

Appendix D

Assessment Benchmarks

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.

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
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or 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.	AO1 A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or 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.	Complies The development proposal is for urban purposes within the Logan Reserve Land Use Area Plan.
Design		
Building height		
PO2 A building has a height that is compatible with the:	AO2	Complies

a. existing landscape character which predominates over the built form; or b. desired urban purpose character.	A building has a maximum building height of 8.5 metres.	Future Dwelling houses and Secondary dwelling development proposes a maximum building height of 8.5m.
Boundary clearance		
PO3 A building or structure has a boundary clearance that is consistent with the: a. existing character; or b. desired urban purposed character.	AO3 A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres.	Complies with PO3 The development site is nominated within the Village precinct of the Low density residential zone under the Logan Reserve Land Use Area Plan (refer Figure 3.8 of the Strategic Framework). The proposal therefore, includes a Variation Request to override the Planning Scheme and adopt the majority of these provisions. Table 6.2.5.3.3 of the Low density residential zone code prescribes the intended boundary clearances for the Village precinct as follows: • Front setback – 6m; • Side setbacks – 1.5m-2.5m; • Rear setbacks – 3m (or 1.5m-2.5m under QDC). The proposed Plan of Development nominates minor alternatives to the applicable setback provisions of the Village Precinct to account for secondary road frontages. These variations are considered to comply with the: • Performance Outcomes of the Low density residential zone code; and / or • Queensland Development Code MP1.1 and MP1.2 as applicable. Please refer to the Low density residential zone code for additional justification.

		As the proposed setback variations are considered consistent with the desired urban purpose character, the proposed development is considered to meet the intent of this Performance Outcome.
Site cover - Interim uses		
PO4 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.	AO4 A building or structure for an interim use has a maximum site cover of 10 percent or 700m ² , whichever is the greater.	N/A Interim uses are not proposed.
Amenity		
General emissions		
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards;	N/A The development proposal is for residential uses which do not generate excessive noise / air and light emissions.

	f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s ²) 1/80Hz.	
Reverse amenity		
PO6 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.	AO6 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it: a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure.	Complies The proposed development is for sensitive land uses however, the subject site does not adjoin and is not in close proximity to any existing or future government supported transport infrastructure.
PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	AO7 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. Table 6.2.3.3.2	Complies From review of Council's Development Enquiry Tool, the subject site is not located within any of the listed uses in Column 2. It is noted that the subject site adjoins the Rural residential zone and it is acknowledged that

Column 1: Separation distance 1,500 metres	Column 2: Use Special industry	Intensive horticulture and Wholesale nursery uses are listed as code assessable development where within the Cottage precinct. From review of Council's Interactive Mapping, the nearest Cottage precinct site is more than 300m from the subject site. As such, the proposal can meet the reverse amenity requirements of AO7.
500 metres	High impact industry	
500 metres	Intensive animal industry	
300 metres	Intensive horticulture	
300 metres	Wholesale nursery	
250 metres	Medium impact industry	
For assessable development only		
Design		
PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	AO8 No acceptable outcome provided.	Will comply with PO8 The development proposes to adopt the Village precinct of the Low density residential zone as nominated by the Logan Reserve Land Use Area Plan. The proposed development intends to accommodate low density residential uses (e.g. Dwelling houses and Dual occupancy uses) in accordance with the Overall outcomes of the Low density residential zone code. The subject site can be adequately serviced by necessary infrastructure however, it is noted that Logan Water is only in the preliminary planning stages regarding the trunk sewer infrastructure needed to supply the local

	catchment. Discussions / design workshops are ongoing with Logan Water and infrastructure servicing will be resolved through the application process.
--	---

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. 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 net density of 2.5 equivalent dwellings per hectare;
- e. 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 local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, 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 characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 10 equivalent dwellings per hectare;
- f. 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 net density of five equivalent dwellings per hectare;
- g. 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 local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, 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 characterised by Dwelling houses in an urban landscape setting;

- iv. development has a maximum net density of 28.5 equivalent dwellings per hectare or 57 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;
- h. 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 local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service 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 characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 20 equivalent dwellings per hectare or 28.5 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;
- i. 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 local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service 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 characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 16.5 equivalent dwellings per hectare or 20 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot.

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
For accepted development (subject to requirements) and assessable development		

Land use		
PO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct.	AO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct.	Complies The subject site is nominated within the Village precinct. The proposed development intends to create residential lots for the purposes of Dwelling houses and Secondary dwelling development. A Dwelling house use (which encompasses Secondary dwellings) is an identified use within section 6.2.5.2(3)(i)(i) of the Overall outcomes.
Design		
Building height		
PO2 A building has a building height that is: a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings.	AO2 A building on a slope of: a. less than 15 percent has a maximum building height of 8.5 metres; or b. 15 percent or more has a maximum building height of 10 metres.	Will comply Finished earthworks levels will ensure slopes are no greater than 15%. Building heights will not exceed 8.5 metres. An Engineering Infrastructure Report is being prepared and will be provided in response to the Information Request.
Boundary clearance		
PO3	AO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility	Complies with PO3

Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that: - allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; - provide access to natural light and ventilation; - are consistent with the character for the precinct.	development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.	Dwelling house boundary clearances are generally compliant with Table 6.2.5.3.3, with minor variations proposed as follows: - Secondary frontages to Logan Reserve Road to be reduced from 6m to 3m; - Secondary frontages to internal roads to be reduced from 6m to 3m; - Side and rear boundary setbacks to be 1.5m at ground storey and 2.0m at second storey. The proposed variations allow for appropriate separation of buildings, access to natural light / ventilation, are consistent with approved residential development within the Village Precinct of the Logan Reserve Land Use Area Plan and meet the Acceptable Solutions and Performance Criteria of MP1.1 and MP1.2. As such, the proposal is considered consistent with the character for the Village precinct and therefore, compliant with PO3.
Density		
PO4 Development achieves a density consistent with that intended for the precinct.	A04 Development has a maximum net density shown in Table 6.2.5.3.4 - Low density residential zone net densities.	Complies The subject site is within the Village precinct with a site area of 45,130m². The proposal intends to develop 57 lots for Dwelling house and Secondary dwelling development. The proposed development would therefore, result in a maximum density of 12.63 dwellings per hectare, significantly under the maximum 16.5 dwellings per hectare and is therefore, considered to achieve a density consistent with that intended for the precinct. Please refer to

		Section 3.3 of the Planning Report for the formal density calculation.
Amenity		
General emissions		
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.	N/A The development is for residential purposes.
Reverse amenity		
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure	AO6 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from	Complies The proposed development is for sensitive land uses however, the subject site does not adjoin and is not in close proximity to any existing or

and corridor by mitigating the adverse impacts of the infrastructure.		Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it: a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure.	future government supported transport infrastructure.												
PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. <table><tr><th>Column 1: Separation distance</th><th>Column 2: Use</th></tr><tr><td>1,500 metres</td><td>Special industry</td></tr><tr><td>500 metres</td><td>High impact industry</td></tr><tr><td>500 metres</td><td>Intensive animal industry</td></tr><tr><td>300 metres</td><td>Intensive horticulture</td></tr><tr><td>300 metres</td><td>Wholesale nursery</td></tr></table>		Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	AO7 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. Table 6.2.5.3.2	Complies From review of Council’s Development Enquiry Tool, the subject site is not located within any of the listed uses in Column 2. It is noted that the subject site adjoins the Rural residential zone and it is acknowledged that Intensive horticulture and Wholesale nursery uses are listed as code assessable development where within the Cottage precinct. From review of Council’s Interactive Mapping, the nearest Cottage precinct site is more than 300m from the subject site. As such, the proposal can meet the reverse amenity requirements of AO7.
Column 1: Separation distance	Column 2: Use														
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	
For assessable development only		
Design		
Built form		
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by: a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade.	AO8 No acceptable outcome provided.	Complies with PO8 The proposal is for Dwelling houses and Secondary dwelling development. Development will be oriented towards the primary street frontage and has incorporated a range of frontage widths to ensure varying and appropriate facades.
Streetscape		
PO9 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: a. footpath paving; b. street trees; c. landscaping.	AO9 No acceptable outcome provided.	Complies Footpaths, street trees and landscaping will be provided in accordance with a Landscape Concept Plan to be submitted in response to the Information Request.
Service areas and storage		
PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	AO10 Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	N/A Plant, equipment, services and outdoor storage of materials is not proposed.

Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land Uses		
Shop		
PO11 A Shop: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	AO11 A Shop: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	N/A The proposal does not involve a Shop use.
Food and drink outlet		
PO12 A Food and drink outlet: a. is small-scale; b. protects residential amenity; c. does not undermine the viability of a nearby centre of the centre hierarchy.	AO12 A Food and drink outlet: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Food and drink outlet; c. does not include a drive-through facility.	N/A The proposal does not involve a Food and drink outlet use.
Health care service		
PO13 A Health care service: a. is small-scale; b. serves the local residents' daily needs; c. protects residential amenity. d. does not undermine the viability of a nearby centre or the centre hierarchy.	AO13 A Health care service: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Health care service.	N/A The proposal does not involve a Health care service use.

Acreage precinct		
Design		
Built form		
PO14 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	AO14 No acceptable outcome provided.	N/A The proposal is nominated within the Village precinct.
Site cover		
PO15 Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO15 Development in the Acreage precinct has a maximum site cover of 20 percent.	N/A The proposal is nominated within the Village precinct.
Large suburban precinct		
Design		
Built form		
PO16 The Large suburban precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO16 No acceptable outcome provided.	N/A The proposal is nominated within the Village precinct.
Site cover		
PO17 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.	AO17 Development in the Large suburban precinct has a maximum site cover of 40 percent.	N/A The proposal is nominated within the Village precinct.

Small acreage precinct		
Design		
Built form		
PO18 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.	AO18 No acceptable outcome provided.	N/A The proposal is nominated within the Village precinct.
Site cover		
PO19 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.	AO19 Development in the Small acreage precinct has a maximum site cover of 35 percent.	N/A The proposal is nominated within the Village precinct.
Small lot precinct		
Design		
Built form		
PO20 The Small lot precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO20 No acceptable outcome provided.	N/A The proposal is nominated within the Village precinct.
Site cover		
PO21 Development in the Small lot precinct has a site cover that reflects a development intensity that is	AO21 Development in the Small lot precinct has a maximum site cover of 60 percent.	N/A The proposal is nominated within the Village precinct.

consistent with the intended character of the precinct.		
Suburban precinct		
Design		
Built form		
PO22 The Suburban precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO22 No acceptable outcome provided.	N/A The proposal is nominated within the Village precinct.
Site cover		
PO23 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO23 Development in the Suburban precinct has a maximum site cover of 50 percent.	N/A The proposal is nominated within the Village precinct.
Village precinct		
Design		
Built form		
PO24 The Village precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO24 No acceptable outcome provided.	Complies The proposed development is for 57 residential lots and will predominantly cater for Dwelling houses. A Landscape Concept Plan is being prepared and will be submitted in response to the Information Request.
Site cover		

PO25 Development in the Village precinct has development intensity consistent with the intended character of the precinct.	AO25 Development in the Village precinct has a maximum site cover of 50 percent.	Complies All proposed lots are nominates with a maximum site cover of 50% site cover.
--	--	---

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
All precincts	Dual occupancy	As per Dual occupancy and Dwelling house code.			
	- Relocatable home park - Residential care facility - Retirement facility	As per Relocatable home park, Residential care facility and Retirement facility code.			
Acreage	Any other use not listed in this table	All building types	10 metres	3 metres	3 metres
Large suburban	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: 4.5 metres or less - 1.5 metres; - greater than 4.5 metres but not more than 7.5 metres - 2 metres; - greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Small acreage	Any other use not listed in this table	All building types	10 metres	3 metres	3 metres
Small lot	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:	3 metres

				• 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	
Suburban	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: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Village	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: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres

Table 6.2.5.3.4 - Low density residential zone net densities

Precinct	Land use	Maximum net density
Acreage	All uses	2.5 equivalent dwellings per hectare
Large suburban	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	10 equivalent dwellings per hectare

Small acreage	All uses	5 equivalent dwellings per hectare
Small lot	Dual occupancy	28.5 equivalent dwellings per hectares
	Dual occupancy that is located on a corner lot or dual road lot	57 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	28.5 equivalent dwellings per hectare
Suburban	Dual occupancy	20 equivalent dwellings per hectare
	Dual occupancy that is located on a corner lot or dual road lot	28.5 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	20 equivalent dwellings per hectare
Village	Dual occupancy	16.5 equivalent dwellings per hectare
	Dual occupancy that is located on a corner lot or dual road lot	20 equivalent dwellings per hectare
	Relocatable home park, Residential care facility or Retirement facility	No maximum net density
	All other uses	16.5 equivalent dwellings per hectare

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Acid sulfate soils overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.1.1 - Acid sulfate soils overlay map OM-01.00 in Part 5.
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.

8.2.1.2 Purpose

1. The purpose of code is to ensure that acid sulfate soils do not adversely affect the natural and built environment and human health and safety.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development:
 - i. avoids the disturbance of acid sulfate soils; or
 - ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters.

8.2.1.3 Requirements for assessment

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

Table 8.2.1.3.1 - Acid sulfate soils overlay code: accepted development (subject to requirements) and assessable development

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

For accepted development (subject to requirements) and assessable development		
Land in the Potential and actual acid sulfate soil area		
PO1 Development in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.01 that involves disturbing soil or sediment at or below 5 metres AHD: a. avoids disturbing acid sulfate soils; or b. is managed to avoid the: i. release of acid and metal contaminants; ii. release of nutrients that contribute to coastal algal blooms. Editor's note - For development to which this overlay code applies, undertake an acid sulfate soils investigation conforming to the current version of Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the current Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	AO1.1 Development in the Potential and actual acid sulfate soils area at or below 5 metres AHD identified on Acid sulfate soils overlay map OM-01.01 does not involve: a. excavating or otherwise removing 100m³ or more of soil or sediment; or b. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. AO1.2 Development in the Potential and actual acid sulfate soils area above 5 metres AHD and at or below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.	N/A The site is not mapped within the Potential and actual acid sulfate soils area at or below 5 metres AHD. Will comply The proposed development does not anticipate excavating or removing 100m³ or more of soil or sediment at or below 5 metres AHD. A soils assessment prepared by a suitably qualified professional will be undertaken to provide a guide to the treatment of the site before and during the earthworks construction.
Treatment and disposal of acid sulfate soils		
PO2 Development manages the treatment and disposal of acid sulfate soils.	AO2 Where acid sulfate soils are identified, the acid sulfate soils are managed in accordance with an acid sulfate soils management plan prepared in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	Will comply If acid sulfate soils are identified these will be managed in accordance with an acid sulfate soils management plan prepared in accordance with current guidelines.

Editor's note - The following documents will assist in undertaking an acid sulfate soil investigation and assessment:

- Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines
- Queensland Acid Sulfate Soil Technical Manual, Legislation and Policy Guide
- National Acid Sulfate Soils Guidance: National acid sulfate sampling and identification methods manual
- Acid Sulfate Soils: Laboratory Methods Guidelines
- Australian Standard 4969 - Analysis of acid sulfate soil - Dried samples - Methods of test
- National Acid Sulfate Soils Guidance: National acid sulfate soils identification and laboratory methods manual
- National Acid Sulfate Soils Guidance: Guidelines for the dredging of acid sulfate soil sediments and associated dredge spoil management
- National Acid Sulfate Soils Guidance: Guidance for the dewatering of acid sulfate soils in shallow groundwater environments
- National Acid Sulfate Soils Guidance: Overview and management of monosulfidic black ooze (MBO) accumulations in waterways and wetlands

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: a. provide for habitat links; b. facilitate safe wildlife movement; c. facilitate wildlife refuge; d. enhance habitat values; e. rehabilitate degraded areas with native vegetation. 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.	AO1 Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.	Complies The subject site is not identified on Biodiversity areas overlay OM-02.02.
Primary vegetation management area		
PO2 Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located: a. to: i. protect the current extent of native vegetation; or ii. achieve a net gain of native vegetation;	AO2.1 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: a. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay	Will comply with AO2.1b. The proposed development will result in the unavoidable removal of native vegetation within the Primary Vegetation Management Area. The area is identified as both matters of local and state environmental significance on biodiversity areas overlay map OM-02.04. To compensate for the unavoidable removal of native vegetation within the Primary Vegetation Management Area, an environmental offset will be provided in

b. to rehabilitate degraded areas with native vegetation. Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03. 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.	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 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> 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. 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. 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. AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	accordance with the Queensland Environmental Offset Policy and the <i>Environmental Offsets Act 2014</i>. An Ecological Assessment, including a GPS Tree Plot is currently being prepared and will be provided to Council to assist with the vegetation offset calculation, in response to the Information Request. N/A No areas of native vegetation are proposed to be retained as part of this development application. A such, no rehabilitation is proposed.
Secondary vegetation management area		

PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either: a. protect the current extent of native trees and native habitat trees; or b. achieve a net gain of native trees and native habitat trees. 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.	AO3 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: a. if clearing less than 10 native trees, compensatory planting is provided of: i. two trees of the same species for every native tree cleared in a secondary vegetation management area; ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; 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 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> 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.	Will comply with AO3b. The subject site is mapped as containing Secondary vegetation management areas. As illustrated in Appendix C, clearing of the entire site will be required to facilitate the proposed development and an Infrastructure Agreement for Vegetation Clearing will need to be entered into with Council. An Ecological Assessment, including a GPS Tree Plot is currently being prepared and will be provided to Council to assist with the vegetation offset calculation, in response to the Information Request.
--	--	--

	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. 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.	
Koala corridor		
PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat. 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.	AO4 Development: - is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02; - 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.	Complies The subject site is not located within a Koala corridor.
Locally significant vegetation area		
PO5 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: encroachment;	AO5 Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.	Complies The subject site is not located within a Locally significant vegetation corridor.

b. edge effects. 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.		
For assessable development		
Wildlife movement		
Locally significant Melaleuca irbyana buffer area		
PO6 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: a. generating minimal additional night time traffic; b. minimising the risk of injury or death to wildlife by vehicular traffic; c. incorporating practices or measures to minimise disruption, injury or death during construction; d. providing that a road or accessway has a low design speed; e. providing fauna-friendly fencing. 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.	AO6 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: a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b. the Queensland Government Koala-sensitive Design Guideline.	N/A The subject site is not located within a Biodiversity corridor or a Koala corridor.
PO7	AO7	N/A The subject site is not located within a Locally significant Melaleuca irbyana buffer area.

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: a. edge effects; b. adverse changes to the local hydrology. 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.	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.	
Landscape values		
PO8 Development is designed and located to protect and enhance the landscape values of: a. a ridgeline; b. native vegetation.	AO8 No acceptable outcome provided.	Will Comply The proposed development site is not located on a ridgeline. The retention of native vegetation on-site is not proposed. An Ecological Assessment, including a GPS Tree Plot is currently being prepared and will be provided to Council to assist with assessment of this criteria, in response to the Information Request.
Lighting		
PO9 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.	AO9 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02: a. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting;	N/A The subject sites are not located in a Biodiversity or Koala corridor.

	b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.	
--	--	--

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Location, design and siting of development		
PO1 Development is designed to: a. minimise risk of bushfire hazard; b. provide safe premises; c. create efficient emergency access for fire-fighting and other emergency vehicles. Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.	A01 Development: 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 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.	Will comply The subject site is mapped within the Medium potential bushfire hazard and Potential impact buffer area. A Bushfire Assessment is currently being prepared and will be submitted in response to the Information Request.
PO2 Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire. Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.	A02 Development is located and constructed: a. where there is no bushfire management plan approved by an existing development approval: i. such that the bushfire attack level is less than or equal to BAL-29; ii. away from the most likely direction of a fire front; iii. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; iv. such that asset protection zones are sited on land with a slope less than 18 degrees;	Will comply The subject site is mapped within the Medium potential bushfire hazard and Potential impact buffer area. A Bushfire Assessment is currently being prepared and will be submitted in response to the Information Request.

	v. such that asset protection zones are entirely within the boundaries of the private property of the development site; or b. where an approved bushfire management plan directs development to be located. 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/m². 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. 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.	
PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.	AO3 Lots: a. are suitable for people, property and buildings by: i. having a bushfire attack level less than or equal to BAL-29; or ii. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; b. provide asset protection zones that: i. are located on land with a slope less than 18 degrees; ii. are located on the same lot.	Will comply The subject site is mapped within the Medium potential bushfire hazard and Potential impact buffer area. A Bushfire Assessment is currently being prepared and will be submitted in response to the Information Request.
Vehicular access and fire maintenance trails		

PO4 Access for fire management and evacuation is provided by access that: a. separates premises from adjoining vegetation; b. is safely accessible by fire fighting vehicles; c. has regular vehicular access points for bushfire management, response and evacuation; d. has regular vehicle passing and turning areas for bushfire management, response and evacuation; e. allows access at all times for fire fighting vehicles; f. allows for maintenance, burning off and bushfire response; g. has vehicular links to an alternative through road; h. is readily maintained. Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation	AO4 Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road: a. with a minimum reserve width of 20 metres; b. located between the premises and adjoining vegetation; c. with a maximum gradient of 12.5 percent; d. constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure; e. that has a layout that does not include a cul-de-sac.	Will comply The subject site is mapped within the Medium potential bushfire hazard and Potential impact buffer area. A Bushfire Assessment is currently being prepared and will be submitted in response to the Information Request.
Water supply		
PO5 Development has access to adequate water supply for fire fighting purposes.	AO5 Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire	Will comply The subject site is mapped within the Medium potential bushfire hazard and Potential impact buffer area. A Bushfire Assessment is currently being prepared and will be submitted in response to the Information Request. The proposed development will be connected to a reticulated water supply with appropriate flow and pressure.

	fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.; - reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.	
For assessable development		
Community infrastructure		
PO6 Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.	AO6 Community infrastructure is: a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. located to ensure that: i. the core services provided by the community infrastructure is able to function effectively during bushfire events; ii. access to the community infrastructure is not compromised by bushfire events; 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.	N/A The proposed development does not include community infrastructure.

Hazardous materials		
PO7 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.	A07 Hazardous materials: a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.	N/A The proposed development does not include hazardous materials.

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 ²	5,000 litres
(b) between 1,000m ² and less than 1 hectare	10,000 litres
(c) greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard

8.2.5 Flood hazard overlay code

8.2.5.1 Application

1. This code applies to all development for which the Flood hazard overlay code is identified as an assessment benchmark in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development, in Part 5 - Tables of assessment.

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

Note - Pursuant to section 32(a) of the *Building Act 1975* and part 3, section 8(1)(a) of the *Building Regulation 2021*, land identified in a High flood risk area, Moderate flood risk area, Low flood risk area, Very low flood risk area or Flood investigation area on Flood hazard overlay map OM-05.01 is the 'designated flood hazard area' for the National Construction Code and Queensland Development Code.

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

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

8.2.5.2 Purpose

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

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

- d. A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04 advances the intended health centre services while mitigating flood risk to people, property and infrastructure through:
 - i. incorporating a building location, design and operations that are resilient to flood events;
 - ii. maintaining functionality during and after all flood events, including the probable maximum flood;
 - iii. not exposing people or premises to unacceptable risk during a defined flood event.
- e. Essential community infrastructure activities are not located in the floodplain, unless:
 - i. there is an overriding planning need for the use that cannot be met in a location outside of the floodplain;
 - ii. development incorporates building location, design and operations that reduce the potential impacts of flooding;
 - iii. development maintains functionality during and after all flood events, including the probable maximum flood;
 - iv. where for Emergency services, development is accessible during and after all flood events up to and including the probable maximum flood.
- f. Development in a Flood investigation area identified on Flood hazard overlay map OM-05.01:
 - i. does not increase exposure of people, property and infrastructure to flood risk; or
 - ii. demonstrates the development is compatible with the level of flood risk, including achieving the outcomes as relevant for a:
 - A. High flood risk area;
 - B. Moderate flood risk area;
 - C. Low flood risk area, Very low flood risk area and High flood island where involving a vulnerable use or essential community infrastructure activities.

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

- g. Development does not locate buildings or structures in a High flow area.
- h. Development is able to function safely during and immediately after flood events up to and including the defined flood event.
 - i. Development minimises flood recovery time, rebuilding costs and disruption to residents, businesses and the community.
 - j. Development does not compromise amenity, environmental, parks and open space outcomes in delivering flood risk mitigation strategies.
 - k. Development protects personal health, safety and the environment from the release of hazardous materials during a flood event.
 - l. Development does not add to emergency management or the evacuation burden during or after a flood event.
- m. Development:
 - i. where involving an accommodation land use or residential activities, has safe vehicle access to a low flood hazard road and road network that supports safe and efficient self-evacuation to a suitable flood-free area that contains local goods and services to serve the daily needs of people;
 - ii. where not involving an accommodation land use or vulnerable land use, provides safe vehicle access to a low flood hazard road that supports safe and efficient self-evacuation;
 - iii. plans for the orderly and safe evacuation of people, including being supported by a flood emergency management plan in particular circumstances and where an active management entity exists;

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

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

- n. Development does not directly, indirectly or cumulatively adversely impact the function and conveyance of flood waters and overland flow paths on the premises and off-site, including adjoining premises, infrastructure and the environment.
- o. Development does not change the flood storage capacity or alter flood characteristics outside of a premises in a way that would result in:
 - i. loss of flood storage;
 - ii. loss or change to flow paths;
 - iii. alteration in the speed of water flows;
 - iv. reduction in flood warning times elsewhere in the floodplain.

8.2.5.3 Assessment benchmarks for assessment development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Part A - Risk compatibility (other than a Home-based business)		
Material change of use		
PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.01 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.	AO1 Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.01.	Will comply The proposed subdivision design has considered the mapped High flood risk area identified on Flood hazard overlay map OM-05.01. A Flood assessment is being undertaken and will be provided in response to the Information Request.

Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.		
PO2 A vulnerable use: a. is not located in a High flood island identified on Flood hazard overlay map OM-05.03; b. is located outside of the floodplain unless located in: i. a Very low flood risk area identified on Flood hazard overlay map OM-05.01; or ii. in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04 and involving a Hospital.	A02 No acceptable outcome provided.	Will comply The subject site does not contain any High flood island areas. A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO3 Essential community infrastructure activities are not located in the floodplain unless: a. there is an overriding planning need for the use; b. there is no alternative site located outside of the floodplain that would address the identified need; c. development maintains functionality during and after all flood events, including the probable maximum flood; d. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood.	A03 No acceptable outcome provided.	N/A The development does not propose any essential community infrastructure activities.

Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.		
PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.01, unless development: a. is demonstrated to be compatible with the level of flood risk; b. delivers the relevant outcomes for the flood risk area, including a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area, Very low flood risk area and High flood island where involving essential community infrastructure activities or a vulnerable use. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	AO4 No acceptable outcome provided.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
Reconfiguring a lot		
PO5 Development provides a development envelope area that is: a. above the flood level during the defined flood event; b. of an area and dimensions to accommodate the activities associated with the intended use.	AO5 Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.

PO6 Each lot has a development envelope area located outside a High flood risk area identified on Flood hazard overlay map OM-05.01, except where limited to: a. the rearrangement of boundaries and flood risk is not materially increased on new lots; or b. creating an additional lot for the purpose of a drainage or environmental reserve.	A06 No acceptable outcome provided.	Complies / Will comply The proposed subdivision has been designed to ensure residential lots are located outside a High flood risk area. The mapped High flood risk area is primarily contained to the proposed drainage lots.
PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.01 is limited to: a. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or b. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area, Very low flood risk area and High flood island where involving a vulnerable use or essential community infrastructure activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b). It also	A07 Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.01.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.

includes guidance on how to demonstrate compliance with this performance outcome.		
Part B - Resilient building location, design and operations (other than a Home-based business)		
PO8 Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood Investigation Area and it is proposed to undertake a detailed localised flood risk assessment.	AO8.1 New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. AO8.2 Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	Complies The proposed subdivision design ensures that new buildings / structures will be located outside of the mapped High flow area. N/A The enclosure of existing structures or areas underneath an existing building is not proposed.
PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04 ensures that the location, design and operation of development: a. mitigates the risk of flooding to buildings and structures; b. minimises risk of injury to life and damage to property and infrastructure; c. maintains functionality during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO9 No acceptable outcome provided.	N/A A Hospital is not proposed and the site is not mapped within the Meadowbrook flood assessment area.
PO10 Development is designed to account for the potential risk of inundation during flood events	AO10	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.

through compliance with the flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.	Development complies with the minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.	
PO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to: a. pedestrian and vehicular safety; b. a building or other structure. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO12 Basement access and openings are designed and located to: a. ensure safety during a flood event; b. improve resilience to flood events; c. reduce recovery time after flooding; d. minimise economic loss to individual and public assets stored in the basement. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO12 All entry points and openings to a basement are located at or above the flood planning level in Table 8.2.5.3.3 - Minimum flood planning levels.	N/A Basements are not proposed.
PO13 Essential operating components of a development are located or designed to ensure their continued function during and immediately after flood events that are up to and including the:	AO13 The function of essential building services and infrastructure is maintained during a flood event by: a. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.01;	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.

a. defined flood event for uses other than essential community infrastructure activities or a vulnerable use; or b. probable maximum flood for essential community infrastructure activities or a vulnerable use. Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges and communal assets and materials (such as waste bins or chemicals). Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	b. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or c. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: i. the defined flood event where not involving a vulnerable use or essential community infrastructure activities; ii. the probable maximum flood where for a vulnerable use or essential community infrastructure activities.	
PO14 Screening the understorey of a building: a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.01; b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO14 No acceptable outcome provided.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
Storage, manufacturing or handling of hazardous materials		
PO15 Development protects public safety and the environment from release of hazardous materials into floodwaters by:	AO15.1 Development involving the manufacturing or storage of hazardous materials, or involving hazardous chemicals at a hazardous chemical facility is located outside of a:	N/A Storage, manufacturing or handling of hazardous materials is not proposed.

a. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.01 and OM-05.02; b. ensuring hazardous materials are stored to prevent the release or hazardous reaction of hazardous materials during flood events, including events rarer than the defined flood event.	a. High flood risk area identified on Flood hazard overlay map OM-05.01; b. High flow area identified on Flood hazard overlay map OM-05.02. AO15.2 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01: a. does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or b. ensures the storage of hazardous materials is located above the 0.2% AEP flood event.	
Part C - Access and evacuation (other than a Home-based business)		
PO16 Development involving a vulnerable use, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO16 No acceptable outcome provided.	N/A The proposal does not involve a vulnerable use.
PO17 Development where involving an accommodation land use or residential activities has a low flood hazard vehicle route to a suitable flood-free area	AO17 During the defined flood event, development for an accommodation land use or residential activities has:	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.

that contains local goods and services to serve the daily needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	a. flood-free vehicle access to a road above the flood level; b. a flood-free vehicle route that leads to a suitable flood-free area that contains local goods and services to serve the daily needs of people.	
PO18 Development has a low flood hazard vehicle or pedestrian route from dwellings to a flood-free or low flood hazard road.	AO18 Development has a flood-free vehicle or pedestrian route from onsite dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free evacuation route illustrates an example of a development complying with this Acceptable Outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free evacuation route illustrates an example of a development that does not comply with this acceptable outcome.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
Figure 8.2.5.3.1 - Compliant dwelling with flood-free evacuation route		

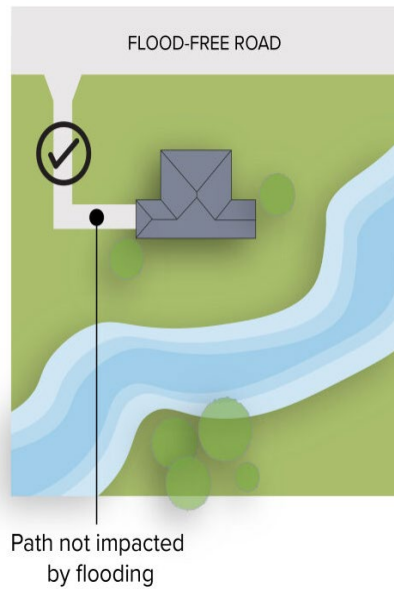


Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free evacuation route

 The diagram illustrates a flood hazard scenario. A grey rectangular area at the top is labeled 'FLOOD-FREE ROAD'. Below it, a blue wavy line represents a flood zone. A red circle with a white 'X' is positioned on the left side of the flood zone. A black dot is located on the right side of the flood zone, with a line pointing to it from the text 'Path impacted by flooding' below. A grey building is shown on the right side of the flood zone, with a line pointing to it from the same text.		
PO19 Development, other than a vulnerable use or accommodation land use, has low flood hazard vehicle access to a low flood hazard road.	AO19 Development, other than a vulnerable use or accommodation land use, has flood-free vehicle access to a road that is above the flood level during a defined flood event.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO20 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to	AO20 No acceptable outcome provided.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.

ensure there is no burden on emergency services, including during a probable maximum flood where involving a vulnerable use. Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome. Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.		
Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)		
PO21 Filling and excavation in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01 does not exceed: a. a total volume of 20m³; b. a total area of 2,000m².	AO21 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01, filling and excavation, other than for a stormwater detention basin, does not exceed: a. a total volume of 20m³; b. a total area of 2,000m². Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basin.	Will comply A Flood assessment and preliminary earthworks plans are being undertaken and will be provided in response to the Information Request.
PO22 Development does not involve earthworks that would either directly, indirectly or cumulatively: a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties;	AO22 The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01.	Will comply A Flood assessment and preliminary earthworks plans are being undertaken and will be provided in response to the Information Request.

b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. alter floodplain and overland flow path characteristics and water body storage; d. adversely impact the role and function of waterways and areas of ecological significance; e. cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	Note - Planning scheme policy 10 - Flood provides guidance on achieving this acceptable outcome.	
PO23 The existing conveyance of flood waters and existing overland flow paths are protected and maintained without adversely affecting adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO23 No acceptable outcome provided.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO24 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO24 No acceptable outcome provided.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.

PO25 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO25 No acceptable outcome provided.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO26 A stormwater quality improvement device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quality improvement device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO26 A stormwater quality improvement high flow outlet device is located: a. above the 5% AEP flood event caused by local flooding; b. above the 5% AEP flood event caused by regional flooding.	Will comply A Flood assessment and Stormwater Management Plan are being undertaken and will be provided in response to the Information Request.
PO27 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO27 A stormwater quantity management outlet device is located above the 2% AEP flood event.	Will comply A Flood assessment and Stormwater Management Plan are being undertaken and will be provided in response to the Information Request.
Part E - A Home-based business		
PO28 A Home-based business does not put additional people or property at risk due to flooding or isolation during a defined flood event.	AO28.1 In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01, a Home-based business does not involve: a. non-resident visitors or staff to the premises;	N/A The proposal does not involve Home-based businesses.

Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	b. new buildings or structures associated with the home-based business. AO28.2 Buildings, structures and storage of items associated with a Home-based business are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	
PO29 A home-based business being Short-term accommodation where a bed and breakfast or farm stay has: a. low flood hazard vehicle manoeuvring areas; b. low flood hazard vehicle access to a low flood hazard road.	AO29 A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has: a. flood-free vehicle manoeuvring areas; b. flood-free access to a road above the flood level during a defined flood event.	N/A The proposal does not include Home-based businesses being Short-term accommodation.

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

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

	A use other than: a. accommodation land use; or b. vulnerable use	If there is no increase to the existing building footprint
	An existing lawful accommodation land use	If - a. there is no increase to the existing building footprint; b. there is no increase in the number of persons on the premises

Table 8.2.5.3.3 - Minimum flood planning levels

Column 1 Use	Column 2 Minimum flood planning level
Uses other than vulnerable uses and essential community infrastructure activities (building floor level and essential building services)	
Where in the High flood risk area, Moderate flood risk area or Flood investigation area on Flood hazard overlay map OM-05.01 Note - Where located in the Flood investigation area, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant minimum flood planning level identified in Column 2 corresponding to the applicable use identified in Column 1.	
Accommodation land use other than a vulnerable use	Habitable rooms and essential building services - defined flood event + 500mm freeboard Non-habitable rooms - above the defined flood event Basement Entry/Exit - defined flood event + 300mm freeboard
An industry activity, involving the manufacture or storage of noxious or hazardous materials (e.g. a regional fuel storage facility)	0.2% AEP flood level at 2100
Educational establishment where for vocational trade training only	Building floor level - defined flood event + 500mm freeboard Essential building services - defined flood event + 500mm freeboard

Transport infrastructure as defined by the Regulation	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency
Warehouse, being a food storage warehouse	0.5% AEP flood level at 2100
Where involving the storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level at 2100
Development involving the use of a Class 5, 6 & 9b building other than specified above	Defined flood event + 500mm freeboard
Development involving the use of Class 7(b) or 8 building other than specified above	Building floor level - defined flood event Essential building services - defined flood event + 500mm freeboard
Any other use other than listed above	Defined flood event + 500mm freeboard
Vulnerable uses (building floor level and essential building services)	
Where located in Meadowbrook flood assessment area on Flood hazard overlay map OM-05.04	
Vulnerable use, being a Hospital	0.2% AEP flood level at 2100 + 500mm freeboard
Where located in the Very Low Flood Risk Area on Flood hazard overlay map OM-05.01	
Vulnerable use	Above the flood level of the probable maximum flood
Essential community infrastructure activities (building floor level and essential building services)	
Emergency services	0.2% AEP flood level at 2100 + 500mm freeboard
Major electricity infrastructure	0.2% AEP flood level at 2100 + 500mm freeboard
Renewable energy facility	0.2% AEP flood level at 2100 + 500mm freeboard
Substation	0.5% AEP flood level at 2100 + 500mm freeboard

Telecommunications facility Utility installation where not otherwise listed in this table	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency
Utility installation being power station	0.2% AEP flood level at 2100 + 500mm freeboard
Utility installation, being a sewage treatment plant or water treatment plant	0.2% AEP flood level at 2100 + 500mm freeboard

Table 8.2.5.3.4 - Development envelope area

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

Table 8.2.5.3.5 - Development requiring a flood emergency management plan

Use	Qualifier
Vulnerable use	Where involving an active management entity and in a Very low flood risk area identified on OM-05.01
Nature-based tourism	Where involving accommodation and an active management entity

Tourist park	Where involving an active management entity
Resort complex	Where involving an active management entity
Multiple dwelling	Where involving an active management entity and in a: a. Moderate flood risk area identified on OM-05.01 and the premises or vehicle route during evacuation is inundated during the defined flood event; or b. Flood investigation area identified on OM-05.01
Rooming accommodation	
Rural workers' accommodation	
Short-term accommodation	
Any development	Where involving an active management entity and development involves an access easement to provide flood-free or low flood hazard vehicle access to a flood-free or low flood hazard road

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

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

8.2.9 Regional infrastructure corridors and substations overlay code

8.2.9.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Regional infrastructure corridors and substations overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.9.1 - Regional infrastructure corridors and substations overlay map OM-09.00 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.

8.2.9.2 Purpose

1. The purpose of the code is to protect:
 - a. the health, safety and amenity of the community;
 - b. existing and the future locations of regional infrastructure corridors, substations, bulk water supply facilities and wastewater facilities.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development:
 - i. protects the health and safety of the community;
 - ii. co-locates new regional infrastructure in existing regional infrastructure corridors where practicable;
 - iii. protects regional infrastructure;
 - iv. provides access to regional infrastructure at all times;
 - v. provides and maintain buffers to regional infrastructure.

8.2.9.3 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 8.2.9.3.1 - Regional infrastructure corridors and substations overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Community health and safety		
PO1 A use does not result in an unacceptable health or safety risk to the community from extremely low frequency magnetic field from powerline infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01. Note - ARPANSA draft standard, 2008 outlines the appropriate measures to be taken into consideration to achieve this outcome.	AO1 A use is located outside the 275kV powerline buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01.	Complies The subject site is not impacted by the 275kV powerline buffer area.
PO2 A sensitive land use is located a sufficient distance from a substation and wastewater facility identified on Regional infrastructure corridors and substations overlay map OM-09.01 to prevent an unacceptable health or safety risk to the community from a substation or wastewater facility.	AO2 A sensitive land use: a. has a minimum boundary clearance of 100 metres from a Substation identified on Regional infrastructure corridors and substations overlay map OM-09.01; b. is located outside the Wastewater facility buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01.	Complies The subject site is more than 100 metres from a Substation and is outside the Wastewater facility buffer area.
Protection of electricity infrastructure		
PO3	AO3	Will comply The subject site adjoins a 110kV powerline corridor and will comply with the mandatory

Development of premises adjoining a 110kv or 275kv powerline identified on Regional infrastructure corridors and substations overlay map OM-09.01 whether or not in an electricity easement, takes into account the impacts of 'sag' and 'swing'.	Development of premises adjoining a 110kV or 275kV powerline corridor identified on Regional infrastructure corridors and substations overlay map OM-09.01 complies with the mandatory clearance from any proposed buildings, structures and operational equipment to existing power lines specified in Schedules 4 and 5 of the <i>Electrical Safety Regulation 2013</i> .	clearances as required by the <i>Electrical Safety Regulation 2013</i> .
Protection of water infrastructure		
PO4 Development protects bulk water infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 by: a. locating outside an easement for the pipeline; b. having an adequate boundary clearance to protect its operation.	AO4 Development is not located within the water pipeline corridor identified on Regional infrastructure corridors and substations overlay map OM-9.01.	Complies The subject site is outside the water pipeline corridor.
Protection of petroleum pipeline infrastructure		
PO5 Development does not compromise the operation of a Petroleum pipeline identified on Regional infrastructure corridors and substations overlay map OM-09.01.	AO5 Development is not located on: a. Emt D SP147672; or b. Emt A RP104128; or c. Emt B RP119561.	Complies The subject site is outside the identified easements.
Access for infrastructure providers		
PO6 Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times:	AO6 Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times:	Complies The development will not obstruct the existing access to the 110kV powerline located along the site's frontage to Logan Reserve Road.

a. 110kv and 275kv powerlines; b. Substation; c. Wastewater facility. Note - The applicable infrastructure provider will provide a padlock wherever gates and locked access to an easement is required.	a. 110kV and 275kV powerlines; b. Substation; c. Wastewater facility.	
For assessable development		
Co-location of regional infrastructure corridors		
PO7 Regional infrastructure is co-located in a Regional infrastructure corridor identified on Regional infrastructure corridors and substations overlay map OM-09.00 to: a. achieve an efficient use of land; b. enable ease of access and maintenance; c. limit adverse environmental impacts.	AO7 No acceptable outcome provided.	N/A The development does not propose additional regional infrastructure.

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

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
For accepted development (subject to requirements) and assessable development		
Design and location		
PO1 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.	AO1 Development is located outside the: a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.	Will comply The proposed subdivision intends to accommodate the existing waterway within proposed Lot 900 and Lot 901. An Ecological Assessment is currently being prepared and will be provided in response to the Information Request.
For assessable development only		
Location and ecosystem processes		
PO2 Development is: a. designed and located such that a waterway area or wetlands and wetland buffer is protected; b. designed, constructed and managed to protect and enhance: 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;	AO2 Development: a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible; 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;	Will comply The proposed subdivision intends to accommodate the existing waterway within proposed Lot 900 and Lot 901. An Ecological Assessment is currently being prepared and will be provided in response to the Information Request.

ii. safe wildlife movement and fish passage. 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.	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.	
Natural hydrological and geomorphological processes		
PO3 Development is designed, constructed and managed to ensure: 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; b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.	AO3 Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by: 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 reinstatement works of Planning Scheme Policy 3 - Environmental Management; 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.	Will comply The proposed subdivision intends to accommodate the existing waterway within proposed Lot 900 and Lot 901. An Ecological Assessment is currently being prepared and will be provided in response to the Information Request.
Erosion prone areas		
PO4 Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development,	AO4 Development is not located in an erosion prone area identified on Waterway corridors and	N/A Erosion prone areas are not identified within or adjoining the subject site.

or temporary, readily relocatable or able-to-be-abandoned development.	wetlands overlay map OM-14.03 unless the development: a. cannot be feasibly located elsewhere; b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	
Water quality		
PO5 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: a. providing vegetated buffers; b. incorporating water sensitive urban design principles having regard to: i. protecting water quality of surface and ground waters; ii. minimising sewage discharges to the natural environment; c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.	A05 Development: 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; b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure; 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; d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.	Will comply The proposed subdivision intends to accommodate the existing waterway within proposed Lot 900 and Lot 901. An Ecological Assessment and a Stormwater Management Plan are currently being prepared. These reports will be provided in response to the Information Request.
Access		
PO6	A06 Development provides:	N/A The mapped waterway within the site is identified as a Minor Waterway.

Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of: 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; b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.	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; 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.	
Tenure		
P07 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.	A07 No acceptable outcome provided.	Will comply The proposed subdivision intends to accommodate the existing waterway within proposed Lot 900 and Lot 901, both of which will be dedicated to Council as drainage reserve.

9.3 Use codes

9.3.1 Dual occupancy and Dwelling house code

9.3.1.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and assessable material change of use for a Dual occupancy [including Dual occupancy (auxiliary unit)] or Dwelling house for which the Dual occupancy and Dwelling house code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Part 5 - Tables of assessment;
 - b. Building work in accordance with Table 5.7.1 - Building work (including house extensions and class 10 structures).
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.

Editor's note - In this code:

- a reference to "Dual occupancy (auxiliary unit)" is a reference to a Dual occupancy that is an auxiliary unit. "Auxiliary unit" is defined in Schedule 1 - Definitions;
- unless otherwise specified, a reference to "Dual occupancy" covers both Dual occupancy (auxiliary unit) and any other form of Dual occupancy.

Editor's note - All relevant benchmarks for assessable development and requirements for accepted development for a Dual occupancy (auxiliary unit) or Dwelling house as they relate to overlay codes have been included in this code to assist with ease of use.

Editor's note - A Dual Occupancy that is not an auxiliary unit is subject to the benchmarks for assessable development and requirements for accepted development identified in Part 5 for the relevant overlays and zone or local plan.

9.3.1.2 Purpose

1. The purpose of the code is to ensure that a Dual occupancy or Dwelling house is compatible with the surrounding area and to ensure a Dwelling house protects the environment, and the safety of people and property.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. A Dual occupancy or Dwelling house:
 - i. is designed and sited to protect the amenity of adjoining premises and the streetscape;
 - ii. provides safe vehicle access to the premises;
 - iii. has an attractive built form that is consistent with the character of the applicable zone, local plan and precinct;
 - b. A Dual occupancy (auxiliary unit):

-
- i. is sited to facilitate a high quality streetscape with high levels of amenity;
 - ii. provides sufficient space for on-site car parking to satisfy the needs of residents and visitors where located on a lot fronting a road;
 - c. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, has a maximum gross floor area of:
 - i. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or
 - ii. 100m² otherwise;
 - d. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, is sited so as to appear visually related to the primary dwelling;
 - e. A Dual occupancy (auxiliary unit) or Dwelling house that is located in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00:
 - i. avoids the disturbance of acid sulfate soils; or
 - ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters;
 - f. A Dual occupancy (auxiliary unit) or Dwelling house that is located in an area identified on the Biodiversity areas overlap map OM-02.00 protects and enhances:
 - i. habitat values and biodiversity corridors;
 - ii. native vegetation in the primary and secondary vegetation management area;
 - iii. wildlife habitat and movement;
 - iv. landscape values;
 - g. A Dual occupancy (auxiliary unit) or Dwelling house that is located in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01:
 - i. does not result in an increase in the number of people living in the separation area;
 - ii. does not impede the safe operation of an extractive industry;
 - iii. minimises an adverse effect from an extractive industry on people working or congregating in the separation area;
 - iv. does not compromise the function of the separation area, as a buffer between an extractive industry and an incompatible use outside the separation area;
 - h. A Dual occupancy (auxiliary unit) or Dwelling house with direct vehicular access to a transport route identified on Extractive resources overlay map OM-04.01 does not adversely affect the safety and efficiency of vehicles transporting extractive resources;
 - i. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood hazard overlay map OM-05.00 does not result in people and premises being at an unacceptable risk during a defined flood event;
Editor's note - Where a lot is affected by a Flooding and inundation area, a flood search report should be obtained from the local government to confirm the extent that is within the Flooding and inundation area. The flood search report will be determinative.
 - j. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed and located to:
-

- i. protect the safety of people and premises from risk of landslide, taking into account the risks associated with the natural physical process of land movement and erosion;
 - ii. protect and enhance the visual amenity of adjoining premises, the streetscape and the locality;
Editor's note - Where a lot is affected by a Landslide hazard and steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00, a certificate can be obtained from the local government to confirm the extent that is within the Landslide hazard and steep slope area. The certificate will be determinative.
- k. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Regional infrastructure corridors and substations overlay map OM-09.00:
 - i. protects the health and safety of the community;
 - ii. protects regional infrastructure;
 - iii. provides access to regional infrastructure at all times;
 - iv. provides and maintain buffers to regional infrastructure;
- l. A Dual occupancy (auxiliary unit) or Dwelling house located within a Water resource catchment area identified on Water resource catchments area overlay map OM-13.01 is designed, constructed and managed to:
 - i. protect the health and safety of a water storage;
 - ii. prevent pollutants from entering a water storage;
- m. A Dual occupancy (auxiliary unit) or Dwelling house located within the mapped areas identified on Waterway corridors and wetlands overlay map OM-14.00 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.

Editor's note - Where a lot is affected by a Waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00, a certificate can be obtained from the local government to confirm the extent that is within the Waterway corridor and wetland area. The certificate will be determinative.

9.3.1.3 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 9.3.1.3.1 - Dual occupancy and Dwelling house code: accepted development (subject to requirements) and assessable development

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

For accepted development (subject to requirements) and assessable development		
General		
Building height - Environmental management and conservation zone, Cottage rural precinct of the Rural residential zone and Rural zone		
PO1 A building has a height in the Environmental management and conservation zone, Cottage rural precinct of the Rural residential zone and Rural zone that: a. does not dominate the landscape, bushland, semi-rural or rural setting for the zone or precinct; b. is responsive to the topography of the area and site slope.	AO1 A building has a maximum height of 12 metres in the: a. Environmental management and conservation zone; b. Cottage rural precinct of the Rural residential zone; c. Rural zone.	N/A The subject site is not within these zones.
Site cover		
PO2 A Dual occupancy or Dwelling house has a site cover compatible with adjoining premises.	AO2 A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site cover of: a. 60 percent in the Low density residential zone - Small lot precinct; b. 40 percent in the Low density residential zone - Large suburban precinct; c. 35 percent in the Low density residential zone - Small acreage precinct; d. 20 percent in the Low density residential zone - Acreage precinct; e. in the Rural residential zone:	Complies with PO2 It is noted that whilst the subject site is located in the Emerging community zone, this application is seeking a Variation Request to override the scheme and adopt the Low density residential zone (Village precinct) as intended by the Logan Reserve Land Use Area Plan (refer Strategic Framework, Figure 3.8). Nevertheless, the application requires assessment against AO2 due to the existing Emerging community zoning. PO2 requires site cover to be compatible with adjoining premises. Whilst adjoining premises are currently zoned Emerging community, adjoining parcels are intended for Low density residential uses (Village precinct).

	i. 20 percent or 700m², whichever is greater, in the Park living precinct or Park residential precinct; or ii. 10 percent or 700m², whichever is greater, in the Carbrook precinct or Cottage rural precinct; f. 10 percent or 700m², whichever is greater, in the Emerging community zone, Environmental management and conservation zone or Rural zone.	The proposed site cover is 50% in accordance with the intended site cover for the Village precinct. As such, the proposal is considered compatible with adjoining premises.
Domestic outbuildings		
PO3 A domestic outbuilding, being a shed or detached garage: a. is of a scale and has a built form that is compatible with the premises and adjoining premises having regard to: i. height, mass and proportion; ii. roof form and pitch; iii. building materials; b. maintains or contributes positively to the streetscape and amenity of adjoining premises; c. provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises.	AO3 A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages, in the Acreage precinct or Small acreage precinct of the Low density residential zone, Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone: a. has a total maximum floor area of 150m²; or b. where the floor area exceeds 150m²: i. provides minimum side and rear boundary clearances in accordance with Table 9.3.1.3.3 - Minimum side and rear boundary clearances for large domestic outbuildings; ii. has a total maximum floor area of 300m².	Will comply Sheds or detached garages will meet the requirements of AO3.
Location of development		

PO4 Development is located to protect existing and planned infrastructure networks.	AO4 Development is located outside: - planned widening of a road or new road identified in Table 7.3.1.1 - Road encroachment maps of Planning scheme policy 5 - Infrastructure; - planned public transport network identified on Figure 3.4.1.3.1 - Public transport network in Planning scheme policy 5 - Infrastructure; - a planned cycle network identified on Figure 3.4.1.2.1 - Cycle network in Planning scheme policy 5 - Infrastructure; - a planned network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Logan government infrastructure plan mapping and tables.	Complies Development will be connected to a constructed road and will be located outside planned networks infrastructure networks identified within the LGIP and the Logan Reserve LUAP. The subject sites front Logan Reserve Road which is identified as an Urban Arterial Single Carriageway Road and has a current road reserve width of 20.0m. It is acknowledged that future upgrades are proposed for Logan Reserve Road and this road classification requires a minimum road reserve width of 21.0m. Necessary dedications will be confirmed through the Information Request stage. It is also noted that interim works will be required fronting the subject site to allow temporary access into the proposed development.
Reverse amenity		
PO5 A Dual occupancy (auxiliary unit) or Dwelling house maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	AO5 Development, being a Dual occupancy (auxiliary unit) or Dwelling house, complies with the noise and vibration criteria for accommodation activities identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it: shares a common boundary with government supported transport infrastructure; or	N/A The subject site is not within close proximity to government supported transport infrastructure and is not within direct line of sight of such infrastructure.

	b. is separated from a government supported transport infrastructure by only a road, access way service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure.	
PO6 A Dual occupancy or Dwelling house does not adversely affect the ongoing operation of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	AO6 A Dual occupancy or Dwelling house is not located within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).	Complies The subject site is not located within 500m of 4696-4754 Mount Lindesay Highway, North Maclean.
Earthworks		
PO7 Filling and excavation works including batters and retaining walls: a. do not adversely affect infrastructure, including any services; b. do not create a public health hazard; c. maintain the amenity of the surrounding area and adjoining premises; d. are safe, stable and easily maintained.	AO7 Filling and excavation works involving batters and retaining walls greater than 1 metre in height from ground level are designed and constructed in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure.	Will Comply Retaining walls greater than 1m in height are likely required to accommodate the level differences within the site. Retaining structures shall be designed in accordance with the relevant Australia Standard (ie AS4678) and shall not encroach onto any adjoining property or road reserve. An Engineering Infrastructure Report is currently being prepared and will be submitted in response to the Information Request.
Boundary clearances for rear lots		
PO8	AO8	N/A

Where located on a rear lot and sharing access, via an access strip, easement or common property, with four or more rear lots, a Dual occupancy or Dwelling house has a boundary clearance to the access driveway that: a. provides opportunity for on-site visitor car parking within the rear lot; b. is consistent with the character of the nearby streetscape; c. includes landscaping opportunities to enhance visual amenity.	Where located on a rear lot and sharing access, via an access strip, easement or common property, with four or more rear lots, the garage of a Dual occupancy or Dwelling house has a minimum boundary clearance to the access driveway of 4.9 metres.	Rear lots / shared access lots are proposed however, no more than two lots will share an access road.
Access to water and sewerage networks		
PO9 A Dual occupancy or Dwelling house is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.	AO9 A Dual occupancy or Dwelling house: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code.	Will Comply The subject site proposes to connect to the existing 225mm diameter water main located in Logan Reserve Road and will be serviced in accordance with the SEQ Water Supply and Sewerage D&C Code. No existing sewerage reticulation is located within or adjacent to the subject site. Further discussions regarding the extent of external infrastructure delivery are underway however, the internal development will be designed in accordance with the SEQ Water Supply and Sewerage D&C Code. An Engineering Infrastructure Report is currently being prepared and will be submitted in response to the Information Request.
Dwelling House		
Design and siting		

PO10 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is on a lot that is less than 450m² in size complies with the Performance Criteria specified in QDC part MP 1.1; or b. that is on a lot that is 450m² or greater in size complies with the Performance Criteria specified in QDC part MP 1.2. Note - References to QDC parts MP 1.1 and 1.2 for the purposes of PO10 are to be applied if these provisions applied to a secondary dwelling. Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.	AO10 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is on a lot that is less than 450m² in size complies with the Acceptable Solutions specified in QDC part MP 1.1; or b. that is on a lot that is 450m² or greater in size complies with the Acceptable Solutions specified in QDC part MP 1.2. Note - Where Table 9.3.1.3.1 AO1, AO2, AO3, AO8, AO11, AO12, AO13 or AO14 applies, AO1, AO2, AO3, AO8, AO11, AO12, AO13 or AO14 prevail over AO10 to the extent of any inconsistency. Note - References to QDC parts MP 1.1 and 1.2 for the purposes of AO10 are to be applied as if these provisions applied to a secondary dwelling. Editor's note - A building or structure ancillary to a Dwelling house include a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.	Complies with PO10 Dwelling houses are proposed in accordance with a Plan of Development (refer Appendix C for Proposal Plans). The proposed variations to setbacks and design parameters are generally consistent with the Acceptable Solutions of MP1.1 or MP1.2, as applicable. Secondary road frontages propose a reduced boundary clearance of 3.0m to internal roads and 3.0m to Logan Reserve Road. The proposed design and siting of Dwelling houses is compliant with the Performance Criteria specified in QDC Part MP1.1 and MP1.2 and is therefore, considered to comply with PO10. Please refer to Section 3 of the Planning Report for a summary of the proposed setback variations as well as the Proposal Plans in Appendix C.
Road boundary clearance		
PO11 A Dwelling house: a. is located to protect existing and planned movement networks; b. provides opportunity for appropriate on-site car parking; c. has a road boundary clearance compatible with that of adjoining premises.	AO11 A Dwelling house: a. is located outside planned widening of a road and a new road identified in Table 9.3.1.3.2 - Road encroachment maps; b. being a carport may be built to the front boundary where: i. maximum dimensions do not exceed 6m by 6m; ii. maximum height does not exceed 3.5m;	Complies with PO11 It is noted that whilst the subject sites are located in the Emerging community zone, this application is seeking a Variation Request to override the scheme and adopt the Low density residential zone (Village precinct) as intended by the Logan Reserve Land Use Area Plan (refer Strategic Framework, Figure 3.8). Nevertheless, the application requires assessment against AO11 due to the existing Emerging community zoning.

	iii. the carport remains entirely unenclosed except where the rear attaches to a structure; c. has a minimum road boundary clearance of 10m in the: i. Emerging community zone; ii. Low density residential zone: A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; B. Cottage rural precinct; C. Park living precinct; D. Park residential precinct; or d. has a minimum road boundary clearance of 20m in the: i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone; or e. has a minimum road boundary clearance of 4m in the: i. Low density residential zone - Small lot precinct; ii. Low-medium density residential zone.	PO11 requires road boundary clearances to be compatible with adjoining premises. Adjoining premises are currently zoned Emerging community and are intended for Low density residential (Village precinct) uses however, are yet to be developed. The development proposes 6m front boundary clearances for Dwelling house (and Secondary dwelling) development in accordance with the Village precinct nominated road boundary clearance. However, variations are proposed for secondary road frontages as follows: • where fronting Logan Reserve Road – 3.0m; • where fronting internal roads – 3.0m. These reduced road boundary clearances are also consistent with previously approved development in the Low density residential zone. Dwelling houses and Dual occupancy development will be located to protect existing and planned movement networks and each dwelling will be provided with 2 car parking spaces. As such the proposal is considered to comply with PO11.
--	---	--

	Note - For the purposes of the <i>Queensland Development Code</i> and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	
Side and rear boundary clearance		
PO12 A Dwelling house has a side and rear boundary clearance that: - is compatible with that of adjoining premises; - allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; - provides access to natural light and ventilation; - provides an area of landscaping; - is consistent with the character for the relevant zone and precinct.	AO12 A Dwelling house has the following minimum side and rear boundary clearances: 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: - Acreage; - Small acreage precinct; or 10 metres in the: - Environmental management and conservation zone; - Rural zone. Note - AO12 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with AO3(b). Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	Complies with PO12 It is noted that whilst the subject sites are located in the Emerging community zone, this application is seeking a Variation Request to override the scheme and adopt the Low density residential zone (Village precinct) as intended by the Logan Reserve Land Use Area Plan (refer Strategic Framework, Figure 3.8). Nevertheless, the application requires assessment against AO12 due to the existing Emerging community zoning. PO12 requires side and rear boundary clearances to be compatible with adjoining premises. Whilst adjoining premises are currently zoned Emerging community, adjoining parcels are intended for Low density residential uses. Table 6.2.5.3.3 of the Low density residential zone code prescribes the following side and rear boundary clearances for the Village precinct: Side setbacks – 1.5m-2.5m (subject to height); and

		Rear setbacks – 3m. The development proposes 1.5m side and rear setbacks to ground storeys and 2.0m to second storeys (refer the Proposal Plans in Appendix C and Section 3 of the Planning Report). The proposed variations allow for appropriate separation of buildings, access to natural light / ventilation, and meet the Acceptable Solutions and Performance Criteria of QDC MP1.1 and MP1.2, as applicable. As such, the proposal is considered consistent with the character for the precinct and will be compatible with adjoining premises. The proposal is therefore, considered compliant with PO12.
Secondary dwelling		
PO13 Where development is a secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise.	AO13 Where development is a secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise.	Will comply Secondary dwellings will not exceed 70m ² .
PO14 A secondary dwelling: a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling; b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.	AO14 A secondary dwelling: a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling; b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling	Will comply Secondary dwellings will comply with AO14.

PO15 A secondary dwelling is designed so that vehicular access and parking are not dominant features of the development when viewed from a road.	AO15 A secondary dwelling does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.	Will comply Secondary dwellings will not result in the creation of additional driveway crossovers unless located on a corner lot.
Dual occupancy (auxiliary unit)		
Design and siting		
PO16 The siting of a Dual occupancy (auxiliary unit) facilitates a high quality streetscape with high levels of amenity and considers: a. bulk and scale to ensure the built form compliments the character of the surrounding area; b. separation of buildings and structures to ensure the impacts on residential amenity and privacy are minimised; c. the outlook and views of neighbouring residents; d. access to natural light and ventilation; e. provision for landscaping; f. the location of existing infrastructure. Note - For the purpose of PO16, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note - References to QDC parts MP 1.3 for the purposes of PO16 are to be applied as if these provisions applied to a Dual occupancy. Editor's note - Zone code provisions may prevail over this performance outcome to the extent of any inconsistency in accordance with section 1.5(1).	AO16 A Dual occupancy (auxiliary unit) complies with the Acceptable Solutions specified in QDC part MP 1.3. Note - For the purpose of AO16, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note - Where Table 9.3.1.3.1 AO1, AO2, AO3, AO8, AO18, AO19, AO20, AO23 or AO24 applies, AO1, AO2, AO3, AO8, AO18, AO19, AO20, AO23, AO24 prevail over AO15 to the extent of any inconsistency. Note - References to QDC parts MP 1.3 for the purposes of AO16 are to be applied as if these provisions applied to a Dual occupancy. Editor's note - Zone code provisions may prevail over this acceptable outcome to the extent of any inconsistency in accordance with section 1.5(1).	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.

Editor's note - Examples of existing infrastructure include electrical poles and pillars, sewer mains, stormwater pipes, telecommunications pits and water mains.		
PO17 A lot accommodating a Dual occupancy (auxiliary unit) is of a size, shape and dimension that ensures high levels of amenity, complements streetscape character and promotes a sense of openness.	AO17 Where not a rear lot, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.
PO18 Where development is a Dual occupancy (auxiliary unit), the subordinate dwelling has a maximum gross floor area of: a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise.	AO18 Where development is a Dual occupancy (auxiliary unit), the subordinate dwelling has a maximum gross floor area of: a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise.	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.
PO19 A Dual occupancy (auxiliary unit): a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling; b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.	AO19 A Dual occupancy (auxiliary unit): a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling; b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.
PO20 Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides sufficient space for on-site car parking to satisfy the needs of residents and visitors considering: a. the availability of public transport;	AO20 Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides a minimum of five on-site car parking spaces with a minimum of two spaces being covered.	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.

b. the availability of on-street car parking.	Editor's note - The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.	
PO21 A driveway servicing a Dual occupancy (auxiliary unit) is designed to: a. be safe and functional; b. promote practical on-site car parking and manoeuvring; and c. consider the location of existing infrastructure.	AO21 A driveway servicing a Dual occupancy (auxiliary unit) is designed to comply with section 3.4.5 of Planning scheme policy 5 - Infrastructure.	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.
PO22 A Dual occupancy (auxiliary unit) is designed so that vehicular access and parking are not dominant features of the development when viewed from a road.	AO22 A Dual occupancy (auxiliary unit) does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.
Road boundary clearance		
PO23 A Dual occupancy (auxiliary unit): a. is located to protect existing and planned movement networks; b. facilitates a high quality streetscape with high levels of amenity; c. is located to complement the character of the surrounding area; d. provides opportunity for appropriate on-site car parking; e. considers the location of existing infrastructure.	AO23 A Dual occupancy (auxiliary unit): a. is located outside planned widening of a road and a new road identified in Table 9.3.1.3.2 - Road encroachment maps; b. being a carport may be built to the front boundary where: i. maximum dimensions do not exceed 6m by 6m; ii. maximum height does not exceed 3.5m; iii. the carport remains entirely unenclosed except where the rear attaches to a structure;	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.

Editor's note - Examples of existing infrastructure include electrical poles and pillars, sewer mains, stormwater pipes, telecommunications pits and water mains.	c. has a minimum road boundary clearance of 10m in the: i. Emerging community zone; ii. Low density residential zone: A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; B. Cottage rural precinct; C. Park living precinct; D. Park residential precinct; or d. has a minimum road boundary clearance of 20m in the: i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone; or e. has a minimum road boundary clearance of 4m in the: i. Low density residential zone - Small lot precinct; ii. Low-medium density residential zone. Note - For the purposes of the <i>Queensland Development Code</i> and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified	
--	--	--

	in the approved plan of development or in the conditions of approval.	
Side and rear boundary clearance		
PO24 A Dual occupancy (auxiliary unit) has a side and rear boundary clearance that: a. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. provides an area of landscaping; d. complements the character of the surrounding area; e. considers the location of existing infrastructure. Editor's note - Examples of existing infrastructure include electrical poles and pillars, sewer mains, stormwater pipes, telecommunications pits and water mains.	AO24 A Dual occupancy (auxiliary unit) has the following minimum side and rear boundary clearances: a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: i. Acreage; ii. Small acreage precinct; or b. 10 metres in the: i. Environmental management and conservation zone; ii. Rural zone. Note - AO24 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with AO3(b). Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	N/A The development proposal does not involve Dual occupancy (auxiliary unit) development.
Dual occupancy other than a Dual occupancy (auxiliary unit)		
Design and siting		
PO25 A Dual occupancy (other than a Dual occupancy (auxiliary unit)) complies with the Performance Criteria specified in QDC part MP 1.3. Note - For the purpose of PO25, a reference to "duplex" in QDC MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme.	AO25 A Dual occupancy (other than a Dual occupancy (auxiliary unit)) complies with the Acceptable Solutions specified in QDC part MP 1.3. Note - For the purpose of AO25, a reference to "duplex" in QDC MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme.	N/A The development proposal does not involve Dual occupancy development.

Note - References to QDC parts MP 1.3 for the purposes of PO23 are to be applied as if these provisions applied to a Dual occupancy. Editor's note - Zone code provisions may prevail over this performance outcome to the extent of any inconsistency in accordance with section 1.5(1).	Note - Where Table 9.3.1.3.1 AO1, AO2, AO3, AO8, AO26 or AO27 applies, AO1, AO2, AO3, AO8, {Link, 21931,AO26 or AO27 prevail over AO25 to the extent of any inconsistency. Note - References to QDC parts MP 1.3 for the purposes of AO25 are to be applied as if these provisions applied to a Dual occupancy. Editor's note - Zone code provisions may prevail over this acceptable outcome to the extent of any inconsistency in accordance with section 1.5(1).	
Road boundary clearance		
PO26 A Dual occupancy (other than a Dual occupancy (auxiliary unit)): a. is located to protect existing and planned movement networks; b. provides opportunity for appropriate on-site car parking; c. has a road boundary clearance compatible with that of adjoining premises.	AO26 A Dual occupancy (other than a Dual occupancy (auxiliary unit)): a. is located outside planned widening of a road and a new road identified in Table 9.3.1.3.2 - Road encroachment maps; b. being a carport may be built to the front boundary where: i. maximum dimensions do not exceed 6m by 6m; ii. maximum height does not exceed 3.5m; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; c. has a minimum road boundary clearance of 10m in the: i. Emerging community zone; ii. Low density residential zone: A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone:	N/A The development proposal does not involve Dual occupancy development.

	A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; B. Cottage rural precinct; C. Park living precinct; D. Park residential precinct; or d. has a minimum road boundary clearance of 20m in the: i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone; or e. has a minimum road boundary clearance of 4m in the: i. Low density residential zone - Small lot precinct; ii. Low-medium density residential zone. Note - For the purposes of the <i>Queensland Development Code</i> and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	
Side and rear boundary clearance		
PO27	AO27	N/A The development proposal does not involve Dual occupancy development.

A Dual occupancy (other than a Dual occupancy (auxiliary unit)) has a side and rear boundary clearance that: a. is compatible with that of adjoining premises; b. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; c. provides access to natural light and ventilation; d. provides an area of landscaping; e. is consistent with the character for the relevant zone and precinct.	A Dual occupancy (other than a Dual occupancy (auxiliary unit)) has the following minimum side and rear boundary clearances: a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: i. Acreage; ii. Small acreage precinct; or b. 10 metres in the: i. Environmental management and conservation zone; ii. Rural zone. Note - AO27 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with AO3(b). Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	
Dual occupancy (auxiliary unit) and Dwelling house		
Dual occupancy (auxiliary unit) or Dwelling house located in the Acid sulfate soils overlay		
PO28 A Dual occupancy (auxiliary unit) or Dwelling house in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00 that involves disturbing soil or sediment at or below 5 metres AHD: a. avoids disturbing acid sulfate soils; or b. is managed to avoid or minimise the release of: i. acid and metal contaminants; ii. nutrients that contribute to coastal algal blooms.	AO28.1 A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils below 5 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve: a. excavating or otherwise removing 100m³ or more of soil or sediment; or b. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water.	N/A The subject site is not mapped below 5 metres AHD.

Editor's note - For assessable development, undertake an acid sulfate soils investigation conforming to the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	AO28.2 A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils above 5 metres and below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.	Will comply Development will not involve excavating or otherwise removing 100m³ or more of soil sediment at or below 5m AHD.
Dual occupancy (auxiliary unit) or Dwelling house located in the Biodiversity areas overlay		
PO29 A Dual occupancy (auxiliary unit) or Dwelling house in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is confined within an development envelope area that: a. is approved by Council; or b. is sited and operated with regard to: i. the protection of native vegetation; ii. the potential impacts of other overlays mapped within the development envelope area c. results in a total cleared area of: i. 4,000m² or less; or ii. greater than 4,000m² where an environmental offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management, for any the portion of the envelope that exceeds 4,000m².	AO29 A Dual occupancy (auxiliary unit) or Dwelling house located in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, that is not located within a development envelope area approved by a development approval: a. is located to avoid the need to clear any native vegetation in the Primary vegetation management area; b. is located to avoid the need to clear any native trees or native habitat trees in the Secondary vegetation management area. Editor's note - Operational work for clearing of native vegetation may be accepted development in accordance with Parts 5.8 and 5.10.2. Where clearing of native of vegetation in the location of the development is accepted development, AO29 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.	Will comply with PO29 The subject site is mapped as containing Primary and Secondary vegetation management areas. As illustrated in Appendix C, clearing of the entire site will be required to facilitate the proposed development and an Infrastructure Agreement for Vegetation Clearing will need to be entered into with Council. An Ecological Assessment, including a GPS Tree Plot is currently being prepared and will be provided to Council to assist with the vegetation offset calculation in response to the Information Request.

Note - Compliance with Performance outcome PO29(c)(ii) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.		
PO30 A Dual occupancy (auxiliary unit) or Dwelling house in: a. a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: i. provide for habitat links; ii. facilitate safe wildlife movement; iii. facilitate wildlife refuge; iv. enhance habitat values; v. rehabilitate degraded areas with native vegetation; or b. 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: i. edge effects; or c. Development is designed and located to protect and enhance the landscape values of: i. a ridgeline; ii. native vegetation. 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.	AO30 A Dual occupancy (auxiliary unit) or Dwelling house that is not located within a development envelope area approved by a development approval is: a. located outside a Biodiversity corridor as identified on Biodiversity areas overlay map OM-02.02; b. located outside the Locally significant Melaleuca irbyana 50 metre buffer area identified on Biodiversity areas overlay map OM-02.03.	N/A The subject site is not located in Biodiversity areas overlay maps OM-02.02 or OM02.03.
Dwelling house located in the Biodiversity area overlay		

PO31 Dwelling house in a Koala corridor identified on Biodiversity area overlay map OM-02.02 is: a. designed and located to protect and enhance koala habitat; b. designed to minimise adverse light impacts on native fauna.	AO31 Dwelling house that is not located within a development envelope area approved by a development approval is located to avoid the need to have a cleared area of greater than 500m² of native vegetation in a Koala corridor identified on Biodiversity area overlay map OM-02.02. Note - The maximum cleared area in the Koala corridor includes clearing for the bushfire protection inner zone.	N/A The subject site is not located in a Koala corridor identified on Biodiversity area overlay map OM-02.02.
Dual occupancy (auxiliary unit) or Dwelling house located in the Extractive resources overlay		
PO32 A Dual occupancy (auxiliary unit) or Dwelling house, excluding a domestic outbuilding: a. does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; b. in a Transport route separation area identified on Extractive resources overlay map OM-04.01 is compatible with the transporting of the extractive resource.	AO32 A Dual occupancy (auxiliary unit) or Dwelling house, excluding a domestic outbuilding, is not located in an Extractive resource separation area or Transport route separation area identified on Extractive resources overlay map OM-04.01.	N/A The subject site is not located in the Extractive resources overlay.
Dual occupancy (auxiliary unit) or Dwelling house located in the Flood hazard overlay		
PO33 A Dual occupancy (auxiliary unit) or Dwelling house does not increase the level of risk of damage to property in the Flooding and inundation area identified on Flood hazard overlay map OM-05.00.	AO33 A Dual occupancy (auxiliary unit) or Dwelling house located in the Flooding and inundation area identified on Flood Hazard overlay map OM-05.00: a. has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event;	N/A – Provision Replaced by TLPI 1/2023 It is understood that new Flood hazard overlay mapping and flood hazard overlay provisions apply to the site following the adoption of the Temporary Local Planning Instrument 1/2023, which replace this provision. Responses to the applicable TLPI provisions have been included within the Assessment Benchmarks.

	b. has a finished non-habitable floor level that is equal to or greater than the defined flood event. Note - AO33 also applies to extensions to existing development.	
PO34 A Dual occupancy (auxiliary unit) or Dwelling house does not: a. increase the risk of injury to life; b. add to the emergency management or evacuation burden during or after a flood event.	AO34.1 A Dual occupancy (auxiliary unit) or Dwelling house where located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 ensures that the building is constructed in accordance with Queensland Development Code, MP 3.5 - Construction of buildings in flood hazard areas AO34.2 A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified of Flood hazard overlay map OM-05.00 provide flood-free vehicular access to a road that is above the flood level in the defined flood event.	N/A – Provision Replaced by TLPI 1/2023 It is understood that new Flood hazard overlay mapping and flood hazard overlay provisions apply to the site following the adoption of the Temporary Local Planning Instrument 1/2023, which replace this provision. Responses to the applicable TLPI provisions have been included within the Assessment Benchmarks.
PO35 A floodplain is protected and maintained to ensure there is no adverse impact to the flooding characteristics of the waterway so as to adversely affect other premises, infrastructure and the environment.	AO35 A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation are identified on Flood hazard overlay map OM-05.00 does not result in earthworks that increase flooding to other premises, infrastructure and the environment. Editor's note - Planning scheme policy 5 - Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.	N/A – Provision Replaced by TLPI 1/2023 It is understood that new Flood hazard overlay mapping and flood hazard overlay provisions apply to the site following the adoption of the Temporary Local Planning Instrument 1/2023, which replace this provision. Responses to the applicable TLPI provisions have been included within the Assessment Benchmarks.
PO36	AO36	N/A – Provision Replaced by TLPI 1/2023 It is understood that new Flood hazard overlay mapping and flood hazard overlay provisions

Development does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.	A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 provides surface water drainage ensuring that the following is not caused on the site or external to the site: a. increased runoff; or b. erosion or concentration of flow from or onto adjoining premises or infrastructure.	apply to the site following the adoption of the Temporary Local Planning Instrument 1/2023, which replace this provision. Responses to the applicable TLPI provisions have been included within the Assessment Benchmarks.
Dual occupancy (auxiliary unit) or Dwelling house located in the Landslide hazard and steep slope area overlay		
PO37 A Dual occupancy (auxiliary unit) or Dwelling house is designed: a. to take into account the risks associated with the natural physical processes of land movement and erosion; b. to be responsive to the topography of the premises; c. to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; d. so that the undercroft of a building or is screened when viewed from adjoining premises or a road. Note - Compliance with this performance outcome is to be demonstrated by certification from a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the footings, foundations, retaining walls and any other structure is safe and designed to prevent landslide.	AO37 A Dual occupancy (auxiliary unit) or Dwelling house in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00: a. is carried out in accordance with a site specific geotechnical report: i. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; ii. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; iii. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term;	N/A Dwellings are not proposed within a Steep slope area.

	iv. 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; b. does not involve cut and fill of more than 40m³; c. is designed to ensure the undercroft of the building or structure has: i. skirting or landscape screening to the full height of the undercroft; ii. a maximum height at the perimeter of the building or structure of three metres above ground level.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure corridors and substations overlay		
PO38 A Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00: a. prevents an unacceptable health or safety risk to the community; b. takes into account the impacts of “sag” and “swing” of 110kv and 275kv powerlines; c. protects the operation of water and petroleum pipelines; d. ensures access is provided to the infrastructure provider at all times for:	AO38 A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval located outside the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00.	N/A Development will be located within a development envelope area by a development approval.

i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities.		
Dual occupancy (auxiliary unit) or Dwelling house located in the Water resource catchments overlay		
PO39 A Dual occupancy (auxiliary unit) or Dwelling house in the Water resource catchment areas identified on Water resource catchments overlay map OM-13.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.	AO39 A Dual occupancy (auxiliary unit) or Dwelling house: a. that is not within a development envelope area approved by a development approval is located outside the Water resource catchment area, identified on Water resource catchments area overlay map OM-13.01; or b. is connected to reticulated sewerage; or c. is connected to an on-site waste water treatment or effluent disposal system that complies with Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.	N/A The subject site is not constrained by the Water resource catchments overlay.
Dual occupancy (auxiliary unit) or Dwelling house located in the Waterway corridors and wetlands overlay		
PO40 A Dual occupancy (auxiliary unit) or Dwelling house located inside an area mapped on Waterway corridors and wetlands overlay map OM-14.00 protects ecosystem processes, water quality, function, scenic amenity and landscape values.	AO40 A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval is located outside the mapped area identified on Waterway corridors and wetlands overlay map OM-14.00.	Complies Dwellings will be outside the mapped waterway areas.

Table 9.3.1.3.2 - Road encroachment maps

Column 1 Project no.	Column 2 Map name	Column 3 Drawing no.	Column 4 Road section
70-144	Loganlea Road (Nujooloo Road to Kingston Road)	5-7 of 9 plans	Loganlea Road between Armstrong Road ramp and Queens Road

Note - Table 9.3.1.3.2 - Road encroachment maps identifies in Column 1 the project number, Column 2 the map name, Column 3 the number of encroachment maps prepared for the project (Column 1) and Column 4 the road section.

Disclaimer: Property boundary data for these drawings have been sourced from the Digital Cadastral Database supplied to Council by Department of Natural Resources and Mines (DNRM). Final horizontal/vertical alignments and any land requirements for roads are subject to prior survey, detailed road design and consultation with land owners. Planning layouts are constantly updated. Ensure the latest drawing version is used.

Table 9.3.1.3.3 - Minimum side and rear boundary clearances for large domestic outbuildings

Zone	Minimum side and rear boundary clearance
Emerging community zone	6 metres
Environmental management and conservation zone	20 metres
Low density residential zone (Acreage precinct)	6 metres
Low density residential zone (Small acreage precinct)	6 metres
Rural zone	20 metres
Rural residential zone	6 metres

Temporary Local Planning Instrument No. 1/2023 - Replacement Provisions PO31 – PO40

Note: The below provision in grey text (Section 9.3.2.2(2)(i) and associated Editor's note) has been suspended by Temporary Local Planning Instrument No.1/2023.

- i. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood hazard overlay map OM-05.00 does not result in people and premises being at an unacceptable risk during a defined flood event;
Editor's note - Where a lot is affected by a Flooding and inundation area, a flood search report should be obtained from the local government to confirm the extent that is within the Flooding and inundation area. The flood search report will be determinative.

Note: The below provisions have been introduced to the Logan Planning Scheme 2015: 9 (with TLPI No. 1/2023).

- n. A Dual occupancy (auxiliary unit) or Dwelling house located in the flood assessment area in Flood hazard overlay map OM-05.00:
 - i. does not locate buildings or structures, other than fences, in a High flow area;
 - ii. avoids the exposure of habitable and non-habitable rooms to potential inundation during the defined flood event and minimises recovery time, rebuilding costs and disruption to residents;
 - iii. does not increase the exposure of people and property to intolerable risk in a High flood risk area on Flood hazard overlay map OM-05.01 by:
 - A. not increasing the number of bedrooms or dwellings on the premises;
 - B. incorporating a building location and design that minimises risk of injury to life and damage to property, infrastructure and the environment during a defined flood event;
 - iv. mitigates flood risk to a tolerable or acceptable level where in a Moderate flood risk area on Flood hazard overlay map OM-05.01 by incorporating a building location and design that mitigates risk to people, property, infrastructure and the environment during a defined flood event;
 - v. does not result in an increase in dwellings or the number of bedrooms in a Flood investigation area on Flood hazard overlay map OM-05.01, unless it can be demonstrated the development is compatible with the level of flood risk, including achieving the outcomes as relevant for a High flood risk area and Moderate flood risk area;
Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving overall outcome n[v].
 - vi. where in the Flood investigation area on Flood hazard overlay map OM-05.01, provides increased building immunity to flood risk that takes into account the potential impacts of climate change and supports future resilience to flood risk, or demonstrates the development does not expose habitable and non-habitable rooms to potential inundation during the defined flood event;
Note - Where detailed flood information does not exist to determine the defined flood event in a Flood investigation area, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant defined flood event and demonstrate compliance with overall outcome n[vi]. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.
 - vii. does not add to the emergency management or evacuation burden during and after a flood event;
 - viii. provides safe vehicle access to a low flood hazard road and road network that supports safe and efficient self-evacuation to a suitable flood-free area that contains local goods and services to serve the daily needs of people;

- ix. protects and maintains floodplain function and overland flow paths to ensure there is no adverse impact to the flooding characteristics on the premises and off-site, including adjoining premises, infrastructure and the environment.

Editor's note - Where a lot is located within the Flood assessment area on Flood Overlay Map OM-05.00, a flood search report should be obtained from the local government to confirm the extent that is within the Flood assessment area. The flood search report will be determinative, unless located in a Flood investigation area. Flood investigation areas represent known locations of a potential flood risk where detailed flood studies have yet to be undertaken to determine the level of risk the premises is exposed to. The flood search report for land in a Flood investigation area represents the best information for use currently available to Council, unless an applicant undertakes a localised flood risk assessment to determine the flood risk and flood level for the property in accordance with the requirements of Planning scheme policy 10 - Flood.

Editor's note - For the purpose of the *Building Regulation 2021*, the nominated freeboard and the finished floor level for Class 1 Buildings is identified in Table 9.3.2.3.3.

Dual occupancy (auxiliary unit) or Dwelling house (including secondary dwellings and domestic outbuildings) located in the Flood hazard overlay and located in any of the following areas: a. High flood risk area identified on Flood hazard overlay map OM-05.01; b. Moderate flood risk area identified on Flood hazard overlay map OM-05.01; c. Flood investigation area identified on Flood hazard overlay map OM-05.01; or d. Low flood island identified on Flood hazard overlay map OM-05.03.		
Risk compatibility		
PO31 Development, other than fences, is located outside of a high flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	AO31.1 Buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. AO31.2 Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	Complies The proposed subdivision design ensures that new buildings / structures will be located outside of the mapped High flow area. N/A The enclosure of existing structures or areas underneath an existing building is not proposed.
PO32	AO32	N/A An undercroft is not proposed.

An undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.01: a. does not involve works that would obstruct, alter or worsen water flow characteristics during flood events up to and including the defined flood event; b. may involve works where limited to a gate or screening for security purposes where it is demonstrated that the screen or gate: a. will not impede flows; b. will not rely on manual intervention to allow for the passage of floodwater. Note - Guidance on undercroft design is provided in Planning scheme policy 10 - Flood.	An undercroft is not walled and remains open in a High flood risk area identified on Flood hazard overlay map OM-05.01.	
PO33 Development in a High flood risk area identified on Flood hazard overlay map OM-05.01: a. does not increase the existing number of bedrooms or dwellings on the premises; b. complies with the flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels; c. provides RPEQ certification demonstrating the Dual occupancy (auxiliary unit) or Dwelling house, including domestic outbuildings, are structurally designed to withstand the hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event.	AO33 Development is located outside a High flood risk area identified on Flood hazard overlay map OM-05.01.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO34	AO34	Will comply

Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01 has a flood immunity in accordance with the flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01 complies with the flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO35 Development for a new dwelling in a Flood investigation area identified on Flood hazard overlay map OM-05.01 is demonstrated to be compatible with the level of flood risk and achieves the outcomes as relevant for a High flood risk area and Moderate flood risk area. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	AO35 A new dwelling is located outside a Flood investigation area identified on Flood hazard overlay map OM-05.01.	Will comply with PO35 A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO36 An extension to an existing dwelling in a Flood investigation area identified on Flood hazard overlay map OM-05.01: a. does not result in an increase in the existing number of bedrooms on the premises; b. incorporates increased freeboard to provide resilience to potential flood risk, including taking into account the effects of climate change; or c. demonstrates buildings will not be exposed to potential inundation during the defined flood event, and where applicable, any increase in bedroom numbers is compatible with the level of flood risk.	AO36 Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.01: a. does not involve an increase to the existing number of bedrooms on the premises; b. complies with the flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	N/A The proposed development is for new dwellings.

Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant defined flood event and demonstrate compliance with performance outcome 36(c). Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.		
Access and evacuation		
PO37 Development has a low flood hazard vehicle access to a low flood hazard vehicle route that leads to a suitable flood-free area that contains local goods and services to serve the daily needs of people. Note - Planning scheme policy 10 - Flood provides guidance to achieving this performance outcome.	AO37 During the defined flood event, development has: a. flood-free vehicle access to a road above the flood level; b. a flood-free vehicle route that leads to a suitable flood free-area that contains local goods and services to the serve the daily needs of people.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
PO38 Development is located on the premises such that a low flood hazard vehicle or pedestrian route can be provided from habitable buildings to a flood-free or low flood hazard road.	AO38 Development has a flood-free vehicle or pedestrian route from onsite dwellings to the flood-free road. Editor's note - Figure 9.3.2.3.1 illustrates an example of a development complying with this acceptable outcome. Editor's note - Figure 9.3.2.3.2 illustrates an example of a development that does not comply with this acceptable outcome.	Will comply A Flood assessment is being undertaken and will be provided in response to the Information Request.
Figure 9.3.2.3.1 - Compliant dwelling with flood-free evacuation route		
Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free evacuation route		



Preservation of Floodplain Function

PO39

Filling and excavation in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01 does not exceed:

- a. a total volume of 20m³;
- b. a total area of 2,000m².

AO39

Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01, filling and excavation does not exceed:

- a. a total volume of 20m³;
- b. a total area of 2,000m².

Will comply

A Flood assessment is being undertaken and will be provided in response to the Information Request.

PO40 Development does not involve earthworks that would either directly, indirectly or cumulatively: a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. alter floodplain and overland flow path characteristics and water body storage; d. adversely impact the role and function of waterways and areas of ecological significance; e. cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO40 The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01.	Will comply A Flood assessment and preliminary earthworks plans are being undertaken and will be provided in response to the Information Request.
---	---	---

Table 9.3.2.3.3 - Minimum flood planning levels

Flood assessment area	Minimum finished habitable floor level	Minimum finished non-habitable floor level	Domestic outbuilding (other than carport)	Domestic outbuilding (being a carport)
Where in a High flood risk area or Moderate flood risk area identified on Flood hazard overlay map OM-05.01	defined flood event + 500mm freeboard	> defined flood event	a. > defined flood event; or b. RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of	a. Roof structure is above the defined flood event; or b. RPEQ certification demonstrates that development is structurally designed to

			the hazard up to and including the defined flood event	withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event
Where in Flood investigation area identified on Flood hazard overlay map OM-05.01	1% AEP + 1m freeboard	1% AEP + 300mm freeboard	a. 1% AEP +300mm; or b. RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event	a. Roof structure is located above 1% AEP +300mm; or b. RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event

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
For accepted development (subject to requirements) and assessable development		
Protection of natural processes and ecosystems		
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	AO1 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.	Complies Works will comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be provided in response to the Information Request.
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	AO2 Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Complies Works will comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be provided in response to the Information Request.
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	AO3 Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Complies Works will comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be

		provided in response to the Information Request.
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	AO4 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Complies Works will comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be provided in response to the Information Request.
Protection and enhancement of personal health and safety and premises		
PO5 Filling or excavation works do not adversely affect personal health and safety.	AO5 Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Complies Works will comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be provided in response to the Information Request.
Surface water flow		
PO6 Surface water drainage does not cause any of the following: a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or c. diversion or concentration of flow from or onto adjoining premises or infrastructure.	AO6 Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.	Complies Works will comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be provided in response to the Information Request.
Batters		
PO7	AO7	Complies

A batter: a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	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.	Batters will be designed and constructed in accordance with 3.3.6 – Batters and retaining walls in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be provided in response to the Information Request.
Retaining walls		
PO8 A retaining wall: a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises that is being filled; g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance.	A08 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.	Complies Retaining walls will be designed and construction in accordance with 3.3.6.2 – Retaining walls in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be provided in response to the Information Request.
Filling of a dam		
PO9 The filling of a dam:	A09	Complies

a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	Works will comply with part 3.3 – Filling and excavation standards in Planning scheme policy 5 – Infrastructure. An Engineering Infrastructure Report is currently being prepared and will be provided in response to the Information Request.
--	--	--

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. infrastructure protects personal health and safety and premises;
- g. infrastructure protects environmental values.

9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		

Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	A01 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	Will comply An Engineering Infrastructure Report and a Stormwater Management Plan are currently being prepared and will be submitted in response to the Information Request.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values.	A02 Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure;	Will Comply <u>Water</u> The subject site proposes to connect to the existing 225mm diameter water main located in Logan Reserve Road and will be serviced in accordance with the SEQ Water Supply and Sewerage D&C Code. An Engineering Services Report is being prepared and will be provided in response to the Information Request. <u>Sewer</u> No existing sewerage reticulation is located within or adjacent to the subject site. Further discussions regarding the extent of external infrastructure delivery are underway however, the internal development will be designed in accordance with the SEQ Water Supply and Sewerage D&C Code. An Engineering Services Report is being prepared and will be provided in response to the Information Request. <u>Stormwater</u>

	h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.	A Stormwater Management Plan is currently being prepared and will be submitted in response to the Information Request. <u>Movement network</u> Development will be located outside planned road widening, public transport networks, cycle networks and planned networks identified within the LGIP. The subject site fronts Logan Reserve Road which is identified as an Urban Arterial Single Carriageway road and has a current road reserve width of 20.0m. It is acknowledged that future upgrades are proposed for Logan Reserve Road and this road classification requires a minimum road reserve width of 21.0m. Necessary dedications will be confirmed through the Information Request stage. It is also noted that interim works will be required fronting the subject site to allow temporary access into the proposed development. An Engineering Services Report is being prepared and will be provided in response to the Information Request. <u>Parks</u> The development does not propose additional parkland as the subject site and its immediate surrounds will be appropriately serviced by parkland. A Local Recreation Park comprising 10,895m² has been proposed as part of
--	---	--

		COM/7/2022, nominated on the other side of Logan Reserve Road. Additional parkland (5,599m²) is also proposed to the east of the subject site as part of COM/2/2022. A Parks Catchment Plan will be included as part of the Landscape Concept Plan and will be provided in response to the Information Request. <u>Lighting, Electricity, Gas and Telecommunications</u> All necessary networks will be provided in accordance with Planning scheme policy 5 – Infrastructure. An Engineering Services Report is being prepared and will be provided in response to the Information Request. <u>General Planning Layouts</u> The proposed development is consistent with the Logan Reserve General Planning Layout and the Village precinct.
Location of development		
PO3 Development is located to protect existing and planned infrastructure networks.	A03 Development is located outside: a. planned widening of a road or a new road identified in Table 7.3.1.1 - Road encroachment maps of Planning scheme policy 5 - Infrastructure; b. planned public transport network identified on Figure 3.4.1.3.1 - Public transport	Complies Development is located outside planned road infrastructure, public transport networks, planned cycle networks and planned park networks.

	network in Planning scheme policy 5 - Infrastructure; c. a planned cycle network identified on Figure 3.4.1.2.1 - Cycle network in Planning scheme policy 5 - Infrastructure; d. a planned network identified in Local government infrastructure plan map LGIP-07.00 Plan for trunk parks infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>.	Will comply An Engineering Services Report is being prepared and will be provided in response to the Information Request.
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	AO5 Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or	Will comply Development will be connected to reticulated water supply with sufficient flow. An Engineering Services Report is being prepared and will be provided in response to the Information Request.

	b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	
Disposal of trade waste		
PO6 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	AO6 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.	N/A The proposal will not generate trade waste. Refuse and recycling bins will be provided for all dwellings.
Roof water drainage and surface water drainage		
PO7 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises;	AO7 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Will comply A Stormwater Management Plan is currently being prepared and will be provided in response to the Information Request.

d. an increased risk of flooding to premises within the catchment.		
Natural flow of surface water		
PO8 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Will comply A Stormwater Management Plan is currently being prepared and will be provided in response to the Information Request.
Water sensitive urban design		
PO9 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.	AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Will comply A Stormwater Management Plan is currently being prepared and will be provided in response to the Information Request.
Movement network		

PO10 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	AO10 Development does not cause or contribute to projected traffic levels: a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.	Will comply A Traffic impact Assessment is currently being prepared and will be provided in response to the Information Request.
Integrated movement concept report		
PO11 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.	AO11 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.	Will comply A Traffic impact Assessment is currently being prepared and will be provided in response to the Information Request.
For assessable development only		
Land use and transport integration		
PO12 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m² or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities;	AO12 No acceptable outcome provided.	N/A Development is not within 400 meters of existing or future public passenger transport facilities.

b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger transport facilities. Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.		
--	--	--

Table 9.4.3.3.2 - Water storage for fire fighting

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

9.4.4 Landscape code

9.4.4.1 Application

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

9.4.4.2 Purpose

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

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

9.4.4.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

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

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

9.4.6 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;
 - iii. 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;
 - iv. 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:
 - A. having a diverse mix of lot sizes;
 - B. avoiding concentrations of small lots;
 - v. 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
For assessable development		
Boundary realignment		
PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	AO1 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.	N/A The proposed development does not involve a boundary realignment.
PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	AO2 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.	N/A The proposed development does not involve a boundary realignment.
Design		
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are: consistent with their intended use and the intended character of the applicable zone, local plan and precinct;	AO3 Unless involving an approved Multiple dwelling, a new lot complies with: - Table 9.4.6.3.2 - Reconfiguring a lot; or - Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or	Complies with OO The subject sites are located in the Emerging community zone however, the proposal is for a Variation Request to override the scheme to adopt the Low density residential zone (Village precinct) in accordance with the Logan Reserve

b. safely accessed and serviced.	c. a preliminary approval for reconfiguring a lot.	Land Use Area Plan and the Strategic Framework intent. Table 9.4.6.3.2 nominates a minimum lot size of 500m² for the Village precinct with minimum frontages of 18m. Similar to other developments within the Village Precinct and assessed under the <i>Logan Planning Scheme 2015 (v8.1)</i>, the development proposes a minimum lot size of 402m² and a minimum frontage of 12.5m. However, the number of lots below 500m² and below 15m frontages has been capped at less than 20% of the development to ensure consistency with what has been accepted elsewhere in the Logan Reserve Village precinct under the superseded scheme. This ensures that the density provisions of the Village precinct are met and that the development remains consistent with the intended character of the applicable zone and precinct. The proposal is therefore, considered consistent with the Overall outcomes of the Reconfiguring a lot code.
PO4 Reconfiguring a lot results in functional lots that: a. can be safely accessed and egressed by vehicles; b. provide for safe and efficient on-site refuse collection; c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing;	AO4.1 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: a. one passing bay for every 30 metres of length; b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6	Will comply Driveway access is proposed for lots 37 and 38 which requires a passing bay. The driveway access provides the necessary width (5.5m) to incorporate a passing bay with further detail to be provided within the Engineering Infrastructure Report and Traffic Impact Assessment currently being prepared and intended to be submitted with the Information Request response.

d. provide durable site access constructed to withstand heavy vehicles.	metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions. AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for: a. a refuse collection vehicle to enter and exit the site in a forward gear; b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions; c. the access driveway (including crossover) to be designed to withstand heavy vehicles.	N/A On site refuse collection is not proposed.
PO5 Reconfiguring a lot is designed to: a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO5 No acceptable outcome provided.	Complies The proposed development has been designed to protect significant natural features and landscape amenity values. A Landscape Concept Plan and Ecological Assessment is currently being prepared and will be provided in response to the Information Request. The development also intends to minimize the amount of excavation and fill required. A Flood assessment and an Engineering Services Report is currently being prepared and will be provided in response to the Information Request.
PO6 Reconfiguring a lot, involving the creation of 10 or more lots, within the Small lot precinct or	AO6 No acceptable outcome provided.	N/A The proposal is for 10 or more lots within the Village precinct of the Low density residential zone.

Suburban precinct of the Low density residential zone: a. provides a diverse mix of lot sizes; b. avoids concentrations of smaller lots. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome for developments of 10 or more lots.		
PO7 Reconfiguring a lot facilitates a movement network that: a. is permeable; b. supports active transport. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	A07 No acceptable outcome provided.	Complies The proposed subdivision design is considered to achieve the intended outcomes of the urban design guidelines (PSP 8).
PO8 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. Note—Planning scheme policy 8—Urban design provides guidelines on how to achieve this outcome.	A08 No acceptable outcome provided.	Complies The proposed subdivision design is considered to achieve the intended outcomes of the urban design guidelines (PSP 8).
PO9 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.	A09 A lot for a residential purpose is not created within the distances stated for any of the following: a. 1,500 metres of a Special industry; or b. 500 metres of a High impact industry; or c. 500 metres of an Intensive animal industry; or d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry.	Complies From review of Council's Development Enquiry Tool, the subject site is not located within any of the listed uses in Column 2. It is noted that the subject site adjoins the Rural residential zone and it is acknowledged that Intensive horticulture and Wholesale nursery uses are listed as code assessable development where within the Cottage precinct. From review of Council's Interactive Mapping,

		the nearest Cottage precinct site is more than 300m from the subject site. As such, the proposal can meet the reverse amenity requirements of AO7.
Access easement		
PO10 An access easement: a. is fit for its particular purpose; b. has a safe access point; c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities; d. does not adversely affect adjoining premises having regard to any of the following: i. traffic; or ii. accessibility; or iii. parking; or iv. privacy; or v. amenity Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.	AO10 No acceptable outcome provided.	N/A The development does not propose any access easements.
Lots adjoining an urban arterial road		
PO11 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.	AO11 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides: 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: i. is a minimum of 3 metres wide;	Will comply with PO11 The necessary dedication to Logan Reserve Road will be confirmed through the Information Request stage with streetscape treatments to be addressed in the Landscape Concept Plan currently being prepared.

	ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area. Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.	
Approved multiple dwellings		
PO12 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.	AO12 Reconfiguring a lot where material change of use has been granted for three or more dwellings: a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; b. does not result in a building that straddles a boundary; c. does not compromise the use of a multiple dwelling as a self-contained residence.	N/A The site has not been approved for Multiple dwelling use.
PO13	AO13 No acceptable outcome provided.	N/A The site has not been approved for Multiple dwelling use.

Reconfiguring a lot where a material change of use has been granted for three or more dwellings: 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 b. establishes freehold lots only if: i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.		
Where within a local plan area		
PO14 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	AO14 No acceptable outcome provided.	N/A The site is not mapped within a local plan area.

Table 9.4.6.3.2 - Reconfiguring a lot

Column 1	Column 2	Column 3	Column 4			Column 5	Column 6	Column 7
Zone and/or precinct	Minimum lot size	Minimum average lot size ¹	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
			Normal	Cul-de-sac lot	Corner lot			
Low density residential	No minimum	350m ²	10m	6m	12m	3 to 1	A rear lot is not created in this precinct.	

zone - Small lot precinct								
Low density residential zone - Suburban precinct	350m ²	500m ²	15m	10m	17m	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 - Village precinct	500m ²	600m ²	18m	10m	20m	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 - Large suburban precinct	1,000m ²	No minimum	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 ²	No minimum	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 ²	No minimum	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential	500m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

zone - Townhouse precinct								
Low-medium density residential zone - Apartment precinct	800m ²	No minimum	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 ²	No minimum	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 ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Centre zone	No minimum	No minimum	No minimum frontage		No maximum		A rear lot is not created in this zone.	
Specialised centre zone	No minimum	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	No minimum frontage		No maximum		A rear lot is not created in this zone.	
Low impact industry zone	2,000m ²	No minimum	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 ²	No minimum	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	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Emerging community zone	20 hectares	No minimum	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	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 ²	No minimum	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	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	4,000m ²	5,000m ²	40m	20m	40m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table	

residential precinct							9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Park living precinct	100 hectares	No minimum	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 production area.	No minimum	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.	

Editor's note - ¹ Average lot size is calculated as the site area divided by the proposed number of lots.

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	Column 7
Zone and/or precinct	Minimum lot size	Minimum average lot size ¹	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
			Normal	Cul-de-sac lot	Corner lot			

Loganholme local plan								
Large lot residential precinct	1,000m ²	No minimum	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 ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban residential precinct	350m ²	500m ²	15m	10m	17m	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.
Loganlea local plan								
Residential edge precinct	600m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct or Residential core precinct	800m ²	No minimum	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 ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
---	---------------------	------------	-----	------------	-----	--------	---	--

Editor's note - ¹ Average lot size is calculated as the site area divided by the proposed number of lots.
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	Maximum access length	Number of dwellings serviced by access driveway	Minimum access width	Passing bays	On-site refuse collection
Low density residential zone - Suburban precinct	600m ²	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	No	Yes

				5.5m pavement width		
Low density residential zone - Village precinct	600m ²	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 ²	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 ²	75m	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
Emerging Community zone	20 hectares	No maximum				
Environmental management and conservation zone	100 hectares	No maximum				

Mixed use zone	4,000m ²	150m		10m		
Rural zone	100 hectares	No maximum				
Rural residential zone - Park residential precinct	4,000m ²	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 ²	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	No	Yes

				5.5m pavement width		
Suburban residential precinct	600m ²	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