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## 9.4.2 FILLING AND EXCAVATION CODE

### 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	Complies	Comments
<b>For accepted development (subject to requirements) and assessable development</b>			
<b>Protection of natural processes and ecosystems</b>			
<b>PO1</b> The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	<b>A01</b> The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure.	N/A	<b>Not Applicable</b> – The development does not involve any discharge of sediments or pollutants.
<b>PO2</b> Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	<b>A02</b> Topsoil and spoil is stockpiled to comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure.	N/A	<b>Not Applicable</b> – The development does not stockpiling of topsoil and spoil.
<b>PO3</b> Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	<b>A03</b> Filling complies with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure.	N/A	<b>Not Applicable</b> – The development does not propose filling and excavation.
<b>Protection of existing and planned infrastructure</b>			
<b>PO4</b> Filling or excavation works do not adversely affect infrastructure, including any services.	<b>A04</b> Filling or excavation works comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure.	N/A	<b>Not Applicable</b> – The development does not propose filling and excavation.
<b>Protection and enhancement of personal health and safety and premises</b>			
<b>PO5</b> Filling or excavation works do not adversely affect personal health and safety.	<b>A05</b> Filling or excavation works comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure.	N/A	<b>Not Applicable</b> – The development does not propose filling and excavation.
<b>Surface water flow</b>			

## 9.4.2 FILLING AND EXCAVATION CODE

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

<p><b>PO6</b></p> <p>Surface water drainage does not cause any of the following:</p> <ul style="list-style-type: none"> <li>a. ponding on any premises; or</li> <li>b. a hazard or adversely affect personal health and safety and premises; or</li> <li>c. diversion or concentration of flow from or onto adjoining premises or infrastructure.</li> </ul>	<p><b>AO6</b></p> <p>Surface water drainage complies with part 3.3 – Filling or excavation standards in Planning scheme policy 5 – Infrastructure.</p>	✓	<p><b>Complies</b> – Surface water drainage will comply with part 3.3 – Filling or excavation standards in Planning scheme policy 5 – Infrastructure.</p>
<b>Batters</b>			
<p><b>PO7</b></p> <p>A batter:</p> <ul style="list-style-type: none"> <li>a. does not adversely affect the natural physical processes and ecosystems;</li> <li>b. protects existing and planned infrastructure;</li> <li>c. is safe, stable and easily maintained;</li> <li>d. is landscaped to enhance visual amenity.</li> </ul>	<p><b>AO7</b></p> <p>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.</p>	N/A	<p><b>Not Applicable</b> – No batters are proposed.</p>
<b>Retaining walls</b>			
<p><b>PO8</b></p> <p>A retaining wall:</p> <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><b>AO8</b></p> <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>	N/A	<p><b>Not Applicable</b> – No retaining walls are proposed.</p>

## 9.4.2 FILLING AND EXCAVATION CODE

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

Filling of a dam			
<b>PO9</b> The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	<b>AO9</b> The filling of a dam complies with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure.	<b>N/A</b>	<b>Not Applicable</b> – The development will not result in the filling of a dam.

### 9.4.3 INFRASTRUCTURE CODE

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

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development (subject to requirements) and assessable development</b>			
<b>Provision, design, construction and location of infrastructure</b>			
<p><b>PO1</b></p> <p>Development is demonstrated to be capable of being serviced by necessary infrastructure.</p>	<p><b>AO1</b></p> <p>Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 – Infrastructure.</p>	✓	<p><b>Complies</b> – The relevant reports, plans and drawings required under Part 2 of Planning Scheme Policy 5 – Infrastructure have been or will be provided.</p>
<p><b>PO2</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. provides necessary infrastructure to service the development;</li> <li>b. provides that the design, construction and location of necessary infrastructure: <ul style="list-style-type: none"> <li>i. protects existing and planned infrastructure networks;</li> <li>ii. services proposed development;</li> <li>iii. integrates with existing and planned infrastructure networks;</li> <li>iv. delivers a standard of service that is efficient and equitable;</li> <li>v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement;</li> <li>vi. protects personal health, safety and premises;</li> <li>vii. protects environmental values.</li> </ul> </li> </ul>	<p><b>AO2</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code;</li> <li>b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres;</li> <li>c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code;</li> <li>d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code;</li> <li>e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 – Infrastructure;</li> <li>f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 – Infrastructure;</li> <li>g. provides parks in accordance with part 3.12 of Planning scheme policy 5 – Infrastructure;</li> <li>h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 – Infrastructure;</li> </ul>	✓	<p><b>Complies</b> – Although the proposed development is for a management subdivision only, the site will ultimately be developed for urban purposes under a separate development application and the site’s connection to the water and sewer networks and provision of stormwater, movement network infrastructure, parks, road lighting, electricity and telecommunications reticulations will be addressed as part of a separate future application. The development will not prejudice the general planning layout in Part 7.2 of Planning Scheme Policy SC6.2.5 – Infrastructure.</p>

### 9.4.3 INFRASTRUCTURE CODE

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

	<ul style="list-style-type: none"> <li>i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 – Infrastructure;</li> <li>j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 – Infrastructure.</li> <li>k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 – Infrastructure.</li> </ul> <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></p> <p>Development is located to protect trunk infrastructure networks.</p>	<p><b>AO3</b></p> <p>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>	<b>P/S</b>	<p><b>Performance Solution</b> – The development is located in a way that protects the trunk infrastructure networks over the subject site, including the future trunk water mains identified along Chambers Flat and Derby Roads.</p>
<b>Fire fighting</b>			
<p><b>PO4</b></p> <p>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>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><b>AO4</b></p> <p>Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with:</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>	<b>N/A</b>	<p><b>Not Applicable</b> – The development does not propose access by common private title.</p>
<p><b>PO5</b></p> <p>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></p> <p>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</li> </ul>	<b>P/S</b>	<p><b>Performance Solution</b> – As the development is for a management subdivision, no new water connections will be required. Despite this, the existing water connections for Lot 1 will have sufficient capacity for the existing use which will be unchanged.</p>

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

	<p>minimum pressure and flow of 10 litres per second at 200kPa; or</p> <p>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:</p> <p>i. a separate tank; or</p> <p>ii. a reserve section in the bottom part of the main water supply tankwater tank.</p> <p>Editor's note – The requirement in AO5 is:</p> <ul style="list-style-type: none"> <li>- 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;</li> <li>- reflected in AO5 in Table 8.2.3.3.1 – Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.</li> </ul>		
<b>Waste management</b>			
<p><b>PO6</b></p> <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><b>AO6.1</b></p> <p>Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 – Waste management.</p>	✓	<p><b>Complies</b> – The development will provide for refuse collection in accordance with Planning Scheme Policy 9 – Waste Management.</p>
	<p><b>AO6.2</b></p> <p>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><b>Complies</b> – The refuse collection and storage arrangements for the existing use will not change and won't have any adverse impacts including odour, noise or visual impacts.</p>
<b>Disposal of trade waste</b>			
<p><b>PO7</b></p> <p>The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.</p>	<p><b>AO7</b></p> <p>The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in</p>	N/A	<p><b>Not Applicable</b> – The development will not result in the disposal of trade waste.</p>

### 9.4.3 INFRASTRUCTURE CODE

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

	section 3.2.6 – Sewer admission standards in Planning scheme policy 3 – Environmental management.		
<b>Roof water drainage and surface water drainage</b>			
<p><b>PO8</b></p> <p>Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following:</p> <ul style="list-style-type: none"> <li>a. ponding of stormwater on the premises;</li> <li>b. a hazard to personal health and safety;</li> <li>c. damage to premises;</li> <li>d. an increased risk of flooding to premises within the catchment.</li> </ul>	<p><b>A08</b></p> <p>Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 – Infrastructure.</p>	✓	<p><b>Complies</b> – The development will comply with the standards for stormwater infrastructure specified in part 3.6 of Planning Scheme Policy 5 – Infrastructure.</p>
<b>Natural flow of surface water</b>			
<p><b>PO9</b></p> <p>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>A09</b></p> <p>Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 – Infrastructure.</p>	✓	<p><b>Complies</b> – The development will comply with the standards for stormwater infrastructure specified in part 3.6 of Planning Scheme Policy 5 – Infrastructure.</p>
<b>Water sensitive urban design</b>			
<p><b>PO10</b></p> <p>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> </ul>	<p><b>A010</b></p> <p>Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 – Infrastructure.</p>	✓	<p><b>Complies</b> – The development will comply with the standards for stormwater infrastructure specified in part 3.6 of Planning Scheme Policy 5 – Infrastructure.</p>

### 9.4.3 INFRASTRUCTURE CODE

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

<p>f. minimising sewage discharges to the natural environment;</p> <p>g. integrating water into the landscape to enhance visual and ecological values.</p>			
<b>Movement network</b>			
<p><b>PO11</b></p> <p>The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.</p>	<p><b>AO11</b></p> <p>Development does not cause or contribute to projected traffic levels:</p> <p>a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 – Infrastructure; or</p> <p>b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 – Infrastructure.</p>	✓	<p><b>Complies</b> – The development will not cause or contribute to projected traffic levels exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 – Infrastructure and exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 – Infrastructure.</p>
<b>Integrated movement concept report</b>			
<p><b>PO12</b></p> <p>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></p> <p>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>	N/A	<p><b>Not Applicable</b> – It is not anticipated that the development will generate more than 3000 vehicle trips per average weekday.</p>
<b>For assessable development only</b>			
<b>Land use and transport integration</b>			
<p><b>PO13</b></p> <p>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> <p>a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities;</p>	<p><b>AO13</b></p> <p>No acceptable outcome provided.</p>	N/A	<p><b>Not Applicable</b> – The development is not situated within 400m of existing or future public passenger transport facilities. Despite this, the development will not prejudice the future provision of a road network in accordance with Council’s standards and the Logan Reserve Land Use Area Plan that will facilitate future public transport services.</p>

### 9.4.3 INFRASTRUCTURE CODE

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

<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>			
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**Table 9.4.3.3.2 – Water storage for fire fighting**

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

## 9.4.4 LANDSCAPE CODE

### 9.4.4.3 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	Complies	Comments
<b>For accepted development (subject to requirements) and assessable development</b>			
<b>Landscape design</b>			
<p><b>PO1</b> Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> <li>a. enhance the visual amenity of premises;</li> <li>b. provide street trees;</li> <li>c. protect the movement network by: <ul style="list-style-type: none"> <li>i. maintaining pedestrian accessibility;</li> <li>ii. not obstructing sightlines for pedestrians, cyclists and motorists;</li> <li>iii. being consistent with the function of the road;</li> <li>iv. being of a scale that is in proportion with the road width;</li> </ul> </li> <li>d. be responsive to and compatible with soil conditions, topography and micro climate;</li> <li>e. utilise species selection that: <ul style="list-style-type: none"> <li>v. is suitable for the available space and growing conditions;</li> <li>vi. incorporates, where practicable, native vegetation in public open space and roads;</li> </ul> </li> <li>f. protect, where practicable, existing native trees;</li> <li>g. conserve energy and water;</li> <li>h. incorporate water sensitive urban design principles;</li> <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><b>AO1</b> Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 – Infrastructure.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The development does not propose any landscaping so a landscape site analysis and landscape concept plan is not warranted in this instance considering the development proposes a management subdivision.</p>

## 9.4.4 LANDSCAPE CODE

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

<p>k. define the common boundary and prevent encroachment of existing and future uses into public open space;</p> <p>l. rehabilitate degraded areas on the premises;</p> <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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## 9.4.6 RECONFIGURING A LOT CODE

### 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	Complies	Comments
<b>For assessable development</b>			
<b>Boundary realignment</b>			
<p><b>PO1</b></p> <p>A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.</p>	<p><b>AO1</b></p> <p>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.</p>	P/S	<p><b>Performance Solution</b> – Although the development proposes lot sizes less than the 20 hectare maximum specified in Table 9.4.6.3.2 for the Emerging Community Zone, the development is for a management subdivision and will result in lot sizes and dimensions that exceed those of developments approved in accordance with the Logan Reserve Land Use Area Plan. It is anticipated that the proposed lots will be further subdivided under a separate application for urban purposes in accordance with the provisions of the Logan Reserve Land Use Area Plan.</p>
<p><b>PO2</b></p> <p>A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.</p>	<p><b>AO2</b></p> <p>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.</p>	✓	<p><b>Complies</b> – No buildings or structures will conflict with existing or proposed lot boundaries.</p>
<b>Design</b>			
<p><b>PO3</b></p> <p>Reconfiguring a lot results in lots of a size, shape, dimension and density that are:</p> <ol style="list-style-type: none"> <li>consistent with their intended use and the intended character of the applicable zone, local plan and precinct;</li> <li>safely accessed and serviced.</li> </ol> <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</p>	<p><b>AO3</b></p> <p>Unless involving an approved Multiple dwelling, a new lot complies with:</p> <ol style="list-style-type: none"> <li>Table 9.4.6.3.2 – Reconfiguring a lot; or</li> <li>Table 9.4.6.3.3 – Reconfiguring a lot: local plans; or</li> <li>a preliminary approval for reconfiguring a lot.</li> </ol>	P/S	<p><b>Performance Solution</b> – Although the development proposes lot sizes less than the 20 hectare maximum specified in Table 9.4.6.3.2 for the Emerging Community Zone, the development is for a management subdivision and will result in lot sizes and dimensions that exceed those of developments approved in accordance with the Logan Reserve Land Use Area Plan. It is anticipated that the proposed lots will be further subdivided under a separate application for urban purposes in accordance with the provisions of the Logan Reserve Land Use Area Plan. It is also</p>

## 9.4.6 RECONFIGURING A LOT CODE

### 9.4.6.3 Assessment benchmarks for assessable development

density residential zone code sets out the intended character of each precinct.			noted that the proposed boundaries of Lot 1 are fixed as per the agreement with the registered owners.
<b>PO4</b> Reconfiguring a lot results in functional lots that: <ul style="list-style-type: none"> <li>a. can be safely accessed and egressed by vehicles;</li> <li>b. provide for safe and efficient on-site refuse collection;</li> <li>c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing;</li> <li>d. provide durable site access constructed to withstand heavy vehicles.</li> </ul>	<b>A04.1</b> 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: <ul style="list-style-type: none"> <li>a. one passing bay for every 30 metres of length;</li> <li>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.</li> </ul>	N/A	<b>Not Applicable</b> – The development does not propose rear lots.
	<b>A04.2</b> Where on-site refuse collection is identified as required in Table 9.4.6.3.4 – Additional requirements for rear lots, lots provide for: <ul style="list-style-type: none"> <li>a. a refuse collection vehicle to enter and exit the site in a forward gear;</li> <li>b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions;</li> <li>c. the access driveway (including crossover) to be designed to withstand heavy vehicles.</li> </ul>	N/A	<b>Not Applicable</b> – The development does not propose nor require on-site refuse collection. All refuse collection will occur at the kerbside of Derby Road, near the primary access for the existing dwelling.
<b>PO5</b> Reconfiguring a lot is designed to: <ul style="list-style-type: none"> <li>a. protect significant natural features;</li> <li>b. protect landscape amenity values;</li> <li>c. minimise the amount of excavation and filling.</li> </ul> Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.	<b>A05</b> No acceptable outcome provided.	✓	<b>Complies</b> – The development is designed to protect significant natural features, protect landscape amenity values and minimise the amount of excavation and filling where practical.
<b>PO6</b> Reconfiguring a lot facilitates a movement network that: <ul style="list-style-type: none"> <li>a. is permeable;</li> </ul>	<b>A06</b> No acceptable outcome provided.	✓	<b>Complies</b> – The development will not prejudice a movement network that is permeable and supports active transport.

## 9.4.6 RECONFIGURING A LOT CODE

### 9.4.6.3 Assessment benchmarks for assessable development

<p>b. supports active transport.</p> <p>Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.</p>			
<p><b>PO7</b></p> <p>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>A07</b></p> <p>No acceptable outcome provided.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The proposal is not intended to directly facilitate the construction of additional dwellings. Further development of the site will be addressed as part of a future development application for urban purposes.</p>
<p><b>PO8</b></p> <p>The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.</p>	<p><b>A08</b></p> <p>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> <li>500 metres of an Intensive animal industry; or</li> <li>300 metres of an Intensive horticulture or Wholesale nursery; or</li> <li>250 metres of a Medium impact industry.</li> </ol>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The site is not within 1,500 metres of a Special industry, 500 metres of a High impact industry, 500 metres of an Intensive animal industry, 300 metres of an Intensive horticulture or Wholesale nursery or 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></p> <p>Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by:</p> <ol style="list-style-type: none"> <li>providing a wide variety of frontages;</li> <li>providing lots with noticeable frontage variation when observed from the street.</li> </ol> <p>Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>A09.1</b></p> <p>Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 – Frontage requirements.</p> <p>Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.</p> <p>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.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The development does not result in the creation of 10 or more lots.</p>
	<p><b>A09.2</b></p> <p>Reconfiguring a lot results in no more than three adjoining lots with the same frontage.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The development does not result in the creation of 10 or more lots.</p>

## 9.4.6 RECONFIGURING A LOT CODE

### 9.4.6.3 Assessment benchmarks for assessable development

Access easement			
<p><b>PO10</b></p> <p>An access easement:</p> <ol style="list-style-type: none"> <li>a. is fit for its particular purpose;</li> <li>b. has a safe access point;</li> <li>c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities;</li> <li>d. does not adversely affect adjoining premises having regard to any of the following:               <ol 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> </ol> </li> </ol> <p>Editor's note – Planning scheme policy 5 – Infrastructure provides guidance on the design standards for access driveways.</p>	<p><b>AO10</b></p> <p>No acceptable outcome provided.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The development does not propose an access easement.</p>
Lots adjoining an urban arterial road			
<p><b>PO11</b></p> <p>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></p> <p>Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:</p> <ol 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:               <ol 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> </ol> </li> <li>b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or</li> </ol>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The intent and purpose of the application is to excise part of the site for a future development application for urban purposes without any material change to the site, including the existing landscaping within the dwelling and Chambers Flat Road. The dedication of the 3m wide landscaped buffer can occur under a separate future development application for urban purposes.</p>

## 9.4.6 RECONFIGURING A LOT CODE

### 9.4.6.3 Assessment benchmarks for assessable development

	<p>c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 – Infrastructure where located within a general planning layout area.</p> <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></p> <p>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></p> <p>Reconfiguring a lot where material change of use has been granted for three or more dwellings:</p> <p>a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use;</p> <p>b. does not result in a building that straddles a boundary;</p> <p>c. does not compromise the use of a multiple dwelling as a self-contained residence.</p>	<b>N/A</b>	<b>Not Applicable</b> – The development does not involve approved Multiple Dwellings.
<p><b>PO13</b></p> <p>Reconfiguring a lot where a material change of use has been granted for three or more dwellings:</p> <p>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</p> <p>b. establishes freehold lots only if:</p> <p>i. all the proposed lots have direct road frontage to a dedicated constructed road;</p> <p>ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.</p>	<p><b>AO13</b></p> <p>No acceptable outcome provided.</p>	<b>N/A</b>	<b>Not Applicable</b> – The development does not involve approved Multiple Dwellings.
<b>Where within a regulated access area</b>			
<p><b>PO14</b></p> <p>Development within Figure 9.4.6.3.1 – Regulated access area:</p>	<p><b>AO14</b></p> <p>Development is designed to comply with Figure 9.4.6.3.1 – Regulated access area.</p>	<b>N/A</b>	<b>Not Applicable</b> – The site is not in a regulated access area.

## 9.4.6 RECONFIGURING A LOT CODE

### 9.4.6.3 Assessment benchmarks for assessable development

<p>a. does not result in additional lots gaining vehicular access from Beenleigh–Redland Bay Road or California Creek Road;</p> <p>b. supports the extension of the local access road network.</p>			
<b>Where within a local plan area</b>			
<p><b>PO15</b> Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The site is not in a local plan area.</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 – Suburban precinct	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.	
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.	

## 9.4.6 RECONFIGURING A LOT CODE

### 9.4.6.3 Assessment benchmarks for assessable development

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 – Apartment precinct	800m <sup>2</sup>	20m	No minimum	30m	3 to 1	A rear lot is not created in this 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.

## 9.4.6 RECONFIGURING A LOT CODE

### 9.4.6.3 Assessment benchmarks for assessable development

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 Carbrook precinct	a. 20 hectares in the urban footprint; b. 100 hectares in the regional landscape and rural	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.	

## 9.4.6 RECONFIGURING A LOT CODE

### 9.4.6.3 Assessment benchmarks for assessable development

	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 – Not Applicable as the site is not in a local plan area**

**Table 9.4.6.3.4 – Additional requirements for rear lots – Not Applicable as no rear lots are proposed**

**Table 9.4.6.3.5 – Frontage requirements**

Column 1	Column 2	
Zone and/or precinct	Frontage	
	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

## 9.4.7 SERVICING, ACCESS AND PARKING CODE

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

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development (subject to requirements) and assessable development</b>			
<b>Provision of parking spaces for vehicles</b>			
<p><b>PO1</b></p> <p>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> <p>a. the particular circumstances of the premises including the:</p> <ol style="list-style-type: none"> <li>nature, intensity and hours of operation of the use;</li> <li>desirability of providing a car park and attracting vehicles to the premises;</li> <li>maximum number of employees and customers to be on the premises at any one time;</li> <li>size, levels and dimensions of the premises;</li> </ol> <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>AO1</b></p> <p>Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ol style="list-style-type: none"> <li>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>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> </ol> <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>	<b>N/A</b>	<b>Not Applicable</b> – A Material Change of Use is not proposed.
<p><b>PO2</b></p> <p>Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:</p> <ol style="list-style-type: none"> <li>for an Accommodation activity; or</li> <li>not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.</li> </ol>	<p><b>AO2</b></p> <p>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>	<b>N/A</b>	<b>Not Applicable</b> – A Material Change of Use is not proposed.

## 9.4.7 SERVICING, ACCESS AND PARKING CODE

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

<p><b>PO3</b></p> <p>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>A03</b></p> <p>A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p> <ol style="list-style-type: none"> <li>is kept, used and maintained exclusively for car parking;</li> <li>is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge;</li> <li>does not have a gate, door or similar device that restricts vehicular access by employees or visitors.</li> </ol>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – A Material Change of Use is not proposed.</p>
<b>Provision of motorcycle parking</b>			
<p><b>PO4</b></p> <p>Motorcycle parking is provided that is safe and functional.</p>	<p><b>A04</b></p> <p>Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 – Parking facilities – Off street car parking.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – A Material Change of Use is not proposed.</p>
<b>Provision of bicycle parking</b>			
<p><b>PO5</b></p> <p>Bicycle parking facilities are provided that:</p> <ol style="list-style-type: none"> <li>satisfy the likely demand for bicycle parking;</li> <li>are functional;</li> <li>are located close to a pedestrian entry to a building.</li> </ol>	<p><b>A05</b></p> <p>Bicycle parking facilities comply with:</p> <ol style="list-style-type: none"> <li>the rate specified in column 7 of Table 9.4.7.3.2 – Vehicle parking and servicing;</li> <li>AS2890.3–1993 – Bicycle parking facilities.</li> </ol>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – A Material Change of Use is not proposed.</p>
<b>Provision of vehicle manoeuvring area</b>			
<p><b>PO6</b></p> <p>Development provides a safe and functional vehicle manoeuvring area.</p>	<p><b>A06</b></p> <p>Development provides a vehicle manoeuvring area that:</p> <ol style="list-style-type: none"> <li>enables vehicles to enter and exit the site in a forward motion where the development:</li> <li>is non–residential development; or</li> <li>is for five or more dwellings;</li> <li>accommodates the design vehicle specified in Table 9.4.7.3.5 – Design vehicle for a manoeuvring area;</li> <li>complies with section 3.4.4.10 – Manoeuvring areas of Planning scheme policy 5 – Infrastructure.</li> </ol>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The development does not propose nor require a vehicle manoeuvring area.</p>

## 9.4.7 SERVICING, ACCESS AND PARKING CODE

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

Vehicle washing bay			
<p><b>PO7</b></p> <p>A vehicle washing bay does not cause environmental harm.</p>	<p><b>AO7</b></p> <p>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>	N/A	<p><b>Not Applicable</b> – A Material Change of Use is not proposed.</p>
Car park access			
<p><b>PO8</b></p> <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><b>AO8</b></p> <p>Vehicular queuing space to a car parking area:</p> <ul style="list-style-type: none"> <li>a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area;</li> <li>b. complies with Table 9.4.7.3.3 – Queuing spaces;</li> <li>c. complies with Table 9.4.7.3.6 – Queuing requirements for particular uses.</li> </ul>	N/A	<p><b>Not Applicable</b> – A car park is not proposed.</p>
Access and driveways			
<p><b>PO9</b></p> <p>A driveway is safe, functional and does not adversely affect infrastructure.</p>	<p><b>AO9</b></p> <p>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>	N/A	<p><b>Not Applicable</b> – As the development proposes a management subdivision, no new driveways will be required. New permanent accesses will be determined under separate future applications.</p>
Design and construction of a car parking area			
<p><b>PO10</b></p> <p>A car parking area is designed to:</p> <ul style="list-style-type: none"> <li>a. provide easy way finding for pedestrians, cyclists and motorists;</li> <li>b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards;</li> <li>c. provide a convenient and safe pedestrian network;</li> <li>d. provide safe and efficient vehicle circulation;</li> <li>e. provide a progressive reduction in the speed environment in moving between the road and a parking space;</li> <li>f. provide a safe sight distance at a potential conflict point;</li> </ul>	<p><b>AO10</b></p> <p>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>	N/A	<p><b>Not Applicable</b> – A car park is not proposed.</p>

## 9.4.7 SERVICING, ACCESS AND PARKING CODE

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

<ul style="list-style-type: none"> <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> Development layout provides for refuse servicing which:</p> <ul style="list-style-type: none"> <li>a. is located wholly within the site;</li> <li>b. is clearly defined, safe and easily accessible;</li> <li>c. is designed to contain potential adverse impacts of servicing within the site;</li> <li>d. does not detract from the aesthetics or amenity of the surrounding area.</li> </ul>	<p><b>AO11.1</b> Development ensures that an on-site service bay for refuse collection is designed:</p> <ul style="list-style-type: none"> <li>a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 – Waste management;</li> <li>b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion;</li> <li>c. to be located away from street frontages and screened from adjoining premises.</li> </ul>	<b>N/A</b>	<p><b>Not Applicable</b> – An on-site service bay for refuse collection is not proposed nor required. Kerbside collection of MGBs will be undertaken instead.</p>
	<p><b>AO11.2</b> Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 – Infrastructure.</p>	<b>N/A</b>	<p><b>Not Applicable</b> – The development does not propose nor require on-site refuse collection and manoeuvring areas.</p>
<b>For assessable development</b>			

## 9.4.7 SERVICING, ACCESS AND PARKING CODE

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

Vehicle queuing			
<p><b>PO12</b></p> <p>Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network.</p> <p>Note – Planning scheme policy 5 – Infrastructure provides guidelines on how to achieve this outcome.</p>	<p><b>AO12</b></p> <p>No acceptable outcome provided.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – A Material Change of Use is not proposed.</p>

**Table 9.4.7.3.2 – Vehicle parking and servicing – Not Applicable as no uses are proposed**

**Table 9.4.7.3.3 – Queuing spaces – Not Applicable as no uses are proposed**

**Table 9.4.7.3.4 – Visitor parking spaces for uses incorporating a security gate – Not Applicable as no uses are proposed**

**Table 9.4.7.3.5 – Design vehicle for a manoeuvring area – Not Applicable as no uses are proposed**

**Table 9.4.7.3.6 – Queuing requirements for particular uses – Not Applicable as no uses are proposed**

## 8.2.2 BIODIVERSITY AREAS OVERLAY CODE

### 8.2.2.3 Requirements for assessment

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development (subject to requirements) and assessable development</b>			
<b>Biodiversity corridors</b>			
<p><b>PO1</b></p> <p>Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to:</p> <ol style="list-style-type: none"> <li>provide for habitat links;</li> <li>facilitate safe wildlife movement;</li> <li>facilitate wildlife refuge;</li> <li>enhance habitat values;</li> <li>rehabilitate degraded areas with native vegetation.</li> </ol> <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></p> <p>Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>	✓	<p><b>Complies</b> – A biodiversity corridor identified on the Biodiversity areas overlay map OM-02.02 is not mapped over the subject site.</p>
<b>Primary vegetation management area</b>			
<p><b>PO2</b></p> <p>Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located:</p> <ol style="list-style-type: none"> <li>to: <ol style="list-style-type: none"> <li>protect the current extent of native vegetation; or</li> <li>achieve a net gain of native vegetation;</li> </ol> </li> <li>to rehabilitate degraded areas with native vegetation.</li> </ol> <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</p>	<p><b>AO2.1</b></p> <p>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> <ol style="list-style-type: none"> <li>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>if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas</li> </ol>	P/S	<p><b>Performance Solution</b> – Any clearing on the site for the management subdivision will be limited to that required for safety purposes.</p>

## 8.2.2 BIODIVERSITY AREAS OVERLAY CODE

### 8.2.2.3 Requirements for assessment

<p>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>overlay map OM–02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act 2014</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></p> <p>Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – The development does not propose nor require rehabilitation areas. As such, a Concept Rehabilitation Plan is not included nor required for this application.</p>
<p><b>Secondary vegetation management area</b></p>			
<p><b>PO3</b></p> <p>Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM–02.01 is designed and located to either:</p> <ol 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> </ol> <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></p> <p>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> <ol style="list-style-type: none"> <li>a. if clearing less than 10 native trees, compensatory planting is provided of: <ol 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> </ol> </li> <li>b. if identified as a Matter of local environmental significance and not Both matters of local and state</li> </ol>	<p><b>P/S</b></p>	<p><b>Performance Solution</b> – Any clearing on the site for the management subdivision will be limited to that required for safety purposes.</p>

## 8.2.2 BIODIVERSITY AREAS OVERLAY CODE

### 8.2.2.3 Requirements for assessment

	<p>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</p> <p>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 Environmental Offsets Act</p> <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>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></p> <p>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></p> <p>Development:</p> <p>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;</p> <p>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.</p>	✓	<p><b>Complies</b> – A koala corridor identified on the Biodiversity areas overlay map OM-02.02 is not mapped over the subject site.</p>
<b>Locally significant vegetation area</b>			

## 8.2.2 BIODIVERSITY AREAS OVERLAY CODE

### 8.2.2.3 Requirements for assessment

<p><b>PO5</b></p> <p>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>encroachment;</li> <li>edge effects.</li> </ol> <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>A05</b></p> <p>Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.</p>	<p>✓</p>	<p><b>Complies</b> – A locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 is not mapped over the subject site.</p>
<p><b>For assessable development</b></p>			
<p><b>Wildlife movement</b></p>			
<p><b>PO6</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>generating minimal additional night time traffic;</li> <li>minimising the risk of injury or death to wildlife by vehicular traffic;</li> <li>incorporating practices or measures to minimise disruption, injury or death during construction;</li> <li>providing that a road or accessway has a low design speed;</li> <li>providing fauna-friendly fencing.</li> </ol> <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>A06</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices;</li> <li>the Queensland Government Koala-sensitive Design Guideline.</li> </ol>	<p>N/A</p>	<p><b>Not Applicable</b> – The site does not contain a Biodiversity or Koala corridor identified on the Biodiversity areas overlay map OM-02.02.</p>
<p><b>Locally significant Melaleuca irbyana buffer area</b></p>			
<p><b>PO7</b></p> <p>Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant</p>	<p><b>A07</b></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</p>	<p>N/A</p>	<p><b>Not Applicable</b> – The site does not contain a Locally significant Melaleuca irbyana buffer area identified on the Biodiversity areas overlay map OM-02-03.</p>

## 8.2.2 BIODIVERSITY AREAS OVERLAY CODE

### 8.2.2.3 Requirements for assessment

<p>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>within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.</p>		
<p><b>Landscape values</b></p>			
<p><b>PO8</b></p> <p>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>A08</b></p> <p>No acceptable outcome provided.</p>	<p><b>N/A</b></p>	<p><b>Not Applicable</b> – Any clearing on the site for the management subdivision will be limited to that required for safety purposes.</p>
<p><b>Lighting</b></p>			
<p><b>PO9</b></p> <p>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>A09</b></p> <p>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>N/A</b></p>	<p><b>Not Applicable</b> – The site does not contain a Biodiversity or Koala corridor identified on the Biodiversity areas overlay map OM-02.02.</p>

## 8.2.3 BUSHFIRE HAZARD OVERLAY CODE

### 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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development (subject to requirements) and assessable development</b>			
<b>Location, design and siting of development</b>			
<p><b>PO1</b></p> <p>Development is designed to:</p> <ol style="list-style-type: none"> <li>minimise risk of bushfire hazard;</li> <li>provide safe premises;</li> <li>create efficient emergency access for fire-fighting and other emergency vehicles.</li> </ol> <p>Note – Planning scheme policy 6 – Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p><b>A01</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>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>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> </ol>	✓	<b>Complies</b> – The development will not result in additional persons living in the mapped Bushfire hazard area over the site.
<p><b>PO2</b></p> <p>Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire.</p> <p>Editor's note – Planning scheme policy 6 – Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	<p><b>A02</b></p> <p>Development is located and constructed:</p> <ol style="list-style-type: none"> <li>where there is no bushfire management plan approved by an existing development approval: <ol style="list-style-type: none"> <li>such that the bushfire attack level is less than or equal to BAL-29;</li> <li>away from the most likely direction of a fire front;</li> <li>so that elements of the development least susceptible to fire are sited closest to the bushfire hazard;</li> <li>such that asset protection zones are sited on land with a slope less than 18 degrees;</li> <li>such that asset protection zones are entirely within the boundaries of the private property of the development site; or</li> </ol> </li> <li>where an approved bushfire management plan directs development to be located.</li> </ol>	N/A	<b>Not Applicable</b> – As the management subdivision will not result in additional persons living on the site and no changes to the existing use is proposed, a bushfire management plan is not required nor warranted.

## 8.2.3 BUSHFIRE HAZARD OVERLAY CODE

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

	<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></p> <p>Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.</p>	<p><b>A03</b></p> <p>Lots:</p> <ol style="list-style-type: none"> <li>a. are suitable for people, property and buildings by: <ol style="list-style-type: none"> <li>i. having a bushfire attack level less than or equal to BAL–29; or</li> <li>ii. containing a development envelope area that has a bushfire attack level less than or equal to BAL–29;</li> </ol> </li> <li>b. provide asset protection zones that: <ol style="list-style-type: none"> <li>i. are located on land with a slope less than 18 degrees;</li> <li>ii. are located on the same lot.</li> </ol> </li> </ol>	<b>N/A</b>	<p><b>Not Applicable</b> – As the management subdivision will not result in additional persons living on the site and no changes to the existing use is proposed, a bushfire management plan is not required nor warranted.</p>
<b>Vehicular access and fire maintenance trails</b>			
<p><b>PO4</b></p> <p>Access for fire management and evacuation is provided by access that:</p> <ol style="list-style-type: none"> <li>a. separates premises from adjoining vegetation;</li> <li>b. is safely accessible by fire fighting vehicles;</li> <li>c. has regular vehicular access points for bushfire management, response and evacuation;</li> <li>d. has regular vehicle passing and turning areas for bushfire management, response and evacuation;</li> <li>e. allows access at all times for fire fighting vehicles;</li> </ol>	<p><b>A04</b></p> <p>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>a. with a minimum reserve width of 20 metres;</li> <li>b. located between the premises and adjoining vegetation;</li> <li>c. with a maximum gradient of 12.5 percent;</li> <li>d. constructed to otherwise comply with section 3.4 – Movement infrastructure standards of Planning scheme policy 5 – Infrastructure;</li> </ol>	<b>N/A</b>	<p><b>Not Applicable</b> – No new roads are proposed nor required.</p>

## 8.2.3 BUSHFIRE HAZARD OVERLAY CODE

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

<p>f. allows for maintenance, burning off and bushfire response; g. has vehicular links to an alternative through road; h. is readily maintained.</p> <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>e. that has a layout that does not include a cul-de-sac.</p>		
<p><b>Water supply</b></p>			
<p><b>PO5</b> Development has access to adequate water supply for fire fighting purposes.</p>	<p><b>AO5</b> Development:</p> <p>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</p> <p>b. has an on-site water storage in accordance with Table 8.2.3.3.2 – Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is:</p> <p>i. a separate tank; or</p> <p>ii. a reserve section in the bottom part of the main water supply tank.</p> <p>Editor's note – The requirement in AO5 is:</p> <ul style="list-style-type: none"> <li>- 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.;</li> <li>- reflected in AO5 in Table 9.4.3.3.1 – Infrastructure code: accepted development (subject to requirements) and assessable development.</li> </ul>	<p>✓</p>	<p><b>Complies</b> – The existing water supply to the existing Dwelling House will be maintained.</p>

## 8.2.3 BUSHFIRE HAZARD OVERLAY CODE

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

For assessable development			
Community infrastructure			
<p><b>PO6</b></p> <p>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>A06</b></p> <p>Community infrastructure is:</p> <ol 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:                             <ol 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> </ol> </li> </ol>	N/A	<p><b>Not Applicable</b> – No community infrastructure is proposed nor required.</p>
Hazardous materials			
<p><b>PO7</b></p> <p>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>A07</b></p> <p>Hazardous materials:</p> <ol style="list-style-type: none"> <li>a. storage is in compliance with AS1940 – The storage and handling of flammable and combustible liquids;</li> <li>b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.</li> </ol>	N/A	<p><b>Not Applicable</b> – The development does not involve the storage and manufacturing of hazardous materials.</p>

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

Column 1 Lot size / use type	Column 2 Water requirement
For each residential lot:	
(a) less than 1,000m <sup>2</sup>	5,000 litres
(b) between 1,000m <sup>2</sup> and less than 1 hectare	10,000 litres
(c) greater than 1 hectare	20,000 litres

### 8.2.3 BUSHFIRE HAZARD OVERLAY CODE

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

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

## 8.2.8 LANDSLIDE HAZARD AND STEEP SLOPE AREA OVERLAY CODE

### 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	Complies	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></p> <p>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></p> <p>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>	<b>N/A</b>	<b>Not Applicable</b> – As the development proposes a management subdivision with no earthworks, a site-specific geotechnical report is unwarranted.
<p><b>PO2</b></p> <p>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></p> <p>Storage of hazardous materials is in compliance with AS1940 – The storage and handling of flammable and combustible liquids.</p>	<b>N/A</b>	<b>Not Applicable</b> – The development does not involve the storage of hazardous materials.

## 8.2.8 LANDSLIDE HAZARD AND STEEP SLOPE AREA OVERLAY CODE

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

Design			
<p><b>PO3</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>the topography of the premises;</li> <li>the visual amenity of adjoining premises, the streetscape and the locality.</li> </ol>	<p><b>A03</b></p> <p>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>Complies</b> – No cut and fill is proposed.</p>
<p><b>PO4</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>adjoining premises;</li> <li>a road.</li> </ol>	<p><b>A04</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>skirting or landscape screening to the full height of the undercroft;</li> <li>a maximum height at the perimeter of the building or structure of three metres above ground level.</li> </ol>	N/A	<p><b>Not Applicable</b> – No buildings or structures are proposed.</p>
Stormwater drainage			
<p><b>PO5</b></p> <p>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>A05</b></p> <p>Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites:</p> <ol style="list-style-type: none"> <li>redirection of the flow of surface water or groundwater;</li> <li>concentration of surface water or groundwater.</li> </ol>	✓	<p><b>Complies</b> – The development will not result in adverse stormwater impacts beyond the site.</p>