable development for which the Biodiversity areas overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.2.1 - Biodiversity areas overlay map OM-02.00 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.

### 8.2.2.2 Purpose

1. The purpose of the code is to:
  - a. connect biodiversity corridors;
  - b. protect and enhance habitat values and ecosystem functions;
  - c. protect scenic amenity values.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development protects and enhances:
    - i. habitat values and biodiversity corridors;
    - ii. native vegetation in the primary vegetation management area;
    - iii. native trees and native habitat trees in the secondary vegetation management area;
    - iv. wildlife habitat and movement;
    - v. landscape values.

### 8.2.2.3 Requirements for assessment

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

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**Table 8.2.2.3.1 - Biodiversity areas 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>Biodiversity corridors</b>  |  |   |
| <p><b>PO1</b><br/>Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to:</p> <ul style="list-style-type: none"> <li>a. provide for habitat links;</li> <li>b. facilitate safe wildlife movement;</li> <li>c. facilitate wildlife refuge;</li> <li>d. enhance habitat values;</li> <li>e. rehabilitate degraded areas with native vegetation.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> | <p><b>AO1</b><br/>Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>  | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in any impact to the existing biodiversity corridor areas.<br/>The identified vegetation is maintained on site as currently provided.</p> |
| <b>Primary vegetation management area</b>  |  |   |
| <p><b>PO2</b><br/>Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located:</p> <ul style="list-style-type: none"> <li>a. to: <ul style="list-style-type: none"> <li>i. protect the current extent of native vegetation; or</li> <li>ii. achieve a net gain of native vegetation;</li> </ul> </li> </ul>  | <p><b>AO2.1</b><br/>Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"> <li>a. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay</li> </ul> | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in any impact to the existing biodiversity corridor areas.<br/>The identified vegetation is maintained on site as currently provided.</p> |

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| <p>b. to rehabilitate degraded areas with native vegetation.</p> <p>Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> | <p>map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or</p> <p>b. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i></p> <p>Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p> <p><b>AO2.2</b><br/>Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p> |  |
| <p><b>Secondary vegetation management area</b></p>  |   |  |

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| <p><b>PO3</b><br/>Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ul style="list-style-type: none"><li>a. protect the current extent of native trees and native habitat trees; or</li><li>b. achieve a net gain of native trees and native habitat trees.</li></ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> | <p><b>AO3</b><br/>Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"><li>a. if clearing less than 10 native trees, compensatory planting is provided of:<ul style="list-style-type: none"><li>i. two trees of the same species for every native tree cleared in a secondary vegetation management area;</li><li>ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area;</li></ul></li><li>b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or</li><li>c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act</i></li></ul> <p>Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not result in any clearing on site.</p> |
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|  | <p>Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p> |  |
| <b>Koala corridor</b>  |   |  |
| <p><b>PO4</b><br/>Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> | <p><b>AO4</b><br/>Development:</p> <ol style="list-style-type: none"> <li>a. is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02;</li> <li>b. in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.</li> </ol>  | <p><b>Not Applicable</b><br/>The site is not located within the mapped koala corridor.</p>   |
| <b>Locally significant vegetation area</b>   |   |  |
| <p><b>PO5</b><br/>Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from:</p> <ol style="list-style-type: none"> <li>a. encroachment;</li> </ol>   | <p><b>AO5</b><br/>Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.</p>   | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in any impact to the existing biodiversity corridor areas.</p> |

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| <p>b. edge effects.<br/>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>   |  | <p>The identified vegetation is maintained on site as currently provided.</p>   |
| <p><b>For assessable development</b></p>  |  |   |
| <p><b>Wildlife movement</b></p>   |  |   |
| <p><b>PO6</b><br/>Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by:<br/>a. generating minimal additional night time traffic;<br/>b. minimising the risk of injury or death to wildlife by vehicular traffic;<br/>c. incorporating practices or measures to minimise disruption, injury or death during construction;<br/>d. providing that a road or accessway has a low design speed;<br/>e. providing fauna-friendly fencing.<br/>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> | <p><b>A06</b><br/>Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of:<br/>a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices;<br/>b. the Queensland Government Koala-sensitive Design Guideline.</p> | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in any impact to the existing biodiversity corridor areas.<br/>The identified vegetation is maintained on site as currently provided.</p> |
| <p><b>Locally significant Melaleuca irbyana buffer area</b></p>   |  |   |
| <p><b>PO7</b></p>   | <p><b>A07</b></p>  | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the</p>   |

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| <p>Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from:</p> <ul style="list-style-type: none"> <li>a. edge effects;</li> <li>b. adverse changes to the local hydrology.</li> </ul> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> | <p>Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.</p>  | <p>existing built form and does not result in any impact to the existing biodiversity corridor areas.<br/>The identified vegetation is maintained on site as currently provided.</p>  |
| <p><b>Landscape values</b></p>  |  |   |
| <p><b>PO8</b><br/>Development is designed and located to protect and enhance the landscape values of:</p> <ul style="list-style-type: none"> <li>a. a ridgeline;</li> <li>b. native vegetation.</li> </ul>  | <p><b>AO8</b><br/>No acceptable outcome provided.</p>  | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in any impact to the existing biodiversity corridor areas.<br/>The identified vegetation is maintained on site as currently provided.</p> |
| <p><b>Lighting</b></p>  |  |   |
| <p><b>PO9</b><br/>Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.</p>   | <p><b>AO9</b><br/>Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02:</p> <ul style="list-style-type: none"> <li>a. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting;</li> <li>b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.</li> </ul> | <p><b>Complies</b><br/>Should lighting be required in proximity to the mapped biodiversity corridor, it will be provided in accordance with the appropriate standards.</p>  |



## 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><br/>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><br/>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>Complies</b><br/>The proposed development is for a management subdivision and does not provide for any additional built form within the bushfire hazard overlay.</p>  |
| <p><b>PO2</b><br/>Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire.<br/>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><br/>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>Complies</b><br/>The proposed development is for a management subdivision and does not provide for any additional built form within the bushfire hazard overlay. The development does not provide for any changes to the existing bushfire mapping.</p> |

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|---|---|--|
|   | <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><br/>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><br/>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>Complies</b><br/>The proposed development is for a management subdivision and does not provide for any additional built form within the bushfire hazard overlay.</p> |
| <p><b>Vehicular access and fire maintenance trails</b></p>  |   |  |

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| <p><b>PO4</b><br/>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><br/>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>Complies</b><br/>The proposed development is for a management subdivision and does not provide for any additional built form within the bushfire hazard overlay. Additionally the development does not alter the existing vehicular access to site.</p> |
| <b>Water supply</b>   |  |   |
| <p><b>PO5</b><br/>Development has access to adequate water supply for fire fighting purposes.</p>   | <p><b>AO5</b><br/>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>Complies</b><br/>The proposed development will maintain the existing water supply to support fire management in the event of a fire.</p>  |

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|   | <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:<br/>- 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.;<br/>- 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><br/>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><br/>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>Not Applicable</b><br/>The proposed development is not for community infrastructure.</p> |

| Hazardous materials  |  |  |
|--|--|--|
| <p><b>PO7</b><br/>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><br/>Hazardous materials:<br/>a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids;<br/>b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.</p> | <p><b>Not Applicable</b><br/>The proposed development does not involve the storage of hazardous materials on site.</p> |

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

| Column 1<br>Lot size / use type                         | Column 2<br>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 |

## 8.2.5 Flood hazard overlay code

### 8.2.5.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Flood hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.5.1 - Flood hazard overlay map OM-05.00 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 - This overlay deals with inundation as a result of waterways overtopping their banks. It does not address localised stormwater runoff making its way into a waterway.

Note - Pursuant to section 32(a) of the *Building Act 1975* and section 13(1)(a) of the *Building Regulation 2006*, land identified as a Flooding and inundation area on Flood hazard overlay map OM-05.00 is designated as a 'natural hazard management area (flood)'.

Note - Floods larger than the DFE can occur, which may cause development at the margins of the natural hazard management area (flood) to be indirectly affected by flooding and therefore may not be able to serve their critical function. Particular attention should be paid to community infrastructure and the State Planning Policy requirements for their respective flood immunities.

### 8.2.5.2 Purpose

1. The purpose of the Flood hazard overlay code is to ensure development:
  - a. is compatible with the nature of the natural flood hazard;
  - b. does not cause injury, loss of life or damage to premises and property due to flooding or storm tide inundation;
  - c. does not increase the emergency management burden on neighbours, the community or the local government.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development:
    - i. does not result in people and premises being at an unacceptable risk during a defined flood event;
    - ii. protects the flood storage and discharge capacity of the flood plain;
    - iii. does not exacerbate the extent or severity of flooding or flood risk;
    - iv. protects and enhances the flood resilience (safety) of the community, including properties, infrastructure and amenities;
    - v. does not adversely affect public safety and the environment from the impact of flooding on hazardous materials;
    - vi. does not add to the emergency management or evacuation burden during and after a flood event;
    - vii. results in a development envelope area that is functional, useable and fit for the intended purpose of the site.

8.2.5.3 Assessment benchmarks for assessment development and requirements for accepted development

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

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

| Performance outcomes   | Acceptable outcomes   | Comments   |
|--|---|--|
| <b>For accepted development (subject to requirements) and assessable development</b>   |   |  |
| <b>Risk to people and premises</b>   |   |  |
| <p><b>PO1</b><br/>A building floor level of a habitable room has adequate allowance for the hydraulic gradient above the main floodway.</p>                            | <p><b>AO1</b><br/>A building has a finished habitable floor level a minimum of 500mm above the defined flood event.</p>   | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |
| <p><b>PO2</b><br/>Development must not increase the level of risk of injury to life or risk of damage to property or adversely affect flood evacuation procedures.</p> | <p><b>AO2</b><br/>Development:<br/>a. does not result in any of the following:<br/>i. an increase in the number of people at risk from flooding up to and including the defined flood event; or<br/>ii. an increase in the number of people that need evacuation up to and including the defined flood event; or<br/>iii. an increase in the number of premises or infrastructure at risk from flooding up to and including the defined flood event;<br/>or</p> | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |

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|  | <ul style="list-style-type: none"> <li>iv. existing flood warning times being reduced for flood events up to and including the defined flood event; or</li> <li>v. an adverse impact on the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes; or</li> </ul> <p>b. is located entirely within a development envelope area approved by an earlier development approval.</p> |  |
| <b>For assessable development</b>  |  |  |
| <b>Risk to people and premises</b>   |  |  |
| <p><b>PO3</b><br/>Development provides a development envelope area that is:</p> <ul style="list-style-type: none"> <li>a. above the flood level during the defined flood event;</li> <li>b. of an area and dimensions to accommodate the activities associated with the intended use.</li> </ul>   | <p><b>A03</b><br/>Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.2 - Development envelope area.</p>  | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |
| <p><b>PO4</b><br/>Public safety and the environment are not adversely affected by floodwater by:</p> <ul style="list-style-type: none"> <li>a. locating a Medium impact industry or High impact industry to be able to function safely during and immediately after flood events;</li> <li>b. safely storing hazardous materials.</li> </ul> | <p><b>A04</b><br/>Development:</p> <ul style="list-style-type: none"> <li>a. for a Medium impact industry or High impact industry is above the flood level specified in column 2 of Table 8.2.5.3.3 - Minimum flood levels;</li> <li>b. involving the storage, sale or use of hazardous materials is located above the flood level during the defined flood event.</li> </ul>  | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |
| <b>PO5</b>   | <b>A05</b>   | <b>Not Applicable</b>  |

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| <p>A car park other than a Parking station is only located below the flood level during the defined flood event where there is no increase in risk to:</p> <ul style="list-style-type: none"> <li>a. pedestrian and vehicular safety;</li> <li>b. a building or other structure.</li> </ul> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>   | <p>No acceptable outcome provided.</p>   | <p>The proposed development is for management subdivision and does not involve a car park.</p>                                     |
| <p><b>PO6</b><br/>Development for any of the uses identified in column 1 of Table 8.2.5.3.3 - Minimum flood levels, are able to function effectively during and immediately after flood events.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>                                    | <p><b>AO6</b><br/>Development for any of the uses identified in column 1 of Table 8.2.5.3.3 - Minimum flood levels is located above the flood level specified in column 2 of Table 8.2.5.3.3 - Minimum flood levels.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |
| <p><b>Flood storage and discharge capacity</b></p>  |  |  |
| <p><b>PO7</b><br/>An existing floodway is protected and maintained to ensure there are no losses of conveyance capacity of waterways and storage so as not to adversely affect other premises, infrastructure and the environment.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p> | <p><b>AO7</b><br/>No acceptable outcome provided.</p>  | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |

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| <p><b>PO8</b><br/>The natural conveyance of flood waters and natural overland flow paths are protected and maintained without adversely affecting adjoining premises.<br/>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>  | <p><b>AO8</b><br/>No acceptable outcome provided.</p>  | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |
| <p><b>PO9</b><br/>Development (or development in combination with other development) for all flood events up to and including the defined flood event does not do any of the following:<br/>a. cause or have the potential to cause damage; or<br/>b. cause ponding of flood water; or<br/>c. adversely affect the flood discharge capacity of the floodplain; or<br/>d. decrease the flood resilience of properties and infrastructure; or<br/>e. cause a cumulative increase in flood levels external to the premises.<br/>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 – Infrastructure<br/><br/>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p> | <p><b>AO9</b><br/>No acceptable outcome provided.</p>  | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |
| <p><b>PO10</b><br/>Any loss of floodplain storage is compensated with compensatory storage or excavation that:</p>   | <p><b>AO10</b><br/>No acceptable outcome provided.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any built form.</p> |

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| <p>a. is of equal volume, creating a balance of cut to fill;</p> <p>b. is free draining;</p> <p>c. is located within the premises;</p> <p>d. does not adversely affect the hydraulic conveyance capacity of the flood channel or floodplain;</p> <p>e. is provided to the corresponding flood level;</p> <p>f. is landscaped to provide visual amenity and erosion control;</p> <p>g. is solely for the purpose of compensatory storage.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p> |   |   |
| <p><b>PO11</b></p> <p>Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event:</p> <p>a. peak flow;</p> <p>b. flow of any part of the flood before the peak;</p> <p>c. flood flow velocity;</p> <p>d. level of flooding;</p> <p>e. flood time to peak.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure</p> <p>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p>  | <p><b>AO11</b></p> <p>No acceptable outcome provided.</p> | <p><b>Not Applicable</b></p> <p>The proposed development is for a management subdivision and does not provide for any built form.</p> |

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| <p><b>PO12</b><br/>A stormwater quality improvement device is located to retain existing flood plain storage capacity and ensure functionality of the stormwater quality improvement device.</p>  | <p><b>AO12</b><br/>A stormwater quality improvement high flow outlet device is located:<br/>a. above the five percent AEP flood event caused by local flooding;<br/>b. above the two percent AEP flood event caused by regional flooding.</p>  | <p><b>Complies</b><br/>The development will provide for appropriate stormwater treatment to ensure drainage is provided on site.</p> |
| <p><b>PO13</b><br/>A stormwater quantity management device is located to retain existing flood plain storage capacity and ensure functionality of the stormwater quantity management device.</p>  | <p><b>AO13</b><br/>A stormwater quantity management high flow outlet device is located above the two percent AEP flood event.</p>  | <p><b>Complies</b><br/>The development will provide for appropriate stormwater treatment to ensure drainage is provided on site.</p> |
| <p><b>Filling and excavation</b></p>  |  |  |
| <p><b>PO14</b><br/>Filling and excavation is carried out above the flood level of the 10 percent AEP event to protect in stream and banks of a waterway and wetland.<br/>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p> | <p><b>AO14.1</b><br/>Earthworks are limited to areas where:<br/>a. flooding is predominately due to backflow;<br/>b. the peak depth average velocity is less than the maximum permissible velocity for considerable bare earth channels (typically 0.5m/sec) in accordance with Table 9.0.5.3 of the Queensland Urban Drainage Manual;<br/>c. the cut/fill batter is not steeper than 1V:4H and the exposed earth surface is landscaped with erosion resistant vegetation cover.</p> <p><b>AO14.2</b><br/>A filling and excavation plan is provided in accordance with section 2.2.2 of Planning scheme policy 5 - Infrastructure.</p> | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any earthworks.</p>   |
| <p><b>Access</b></p>  |  |  |

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| <p><b>PO15</b><br/>Development provides vehicular access to a road network that is sufficient to enable safe access and egress.<br/>Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.</p> | <p><b>AO15</b><br/>Development provides vehicular access to a road that is:</p> <ol style="list-style-type: none"> <li>a. above the flood level during the defined flood event; or</li> <li>b. below the flood level during the defined flood event where the road:             <ol style="list-style-type: none"> <li>i. has a low flood hazard;</li> <li>ii. remains trafficable until another road access to the development becomes trafficable;</li> <li>iii. directly connects to a road that is above the defined flood event that provides access to the road network.</li> </ol> </li> </ol> | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any changes to access.</p> |
| <p><b>PO16</b><br/>Development provides an access area to a building or fill area on which a building is to be constructed where the access is located on land classified as a low flood hazard in the defined flood event.</p>  | <p><b>AO16</b><br/>Development provides access to a building or fill area that has:</p> <ol style="list-style-type: none"> <li>a. a maximum depth of inundation of 300 mm during all flood events up to and including the defined flood event;</li> <li>b. a maximum distance of inundation of 200 metres during all flood events up to and including the defined flood event;</li> <li>c. a depth multiplied velocity product of less than or equal to 0.4m<sup>2</sup>/s.</li> </ol> <p>Note - Velocity in flood waters is measured as the average velocity over a column of water.</p>             | <p><b>Not Applicable</b><br/>The proposed development is for a management subdivision and does not provide for any changes to access.</p> |

Table 8.2.5.3.2 - Development envelope area

| Zone or precinct | Development envelope area specification |
|------------------|---|
|------------------|---|

|   | Minimum area        | Minimum dimension |
|---|---------------------|-------------------|
| Rural zone  | 4,000m <sup>2</sup> | 50m               |
| Rural residential zone  | 4,000m <sup>2</sup> | 50m               |
| Environmental management and conservation zone -<br>Environmental management precinct       | 2,000m <sup>2</sup> | 30m               |
| Environmental management and conservation zone - Rural environmental<br>management precinct | 4,000m <sup>2</sup> | 50m               |
| All other zones   | The entire lot      | -                 |

**Table 8.2.5.3.3 - Minimum flood levels**

| Column 1<br>Development for a material change of use                          | Column 2<br>Land is to be above the following minimum flood level |
|---|---|
| Emergency services not specified elsewhere in this table                      | The 0.2% AEP flood level  |
| Hospital  | The 0.2% AEP flood level  |
| Major electricity infrastructure  | The 0.2% AEP flood level  |
| Detention facility  | The 0.2% AEP flood level  |
| Utility installation, being a power station                                   | The 0.2% AEP flood level  |
| Residential care facility or Retirement facility                              | The 0.2% AEP flood level  |
| Emergency services, being police facilities and emergency shelters            | The 0.5% AEP flood level  |
| Substation  | The 0.5% AEP flood level  |
| Utility installation, being a sewage treatment plant or water treatment plant | The 0.5% AEP flood level  |

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| Stores of valuable records or items of historic or cultural significance (eg galleries and libraries)                                | The 0.5% AEP flood level |
| An industry activity, involving the manufacture or storage of noxious or hazardous materials (e.g. a regional fuel storage facility) | The 0.5% AEP flood level |
| Warehouse, being a food storage warehouse  | The 0.5% AEP flood level |
| Development involving the use of Class 5, 6, 7(b), 8 or 9(b) buildings other than specified above                                    | The 1% AEP flood level   |

## 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><br/>                     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><br/>                     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>Not Applicable</b><br/>                     The proposed development is for a management subdivision and has no impact on the mapped area within the east of the site.</p> <p>No further landslide hazard assessment is considered necessary at this stage, given that future applications will consider and address.</p> |

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| <p><b>PO2</b><br/>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><br/>Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.</p>   | <p><b>Not Applicable</b><br/>The proposal is for a management subdivision and will not involve the storage of hazardous materials.</p>  |
| <p><b>Design</b></p>  |  |   |
| <p><b>PO3</b><br/>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:<br/>a. the topography of the premises;<br/>b. the visual amenity of adjoining premises, the streetscape and the locality.</p> | <p><b>AO3</b><br/>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>Performance Outcome</b><br/>The proposed development is for a management subdivision and has no impact on the mapped area within the east of the site.<br/><br/>No further landslide hazard assessment is considered necessary at this stage, given that future applications will consider and address.</p> |
| <p><b>PO4</b><br/>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:<br/>a. adjoining premises;<br/>b. a road.</p>  | <p><b>AO4</b><br/>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:<br/>a. skirting or landscape screening to the full height of the undercroft;<br/>b. a maximum height at the perimeter of the building or structure of three metres above ground level.</p> | <p><b>Not Applicable</b><br/>The proposal is for a management subdivision and does not involve the construction of any buildings or structures.</p>   |
| <p><b>Stormwater drainage</b></p>   |  |   |
| <p><b>PO5</b><br/>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><br/>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</p>  | <p><b>Complies</b><br/>The proposal involves a stormwater management strategy which will ensure that the quantity and quality of stormwater is in accordance with Council's requirements.</p>   |

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|  | <p>overflows) to avoid, on the site and on neighbouring sites:</p> <ul style="list-style-type: none"><li>a. redirection of the flow of surface water or groundwater;</li><li>b. concentration of surface water or groundwater.</li></ul> | <p>An engineering assessment is currently being prepared and will be submitted to Council under a separate cover.</p> |
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## 8.2.12 Waterway corridors and wetlands overlay code

### 8.2.12.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Waterway corridors and wetlands overlay code is identified in Table 5.10.14.1 - Waterway corridors and wetlands overlay map OM-14.00 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.

### 8.2.12.2 Purpose

1. The purpose of the code is to protect and enhance the ecological values, bank stability and scenic amenity of waterway corridors and wetlands and their riparian areas.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. Development is designed, constructed and managed to:
    - i. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
    - ii. protect natural hydrological and geomorphological processes;
    - iii. protect and enhance water quality of a waterway and wetland;
    - iv. protect and enhance landscape values of a waterway and wetland;
    - v. ensure the long term management and maintenance of a waterway and wetland;
    - vi. provide public access to a wetland and along the entire frontage of the Logan and Albert Rivers where they are located within the urban footprint;
    - vii. avoid erosion prone areas or mitigate the risk of coastal hazards.

### 8.2.12.3 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

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

| Performance outcomes  | Acceptable outcomes  | Comments   |
|---|--|--|
| <b>For accepted development (subject to requirements) and assessable development</b>  |  |  |
| <b>Design and location</b>  |  |  |
| <p><b>PO1</b><br/>                     Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.</p> | <p><b>AO1</b><br/>                     Development is located outside the:<br/>                     a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01;<br/>                     b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.</p> | <p><b>Complies</b><br/>                     The proposed development is for a management subdivision and maintains the existing built form and does not result in the new boundary being with the mapped area.</p> |
| <b>For assessable development only</b>  |  |  |
| <b>Location and ecosystem processes</b>   |  |  |

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| <p><b>PO2</b><br/>Development is:</p> <ul style="list-style-type: none"> <li>a. designed and located such that a waterway area or wetlands and wetland buffer is protected;</li> <li>b. designed, constructed and managed to protect and enhance: <ul style="list-style-type: none"> <li>i. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00;</li> <li>ii. safe wildlife movement and fish passage.</li> </ul> </li> </ul> <p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of Planning scheme policy 3 - Environmental management.</p> | <p><b>AO2</b><br/>Development:</p> <ul style="list-style-type: none"> <li>a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible;</li> <li>b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement;</li> <li>c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management.</li> </ul> | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in the new boundary being with the mapped area.</p> |
| <p><b>Natural hydrological and geomorphological processes</b></p>   |   |   |
| <p><b>PO3</b><br/>Development is designed, constructed and managed to ensure:</p> <ul style="list-style-type: none"> <li>a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained;</li> </ul>   | <p><b>AO3</b><br/>Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by:</p> <ul style="list-style-type: none"> <li>a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology</li> </ul>  | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in the new boundary being with the mapped area.</p> |

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| <p>b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.</p>  | <p>reinstatement works of Planning Scheme Policy 3 - Environmental Management;<br/>b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.</p>   |   |
| <b>Erosion prone areas</b>  |  |   |
| <p><b>PO4</b><br/>Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.</p>  | <p><b>A04</b><br/>Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 unless the development:<br/>a. cannot be feasibly located elsewhere;<br/>b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.</p>  | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in the new boundary being with the mapped area.</p> |
| <b>Water quality</b>  |  |   |
| <p><b>PO5</b><br/>Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by:<br/>a. providing vegetated buffers;<br/>b. incorporating water sensitive urban design principles having regard to:<br/>i. protecting water quality of surface and ground waters;</p> | <p><b>A05</b><br/>Development:<br/>a. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management;<br/>b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure;</p> | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in the new boundary being with the mapped area.</p> |

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| <p>ii. minimising sewage discharges to the natural environment;<br/>c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.</p>   | <p>c. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure;<br/>d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.</p>  |  |
| <b>Access</b>  |   |  |
| <p><b>PO6</b><br/>Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of:<br/>a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint;<br/>b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.</p> | <p><b>AO6</b><br/>Development provides:<br/>a. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint;<br/>b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.</p> | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in the new boundary being with the mapped area. Access is maintains as currently provided.</p> |
| <b>Tenure</b>  |   |  |
| <p><b>PO7</b><br/>Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.</p>  | <p><b>A07</b><br/>No acceptable outcome provided.</p>   | <p><b>Complies</b><br/>The proposed development is for a management subdivision and maintains the existing built form and does not result in the new boundary being with the mapped area.</p>  |

