

Appendix E

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.
- d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided.

6.2.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.3.3.1 - Emerging community zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
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 proposed development facilitates urban purposes following completion of detailed land use and infrastructure planning for the locality. The subject site is located within the Logan Reserve Land Use Area Plan area and is identified for future residential development. The proposal seeks approval for a residential subdivision and a Variation Request to apply the Low density residential zone (Suburban precinct) provisions, facilitating the intended urbanisation of the land and supporting the orderly delivery of housing within the Urban Footprint.
Design		
Building height		

PO2 A building has a height that is compatible with the: a. existing landscape character which predominates over the built form; or b. desired urban purpose character.	AO2 A building has a maximum building height of 8.5 metres.	Complies Future Dwelling house development will be subject to the Low density residential zone (Suburban precinct) provisions and Building Envelope Plan. Building heights will not exceed 8.5 metres and will be consistent with the intended suburban residential character of the locality.
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 Future dwelling setbacks will not reflect the interim Emerging Community Zone setbacks as the proposed development seeks to apply the Low density residential zone (Suburban precinct) provisions to the subject land through a Variation Request. The proposed boundary clearances are consistent with the intended and emerging suburban residential character identified within the Logan Reserve Land Use Area Plan. The proposed subdivision provides appropriately sized residential lots capable of accommodating compliant dwelling footprints, private open space, landscaping and building separation. Future development will maintain residential amenity, privacy, access to natural light and ventilation and will be consistent with the desired urban outcome for the locality.
Site cover - Interim uses		
PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is	AO4 A building or structure for an interim use has a maximum site cover of 700m².	N/A Interim uses are not proposed. The proposal seeks to apply the Low density residential zone

compatible with the landscape character of the zone.		(Suburban precinct) provisions to the subject land through a Variation Request.
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.	Complies The proposal is for residential subdivision and future low density residential development. The development is not expected to generate significant noise, air, light, vibration or radiation emissions and will maintain the intended amenity of adjoining premises.
Reverse amenity		
PO6	AO6	Complies

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.		Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.	The subject site is not located within 100 metres of government supported transport infrastructure. Future residential development will not adversely impact the operation of transport infrastructure or corridors.														
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><tr><td>250 metres</td><td>Medium impact industry</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	250 metres	Medium impact industry	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 The proposed residential development is appropriately separated from rural, industrial and other potentially incompatible land uses. The site is surrounded predominantly by existing and approved residential development and is not located within the prescribed separation distances to Special Industry, High Impact Industry, Intensive Animal Industry, Intensive Horticulture, Wholesale Nursery or Medium Impact Industry uses.
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																	

PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	AO8 No acceptable outcome provided.	Does not strictly comply with PO8 – Supported by Relevant Matters The proposed Variation Request seeks to apply the Low density residential zone (Suburban precinct) provisions in lieu of the Village precinct identified for the subject site under the Logan Reserve Land Use Area Plan. Accordingly, the proposal does not strictly comply with Performance Outcome PO8. Notwithstanding this departure, the proposed Variation Request is supported by relevant matters pursuant to section 45(5)(b) of the <i>Planning Act 2016</i> . Refer to Section 4.4.1 of the Planning Report for a detailed assessment of the relevant matters supporting the proposed Variation Request.
Social and health impact		
PO9 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.	AO9.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor. AO9.2 Development does not provide for gaming.	N/A The proposed development is a residential subdivision and does not trigger the preparation of a Social and Health Impact Assessment under Planning Scheme Policy 7. The proposal does not involve gaming or the sale and consumption of liquor.

6.2.5 Low density residential zone code

6.2.5.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and code assessable material change of use for which the Low density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.5.1 - Low density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - b. material change of use made impact assessable in Table 5.5.5.1 - Low density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.5.2 Purpose

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

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

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

B. maintains a block pattern that accommodates traditional backyards, large trees and wider frontages.

6.2.5.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.5.3.1 - Low density residential zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
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)(e)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(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)(e)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.	Complies The proposed development seeks a Preliminary Approval for a Material Change of Use (Variation Request) and a Development Permit for Reconfiguring a Lot to facilitate the creation of 67 residential lots intended for future Dwelling houses and, where compliant, optional Secondary dwellings. The Variation Request seeks to apply the Low density residential zone (Suburban precinct) provisions to the subject land. Dwelling houses are expressly contemplated within the Suburban precinct (Overall Outcome 6.2.5.2(3)(i)(i)(A)). Accordingly, the proposal is consistent with the intended land use outcomes of the Low density residential zone. The proposal will facilitate a predominantly residential neighbourhood comprising low density residential development that is

		compatible with the surrounding and emerging residential character of the locality. The appropriateness of applying the Suburban precinct, in lieu of the Village precinct identified within the Logan Reserve Land Use Area Plan, is addressed separately within the Planning Report.
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.	Complies Future Dwelling houses will be undertaken in accordance with the proposed Building Envelope Plan. Building height is limited to a maximum of two storeys and 8.5 metres, consistent with AO2.
Boundary clearance		
PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that: a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. are consistent with the character for the precinct.	AO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.	Complies with PO The proposed development includes a Variation Request seeking to apply the Low density residential zone (Suburban precinct) provisions to the subject land. Whilst the proposed Building Envelope Plan generally adopts the design and siting provisions of the Suburban precinct, variations to the boundary clearances prescribed by AO3 are proposed to respond to the size, frontage width and configuration of the residential lots and achieve a consistent suburban streetscape. Reduced front setbacks are proposed only for lots less than 450m ² , comprising 4.0 metres or

		5.0 metres to the front wall (depending on frontage width) and 5.4 metres to garage doors. Side and rear setbacks are also reduced for lots with frontages of 12.0 metres or less, whilst lots greater than 450m² generally adopt the standard suburban setback provisions. Lots adjoining School Road provide a 3.0 metre rear setback. The proposed variations establish a conventional suburban built form that is appropriate to the residential density and lot configuration proposed. The Building Envelope Plan provides appropriately sized building envelopes capable of accommodating future dwellings, private open space, landscaping, natural light, ventilation and appropriate building separation, whilst maintaining residential amenity and an attractive streetscape. Accordingly, the proposed boundary clearances satisfy Performance Outcome PO3.
Density		
PO4 Development achieves a density consistent with that intended for the precinct.	AO4 Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.	Complies The proposed development comprises a Preliminary Approval for a Variation Request and a Development Permit for Reconfiguring a Lot to facilitate future low density residential development within the proposed Suburban precinct. The density provisions of AO4 relate to Dual occupancy, Multiple dwelling, Residential care facility, Retirement facility and Relocatable home park development and do not prescribe a maximum density for Dwelling houses. The proposal therefore achieves a density

		consistent with that intended for the Suburban precinct.
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/s^2) 1/80Hz.	Complies The proposal comprises a low density residential subdivision intended to accommodate future Dwelling houses. The development is not expected to generate unreasonable noise, air, light, vibration or other emissions that would adversely affect the amenity of adjoining land. Future residential development will operate in a manner consistent with the intended residential character of the Suburban precinct.
Reverse amenity		
PO6 Development, being a sensitive land use, maintains the operational integrity of the	AO6 Development, being a sensitive land use, within 100 metres of government supported transport	Complies The subject site is not located within 100 metres of government supported transport

government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.		infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.	infrastructure. Accordingly, the proposal is not expected to be adversely affected by transport-related environmental emissions and satisfies PO6.
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.		A07 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 The proposed residential subdivision is not located within the prescribed separation distances to Rural activities, Medium impact industry, High impact industry or Special industry identified in Table 6.2.5.3.2. The proposal therefore maintains the operational integrity of surrounding land uses and provides an appropriate residential amenity outcome.
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	A08 No acceptable outcome provided.		Complies Future development will be undertaken in accordance with the proposed Building Envelope Plan, which requires dwellings to

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.		address the primary street frontage and establishes consistent building setbacks and articulation opportunities. The proposed subdivision creates residential lots capable of accommodating attractive, well-articulated dwellings that contribute positively to the character of the Suburban precinct.
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 The proposed subdivision establishes a connected suburban street network that will incorporate street trees, verge landscaping opportunities and pedestrian connectivity consistent with Council's engineering standards. The proposed pedestrian connection through the central open space corridor, together with the planned collector road network, contributes to an attractive and walkable neighbourhood. Future streetscape planting and embellishment will be undertaken as part of the associated operational works.
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.	Complies The proposed subdivision does not include any plant, equipment, outdoor storage or service infrastructure that would detract from the streetscape or residential character of the locality. Any future service infrastructure will be provided in accordance with Council's engineering standards and operational works approval.

Reconfiguring a lot		
PO11 Reconfiguring a lot: a. in the Small lot precinct creates a lot with a minimum size of 300m²; or b. in the Suburban precinct: i. where not creating a rear lot, has a minimum size of 400m²; ii. where creating a rear lot, has a minimum size of 500m²; or c. in the Village precinct: i. where not creating a rear lot, has a minimum size of 500m²; ii. where creating a rear lot, has a minimum size of 600m².	AO11 No acceptable outcome provided.	Complies The proposed Variation Request seeks to apply the Suburban precinct provisions to the subject land. The subdivision creates residential lots ranging from 400m ² to 4,771m ² , consistent with the minimum lot size prescribed for the Suburban precinct. The proposed lot pattern provides a logical and efficient subdivision layout capable of accommodating future detached dwellings, traditional backyards, landscaping and street trees whilst integrating with the planned movement network identified within the Logan Reserve Land Use Area Plan.
Social and health impact		
PO12 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.	AO12.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor. AO12.2 Development does not provide for gaming.	N/A The proposal does not involve the sale or consumption of liquor and does not provide for gaming.
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land Uses		
Shop		
PO13	AO13	N/A

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.	A Shop: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	The development does not involve a Shop use.
Food and drink outlet		
PO14 A Food and drink outlet: a. is small-scale; b. protects residential amenity; c. does not undermine the viability of a nearby centre or the centre hierarchy.	AO14 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 development does not involve a Food and drink outlet use.
Acreage precinct		
Design		
Built form		
PO15 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	AO15 No acceptable outcome provided.	N/A The subject land is not within the Acreage precinct.
Site cover		
PO16 Development in the Acreage precinct has a site cover that reflects a development intensity that is	AO16 Development in the Acreage precinct has a maximum site cover of 20 percent.	N/A The subject land is not within the Acreage precinct.

consistent with the intended character of the precinct.		
Large suburban precinct		
Design		
Built form		
PO17 The Large suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO17 No acceptable outcome provided.	N/A The subject land is not within the Large suburban precinct.
Site cover		
PO18 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.	AO18 Development in the Large suburban precinct has a maximum site cover of 50 percent.	N/A The subject land is not within the Large suburban precinct.
Small acreage precinct		
Design		
Built form		
PO19 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.	AO19 No acceptable outcome provided.	N/A The subject land is not within the Small acreage precinct.
Site cover		

PO20 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.	AO20 Development in the Small acreage precinct has a maximum site cover of 35 percent.	N/A The subject land is not within the Small acreage precinct.
Small lot precinct		
Design		
Built form		
PO21 The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO21 No acceptable outcome provided.	N/A The subject land is not within the Small lot precinct.
Site cover		
PO22 Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO22 Development in the Small lot precinct has a maximum site cover of 60 percent.	N/A The subject land is not within the Small lot precinct.
Suburban precinct		
Design		
Built form		
PO23 The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO23 No acceptable outcome provided.	Complies The proposed subdivision has been specifically designed to facilitate a suburban residential outcome characterised predominantly by detached Dwelling houses within an urban landscape setting. The proposed Building Envelope Plan establishes appropriate siting

		controls that will achieve a cohesive suburban built form consistent with the intended character of the Suburban precinct.
Site cover		
PO24 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO24 Development in the Suburban precinct has a maximum site cover of 50 percent.	Complies with PO24 The proposed development includes a Variation Request seeking to apply the Low density residential zone (Suburban precinct) provisions to the subject land. The development proposes a maximum site cover of 60%, exceeding the maximum prescribed by AO24. However, the proposed site cover is consistent with the intended character of the Suburban precinct and the approved Building Envelope Plan under Development Approval COM/33/2024. Accordingly, whilst the proposal does not comply with AO24, it satisfies Performance Outcome PO24.
Village precinct		
Design		
Built form		
PO25 The Village precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO25 No acceptable outcome provided.	N/A The subject land is not seeking to apply the Village precinct.
Site cover		
PO26 Development in the Village precinct has a site cover that reflects a development intensity	AO26 Development in the Village precinct has a maximum site cover of 50 percent.	N/A The subject land is not seeking to apply the Village precinct.

consistent with the intended character of the precinct.

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: 4.5 metres or less - 1.5 metres;	3 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 densities

Precinct	Land use	Maximum density
Acreage	All uses	2.5 dwellings per hectare
Large suburban	Relocatable home park, Residential care facility or Retirement facility	No maximum
	All other uses	10 dwellings per hectare
Small acreage	All uses	5 dwellings per hectare

Small lot	Dual occupancy	38 dwellings per hectare (Minimum lot size 525m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	33 equivalent dwellings per hectare
Suburban	Dual occupancy	28 dwellings per hectare (Minimum lot size 700m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	25 equivalent dwellings per hectare
Village	Dual occupancy	22 dwellings per hectare (Minimum lot size 875m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	20 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. Complies The proposed development does not intend to excavate or remove 100m³ or more of soil or sediment at or below 5 metres AHD.
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.	Complies 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

8.2.3

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

Page 1 of 6
Print Date: 30/06/2025

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.	AO1 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 and Potential impact buffer bushfire hazard risk areas. A Bushfire Assessment will be prepared and provided 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.	AO2 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 and Potential impact buffer bushfire hazard risk areas. A Bushfire Assessment will be prepared and provided 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: - having a bushfire attack level less than or equal to BAL-29; or - containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; b. provide asset protection zones that: - are located on land with a slope less than 18 degrees; - are located on the same lot.	Will comply The subject site is mapped within the Medium potential and Potential impact buffer bushfire hazard risk areas. A Bushfire Assessment will be prepared and provided in response to the Information Request.
Vehicular access and fire maintenance trails		

PO4 Access for fire management and evacuation is provided by access that: - separates premises from adjoining vegetation; - is safely accessible by fire fighting vehicles; - has regular vehicular access points for bushfire management, response and evacuation; - has regular vehicle passing and turning areas for bushfire management, response and evacuation; - allows access at all times for fire fighting vehicles; - allows for maintenance, burning off and bushfire response; - has vehicular links to an alternative through road; - 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: - with a minimum reserve width of 20 metres; - located between the premises and adjoining vegetation; - with a maximum gradient of 12.5 percent; - constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure; - that has a layout that does not include a cul-de-sac.	Will comply The subject site is mapped within the Medium potential and Potential impact buffer bushfire hazard risk areas. A Bushfire Assessment will be prepared and provided in response to the Information Request.
Water supply		
PO5 Development has access to adequate water supply for fire fighting purposes.	AO5 Development: 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 The proposed development will be connected to a reticulated water supply with appropriate flow and pressure. The subject site is mapped within the Medium potential and Potential impact buffer bushfire hazard risk areas. A Bushfire Assessment will be prepared and provided in response to the Information Request.

	b. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: 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	N/A The proposal does not include community infrastructure.

	of cultural or historic significance is able to be maintained during a bushfire event.	
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.	AO7 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 or Flood investigation area on Flood hazard overlay map OM-05.04 is the 'designated flood hazard area' for the National Construction Code and Queensland Development Code.

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

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

8.2.5.2 Purpose

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

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

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

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

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

- i. involving an accommodation land use or new lots intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, has safe vehicle access to a low flood hazard road and road network that supports safe and efficient access to a suitable flood-free area that contains essential goods;
- ii. not involving an accommodation land use (or new lots intended for a future accommodation land use) or Vulnerable use activities, has safe vehicle access to a low flood hazard road that supports safe and efficient self-evacuation, or is only isolated for a short duration from creek or overland flow flooding and has safe refuge available during flood events;
- iii. plans for the orderly and safe evacuation of people, including being supported by a flood emergency management plan in particular circumstances;
- iv. does not rely upon flood emergency management plans to alter land use tolerability to flood risk.

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

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

8.2.5.3 **Assessment benchmarks for assessment development and requirements for accepted development**

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

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

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

PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area. Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.	AO1 Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.	Complies The proposed development provides building envelope areas for all future residential lots outside the mapped High flood risk area. The High flood risk area is contained within proposed Lot 901, which is intended to be dedicated to Council as drainage reserve.
PO2 Vulnerable use activities: a. are not located in a High flood island identified on Flood hazard overlay map OM-05.01; b. are located outside of the floodplain unless located in: i. a Low flood risk area identified on Flood hazard overlay map OM-05.04; or ii. the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital.	AO2 No acceptable outcome provided.	N/A The development proposal does not involve Vulnerable use activities.
PO3 Essential community infrastructure activities are not located in the floodplain unless: a. there is an overriding planning need for the use; b. there is no alternative site located outside of the floodplain that would address the identified need;	AO3 No acceptable outcome provided.	N/A The development proposal does not involve Essential community infrastructure activities.

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

a. above the flood level during the defined flood event; b. of an area and dimensions to accommodate the activities associated with the intended use.	event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.	accommodate future dwelling houses in accordance with Table 8.2.5.3.4.
PO6 Each lot has a development envelope area located outside a High flood risk area identified on Flood hazard overlay map OM-05.04, except where limited to: a. the rearrangement of boundaries and flood risk is not materially increased on new lots; or b. creating an additional lot for the purpose of a drainage or environmental reserve.	AO6 No acceptable outcome provided.	Complies Each proposed residential lot provides a development envelope outside the mapped High flood risk area. The High flood risk area is confined to proposed Lot 901, which is intended for drainage purposes only.
PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is limited to: a. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or b. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area and High flood island where involving Essential	AO7 Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04.	Complies The subject site is not mapped within a Flood investigation area.

community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).		
Part B - Resilient building location, design and operations (other than a Home-based business)		
PO8 Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	A08.1 New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. A08.2 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 subject site is not mapped within a High flow area.
PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development: a. mitigates the risk of flooding to buildings and structures; b. minimises risk of injury to life and damage to property and infrastructure; c. maintains functionality during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	A09 No acceptable outcome provided.	N/A The development proposal does not involve a Hospital and the subject site is not mapped within the Meadowbrook flood assessment area.

PO10 Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.	AO10 No acceptable outcome prescribed.	Complies Future dwellings will be designed and constructed in accordance with the applicable minimum flood planning levels prescribed by the Planning Scheme and Queensland Development Code, where relevant.
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.	Complies Vehicle manoeuvring areas associated with future dwellings will be located outside the mapped flood affected area. Detailed stormwater design will be undertaken and will demonstrate future development does not increase flood risk to buildings, structures or users.
PO12 Basement access and openings are designed and located to: a. ensure safety during a flood event; b. improve resilience to flood events; c. reduce recovery time after flooding; d. minimise economic loss to individual and public assets stored in the basement. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO12 All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.	N/A The development proposal does not involve basements.
PO13 Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the:	AO13 The function of essential building services and infrastructure is maintained during a flood event by:	N/A No buildings or essential building services are proposed as part of this application. Compliance with the minimum flood planning level and design requirements for future dwelling houses

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

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

PO17 Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO17 During the defined flood event, development for an accommodation land use has a: a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	N/A The proposal is for Dwelling houses only which are not defined as an accommodation land use.
PO18 Development has a low flood hazard vehicle route from dwellings to a flood-free or low flood hazard road.	AO18 During the defined flood event, development involving a new dwelling or an increase in bedrooms, has a flood-free vehicle route from dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	Complies All future residential lots and building envelopes are located outside the mapped High and Moderate flood risk areas. Future dwellings will obtain access via the internal road network to the flood-free collector road at the eastern boundary of the site, thereby providing a flood-free vehicle route in accordance with AO18.
Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route		

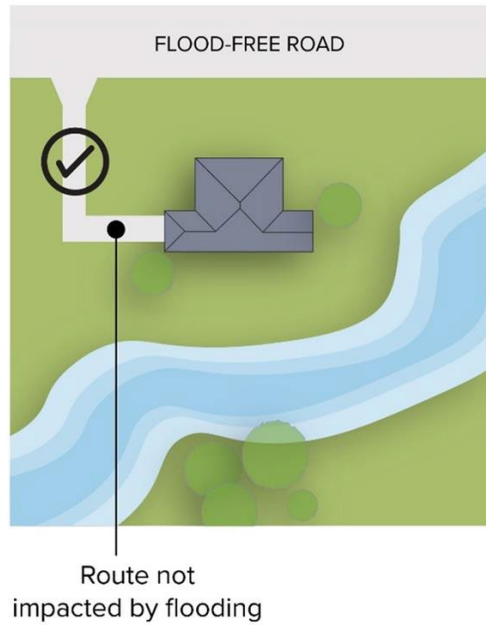


Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route

 The diagram illustrates a flood hazard scenario. At the top, a grey horizontal bar is labeled 'FLOOD-FREE ROAD'. Below it, a blue wavy line represents a flood zone. A red circle with a white 'X' is placed on the flood zone, with a black dot below it. A line connects the black dot to a grey building icon, indicating the route impacted by flooding. Route impacted by flooding		
PO19 Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO19 Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, ensures each lot during the defined flood event has a: a. flood-free vehicle access to a road above the flood level; b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	Complies All future residential lots and building envelopes are located outside the mapped High and Moderate flood risk areas. Future dwellings will obtain access via the internal road network to the flood-free collector road at the eastern boundary of the site, thereby providing a flood-free vehicle route in accordance with AO19.

PO20 Development, other than where PO16-PO19 is applicable: a. ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood hazard road; or b. is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is: i. above the defined flood event; ii. not a Low flood island identified on Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO20 Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.	N/A AO19 is applicable to the proposed development. Accordingly, AO20 does not apply.
PO21 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome. Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of	AO21 No acceptable outcome provided.	N/A The proposed development is not identified within Table 8.2.5.3.5 as development requiring a Flood Emergency Management Plan.

development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.		
Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)		
PO22 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO22 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed: a. a total volume of 20m³; b. a total area of 2,000m².	Complies Compliance with PO22 will be demonstrated through the Stormwater Management Plan and Bulk Earthworks Plans (Appendix C), which will confirm that the proposed development maintains the conveyance function of the High flood risk area.
PO23 Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	AO23 The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	Complies Compliance with PO23 will be demonstrated through the Stormwater Management Plan and Bulk Earthworks Plans (Appendix C), which will confirm that the proposed development does not result in a loss of floodplain storage below the defined flood event.
PO24 Development does not involve works that would either directly, indirectly or cumulatively: a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. result in a loss of floodplain storage up to and including the defined flood event;	AO24 No acceptable outcome provided.	Complies A Stormwater Management Plan will demonstrate that the proposed development does not adversely affect flood behaviour, adjoining premises, infrastructure or the environment.

d. adversely impact the role and function of waterways and areas of ecological significance; e. adversely affect adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.		
PO25 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO25 No acceptable outcome provided.	Complies A Stormwater Management Plan will demonstrate that the proposed development does not adversely alter flood characteristics, including peak flow, flood levels, flood velocities or flood timing.
PO26 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO26 No acceptable outcome provided.	Complies The proposed development has been designed to avoid increasing flood risk to people, property and surrounding land. Compliance with PO26 will be demonstrated through the Stormwater Management Plan.
PO27 A stormwater quality improvement device is located to retain existing floodplain storage	AO27 A stormwater quality improvement high flow outlet device is located:	Complies Compliance with PO27 will be demonstrated through the Stormwater Management Plan,

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.	a. above the 5% AEP flood event caused by local flooding; b. above the 5% AEP flood event caused by regional flooding.	which will confirm the location and design of any stormwater quality improvement device.
PO28 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO28 A stormwater quantity management outlet device is located above the 2% AEP flood event.	Complies Compliance with PO28 will be demonstrated through the Stormwater Management Plan, which will confirm the location and design of any stormwater quantity management device.
PO29 Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.	AO29 Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.	Complies Compliance with PO29 will be demonstrated through the Stormwater Management Plan and Bulk Earthworks Plans (Appendix C), which will confirm that stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.
Part E - A Home-based business		
PO30 A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO30.1 In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve: a. non-resident staff or visitors to the premises; b. new buildings or structures associated with the home-based business. AO30.2 Buildings, structures and storage of items associated with a Home-based business are	N/A The proposal does not involve a Home-based business.

	located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	
PO31 A Home-based business being a bed and breakfast or farm stay has: a. low flood hazard vehicle manoeuvring areas; b. low flood hazard vehicle access to a low flood hazard road.	AO31 A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has: a. flood-free vehicle manoeuvring areas during a defined flood event; b. flood-free vehicle access to a road above the flood level during a defined flood event.	N/A The proposal does not involve a Home-based business.

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

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

Table 8.2.5.3.3 - Minimum flood planning levels

Column 1 Use	Column 2 Minimum flood planning level
Uses other than Essential community infrastructure activities and Vulnerable use activities (building floor level and essential building services)	
Where in a High flood risk area, Moderate flood risk area or Flood investigation area on Flood hazard overlay map OM-05.04 Note - Where located in a Flood investigation area, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the level of the flood event identified in Column 2 corresponding to the applicable use identified in Column 1.	
Accommodation land use	Habitable rooms and essential building services - defined flood event + 500mm freeboard Non-habitable rooms - above the defined flood event Basement Entry/Exit - defined flood event + 300mm freeboard
An industry activity involving the manufacture or storage of noxious or hazardous materials (e.g. a regional fuel storage facility)	0.2% AEP flood level at 2100

Educational establishment where for vocational trade training only	Building floor level - defined flood event + 500mm freeboard Essential building services - defined flood event + 500mm freeboard
Transport infrastructure as defined by the Regulation	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency
Warehouse, being a food storage warehouse	0.5% AEP flood level at 2100
Where involving the storage of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level at 2100
Development involving the use of a Class 5, 6 & 9b building other than specified above	Defined flood event + 500mm freeboard
Development involving the use of Class 7(b) or 8 building other than specified above	Building floor level - defined flood event Essential building services - defined flood event + 500mm freeboard
Any other use other than listed above	Defined flood event + 500mm freeboard
Essential community infrastructure activities (building floor level and essential building services)	
Emergency services	0.2% AEP flood level at 2100 + 500mm freeboard
Major electricity infrastructure	0.2% AEP flood level at 2100 + 500mm freeboard
Renewable energy facility	0.2% AEP flood level at 2100 + 500mm freeboard
Substation	0.5% AEP flood level at 2100 + 500mm freeboard
Telecommunications facility Utility installation where not otherwise listed in this table	No specific recommended level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency
Utility installation being power station	0.2% AEP flood level at 2100 + 500mm freeboard

Utility installation, being a sewage treatment plant or water treatment plant	0.2% AEP flood level at 2100 + 500mm freeboard
Vulnerable uses activities (building floor level and essential building services)	
Where located in Meadowbrook flood assessment area on Flood hazard overlay map OM-05.03	
Vulnerable use activities, being a Hospital	0.2% AEP flood level at 2100 + 500mm freeboard
Where located in the Low flood risk area on Flood hazard overlay map OM-05.04	
Vulnerable use activities	Above the flood level of the probable maximum flood

Table 8.2.5.3.4 - Development envelope area

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

Table 8.2.5.3.5 - Development requiring a flood emergency management plan

Use	Qualifier
Vulnerable use activities	Where involving an active management entity and in a Low flood risk area identified on OM-05.04

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

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

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

8.2.8 Landslide hazard and steep slope area overlay code

8.2.8.1 Application

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

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

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

8.2.8.2 Purpose

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

8.2.8.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Natural physical processes and safety of people and premises		
PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00: a. takes into account the risks associated with the natural physical processes of land movement and erosion; b. is located so that it is geologically stable in the long term and not at risk from landslide.	AO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is carried out in accordance with a site-specific geotechnical report: a. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; b. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; c. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; d. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety	Complies with PO The subject site is partially affected by the Equal to or greater than 15% slope hazard area. The mapped steep slope is largely confined to the access handle and proposed drainage reserve, with all proposed residential building envelopes located outside the mapped hazard areas. The Bulk Earthworks Plans included in Appendix C detail the proposed finished surface levels, grading, batter and retaining wall treatments relevant to the mapped hazard area. The proposed development has been designed having regard to the site's topography and slope constraints to ensure the long-term stability of the land and protection of people and property.

	greater than 1.5 against geotechnical failure.	
PO2 Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.	AO2 Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.	N/A The proposed development is a residential subdivision and does not involve the storage or handling of hazardous materials.
Design		
PO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed to be responsive to: a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality.	AO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 does not involve cut and fill.	Complies with PO The proposed subdivision has been designed to locate future residential lots and building envelopes outside the mapped steep slope hazard area. The Bulk Earthworks Plans included in Appendix C detail the proposed earthworks, including finished surface levels, grading, batter and retaining wall treatments. The proposed development responds appropriately to the site's topography and maintains the visual amenity of the locality.
PO4 The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is screened when viewed from: a. adjoining premises; b. a road.	AO4 The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 has: a. skirting or landscape screening to the full height of the undercroft; b. a maximum height at the perimeter of the building or structure of three metres above ground level.	N/A No buildings or structures are proposed as part of this application.
Stormwater drainage		
PO5	AO5	Complies with PO

Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 ensures that stormwater runoff does not increase the susceptibility of the site and neighbouring sites to landslide.	Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites: a. redirection of the flow of surface water or groundwater; b. concentration of surface water or groundwater.	A Stormwater Management Plan will accompany the detailed engineering design and demonstrate that stormwater runoff is appropriately managed such that the susceptibility of the site and adjoining land to landslide is not increased.
---	---	--

9.3.2 Dual occupancy and Dwelling house code

9.3.2.1 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.

9.3.2.2 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;
 - iv. does not adversely affect the operation of infrastructure or inhibit the maintenance of infrastructure;
 - 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) 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;

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. 1/2024.

- 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.
- 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-05.04 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-05.04 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-05.04, 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-05.04, 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. does not increase people at risk of isolation;
- 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 hazard overlay map OM-05.00, a flood search report should be obtained from the local government to confirm the extent of flooding. 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.

9.3.2.3 **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 9.3.2.3.1 - 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		
Design and siting		
PO1 A Dwelling house: a. that is: i. on a lot that is less than 450m² in size complies with the Performance Criteria specified in QDC MP 1.1; or ii. on a lot that is 450m² or greater in size complies with the Performance Criteria specified in QDC MP 1.2; b. being a secondary dwelling is visually integrated with the primary dwelling. Note - References to QDC MP 1.1 and 1.2 for the purposes of PO1 are to be applied as if these provisions applied to a secondary dwelling.	AO1 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 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 MP 1.2. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO1 to the extent of any inconsistency. Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Note - References to QDC MP 1.1 and 1.2 for the purposes of AO1 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 includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.	Complies with PO The proposed subdivision establishes lot dimensions and building envelopes capable of accommodating future Dwelling houses and optional Secondary dwellings that comply with the Performance Criteria of QDC MP1.1 and MP1.2, as applicable. Variations to the Acceptable Outcomes of the Planning Scheme are identified and justified within Section 3.3 of the Planning Report. Accordingly, the proposal satisfies PO1.
PO2 A Dual occupancy: a. complies with the Performance Criteria specified in QDC MP 1.3; b. being a Dual occupancy (auxiliary unit) is visually integrated with the primary dwelling. Note - For the purpose of PO2, a reference to "duplex" in QDC MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme.	AO2 A Dual occupancy complies with the Acceptable Solutions specified in QDC MP 1.3. Note - For the purpose of AO2, a reference to "duplex" in QDC MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO2 to the extent of any inconsistency.	N/A The development proposal does not involve Dual occupancy development.

Note - References to QDC MP 1.3 for the purposes of PO2 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 - References to QDC MP 1.3 for the purposes of AO2 are to be applied as if these provisions applied to a Dual occupancy. Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. 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).	
Site cover		
PO3 A Dual occupancy (auxiliary unit) or Dwelling house has a site cover that: a. is compatible with adjoining premises; b. supports residential amenity including access to natural light and ventilation; c. facilitates adequate private open space; d. facilitates landscaping to visually soften the built form.	AO3 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. 35 percent in the Low density residential zone - Small acreage precinct; c. 20 percent in the Low density residential zone - Acreage precinct; d. 700m² in the Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone.	Complies with PO The proposed development includes a Variation Request seeking to apply the Low density residential zone (Suburban precinct) provisions to the subject land. The proposed Building Envelope Plan applies a maximum site cover of 60%, which exceeds AO3. However, the proposed site cover reflects the intended suburban character, is consistent with surrounding approved residential development and provides adequate opportunities for private open space, landscaping, natural light and ventilation. Accordingly, the proposal satisfies PO3.
Road boundary clearance		
PO4 A Dual occupancy or Dwelling house: a. is located to protect movement networks; b. facilitates a high quality streetscape with high levels of amenity; c. is located to complement the character of the surrounding area;	AO4 A Dual occupancy or Dwelling house: a. being a carport may be built to the front boundary where: i. maximum dimensions do not exceed 6 metres by 6 metres;	Complies with PO The proposed Building Envelope Plan establishes road boundary setbacks consistent with the intended Suburban precinct outcome. Whilst the proposed setbacks are less than those prescribed by AO4 for land within the Emerging Community zone, they facilitate an attractive streetscape, provide appropriate opportunities for landscaping and on-site

d. provides opportunity for appropriate on-site car parking; e. has a road boundary clearance compatible with that of adjoining premises.	ii. maximum height does not exceed 3.5 metres; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; b. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone; c. has a minimum road boundary clearance of 10 metres 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 20 metres in the: i. Environmental management and conservation zone;	parking and are consistent with the emerging residential character of the locality. Accordingly, the proposal satisfies PO4.
---	--	---

	ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone.	
Side and rear boundary clearance		
PO5 A Dual occupancy or Dwelling house 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.	AO5 A Dual occupancy or Dwelling house 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 - AO5 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with Link AO7.1(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 PO The proposed Building Envelope Plan establishes side and rear setbacks consistent with the intended Suburban precinct outcome. Whilst the proposed setbacks are less than those prescribed by AO5, they provide appropriate building separation, access to natural light and ventilation, landscaping opportunities and residential amenity consistent with the emerging suburban character of the locality. Accordingly, the proposal satisfies PO5.
Setback on rear lots		
PO6 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	AO6 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	N/A The proposed development does not create rear lots sharing an access strip, easement or common property with four or more rear lots. Accordingly, this provision does not apply.

occupancy or Dwelling house has a setback to the accessway 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.	a Dual occupancy or Dwelling house has a minimum setback to the accessway of 4.9 metres.	
Domestic outbuildings		
PO7 A domestic outbuilding: a. is of a scale and built form 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.	AO7.1 A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages: 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 Link Table 9.3.2.3.2 - Minimum side and rear boundary clearances for large domestic outbuildings; ii. has a maximum building height of 5.5 metres; iii. has a total maximum floor area of 300m². Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises. AO7.2 A domestic outbuilding is not in the form of a shipping container.	Complies Future domestic outbuildings will be subject to the proposed Building Envelope Plan and relevant building approval processes. The Building Envelope Plan permits Class 10a buildings in accordance with the applicable Queensland Development Code provisions. Accordingly, the proposal complies.

Dual occupancy (auxiliary unit) or secondary dwelling		
PO8 Where development is a Dual occupancy (auxiliary unit) or 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.	AO8 Where development is a Dual occupancy (auxiliary unit) or 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.	Complies The proposed Building Envelope Plan limits Secondary dwellings to a maximum gross floor area of 70m² on all residential lots. Accordingly, the proposal complies with AO8.
PO9 A Dual occupancy (auxiliary unit) or 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.	AO9 A Dual occupancy (auxiliary unit) or 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.	Complies The proposed Building Envelope Plan requires future Secondary dwellings to be located within the nominated building envelopes. Compliance with AO9 will be achieved at future building approval stage.
PO10 A Dual occupancy (auxiliary unit) or secondary dwelling is designed so that vehicular access and parking are not dominant features of the development when viewed from a road.	AO10 A Dual occupancy (auxiliary unit) or secondary dwelling does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.	Complies The proposed subdivision provides for a single driveway crossover to each residential lot. Accordingly, future Secondary dwellings will not require an additional driveway crossover and the proposal complies with AO10.
PO11 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.	AO11 Where not a rear lot, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.	N/A The proposal does not involve a Dual occupancy (auxiliary unit). Accordingly, this provision does not apply.

PO12 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; b. the availability of on-street car parking.	AO12 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. Editor's note - The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.	N/A The proposal does not involve a Dual occupancy (auxiliary unit). Accordingly, this provision does not apply.
PO13 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.	AO13 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 proposal does not involve a Dual occupancy (auxiliary unit). Accordingly, this provision does not apply.
Location of development		
PO14 Development: a. allows for safe and convenient vehicular access; b. is located to protect trunk infrastructure networks.	AO14 Development: a. is connected to a constructed road; b. is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Logan government infrastructure plan mapping and tables.	Complies The proposed subdivision connects to the existing road network and has been designed to integrate with the planned trunk infrastructure network. The development does not prejudice identified trunk infrastructure corridors. Accordingly, the proposal complies with AO14.
Reverse amenity		
PO15 A Dual occupancy (auxiliary unit) or Dwelling house maintains the operational integrity of the government supported transport infrastructure	AO15 A Dual occupancy (auxiliary unit) or Dwelling house within 100 metres of government supported transport infrastructure complies with	Complies The subject site is not located within 100 metres of government supported transport infrastructure. Accordingly, AO15 is satisfied.

and corridor by mitigating the adverse impacts of the infrastructure.	the noise and vibration criteria for accommodation activities identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.	
Earthworks		
PO16 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.	AO16 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.	Complies Earthworks will be undertaken as part of the future Operational Works approval and will be designed in accordance with Planning Scheme Policy 5 – Infrastructure. Accordingly, the proposal complies with AO16.
Building over or near infrastructure		
PO17 A Dual occupancy or Dwelling house complies with the Performance Criteria specified in QDC MP 1.4.	AO17 A Dual occupancy or Dwelling house complies with the Acceptable Solutions specified in QDC MP 1.4. Editor's note - QDC MP 1.4 applies to development located near a sewer, water main, stormwater drain or combined sanitary drain.	Complies Future Dwelling houses and associated structures will be capable of complying with QDC MP1.4. The proposed subdivision establishes lots and Building Envelopes that facilitate compliant future building design. Accordingly, the proposal complies with AO17.
PO18 A Dual occupancy or Dwelling house is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.	AO18 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;	Complies The proposed subdivision will be connected to the reticulated water and sewerage networks as part of the associated Operational Works. Accordingly, the proposal complies with AO18.

	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 F1 of the Queensland Plumbing and Wastewater Code.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Acid sulfate soils overlay		
PO19 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. 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.	AO19.1 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. AO19.2 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	N/A The subject land is not located in the Potential and actual acid sulfate soils below 5 metres AHD area. Complies The proposed development will not involve excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.

	otherwise removing 100m ³ or more of soil or sediment at or below 5 metres AHD.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Biodiversity areas overlay		
PO20 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. Note - Compliance with Performance outcome PO20(c)(ii) is to be demonstrated by an environmental offset report	AO20 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, AO20 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.	Complies with PO The proposal involves clearing greater than 4,000m² within mapped Primary and Secondary Vegetation Management Areas. An Ecological Assessment has been prepared and an environmental offset will be provided in accordance with Planning Scheme Policy 3 – Environmental Management. Accordingly, whilst the proposal does not comply with AO20, it satisfies PO20.

prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.		
PO21 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 - Environment.	AO21 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 mapped within a Biodiversity Corridor or the Locally Significant Melaleuca irbyana Buffer Area. Accordingly, this provision does not apply.
Dwelling house located in the Biodiversity area overlay		
PO22	AO22	N/A

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.	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.	The subject site is not mapped within a Koala Corridor identified on Biodiversity Areas Overlay Map OM-02.02. Accordingly, this provision does not apply.
Dual occupancy (auxiliary unit) located in the Extractive resources overlay		
PO23 A Dual occupancy (auxiliary unit), 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.	AO23 A Dual occupancy (auxiliary unit), 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 mapped within the Extractive resources overlay map OM-04.01.
Dual occupancy (auxiliary unit) or Dwelling house located in the Flood hazard overlay <i>Note: The below provisions in grey text (PO24/AO24, PO25 and AO25.1 and AO25.2, PO26 and AO26.1 and AO26.2) have been suspended by Temporary Local Planning Instrument No.1/2024.</i>		
PO24 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.	AO24 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;	

	b. has a finished non-habitable floor level that is equal to or greater than the defined flood event. Note - AO24 also applies to extensions to existing development.	
PO25 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.	AO25.1 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 AO25.2 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.	
PO26 Development: a. protects and maintains a floodplain 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; b. does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.	AO26.1 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 does not result in earthworks that increase flooding to other premises, infrastructure and the environment. AO26.2 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. Editor's note - Planning scheme policy 5 - Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Landslide hazard and steep slope area overlay		
PO27 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 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.	AO27 Where a Dual occupancy (auxiliary unit) or Dwelling house is proposed to be located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 and the gradient is equal to or greater than 12 percent or located in a Historical landslide area identified on Landslide hazard and steep slope area overlay map OM-08.01: a. development 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. that identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term;	Complies No Building Envelopes are proposed within the mapped Equal to or greater than 15 percent slope hazard area. Accordingly, future Dwelling houses and any Secondary dwellings will not be located within the mapped hazard area and the proposal complies with AO27.

	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. development does not involve cut and fill of more than 40m³; c. development is designed to ensure that 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 3 metres above ground level.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure corridors and substations overlay		
PO28 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;	AO28 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 The subject site is not affected by the Regional Infrastructure Corridors and Substations Overlay. Accordingly, this provision does not apply.

d. ensures access is provided to the infrastructure provider at all times for: i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities.		
Dual occupancy (auxiliary unit) or Dwelling house located in the Water resource catchments overlay		
PO29 A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required, 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.	AO29 A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required: 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 affected by the Water Resource Catchments Overlay. Accordingly, this provision does not apply.
Dual occupancy (auxiliary unit) or Dwelling house located in the Waterway corridors and wetlands overlay		
PO30 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	AO30 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	Complies with PO The proposed Building Envelopes extend into the mapped Waterway corridors and wetlands overlay. However, the Ecological Assessment confirms that the mapped waterway is in poor

quality, function, scenic amenity and landscape values.	Waterway corridors and wetlands overlay map OM-14.00.	ecological condition, does not perform a meaningful ecological function and has been substantially modified by historical land use and changes to the upstream catchment. Preliminary civil engineering advice also confirms that the existing artificial drainage channel no longer performs a meaningful drainage function and is proposed to be replaced by an engineered stormwater management system integrated with the surrounding development. Please refer to the submitted Ecological Assessment for further detail and compliance with PO30.
Dual occupancy (auxiliary unit) or Dwelling house (including secondary dwellings and domestic outbuildings): a. involving a material change of use in a: i. High flood risk area identified on Flood hazard overlay map OM-05.04; or ii. Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or iii. Flood investigation area identified on Flood hazard overlay map OM-05.04; or iv. Low flood island identified on Flood hazard overlay map OM-05.01; or b. involving building work exceeding 25m² in a: i. High flood risk area identified on Flood hazard overlay map OM-05.04; or ii. Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or iii. Flood investigation area identified on Flood hazard overlay map OM-05.04; or c. involving building work: i. located in a High flow area on Flood hazard overlay map OM-05.02; or ii. enclosing an undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04.		
Risk compatibility		
PO31	AO31.1	Complies No Building Envelope or future dwelling is proposed within the mapped High Flow Area.

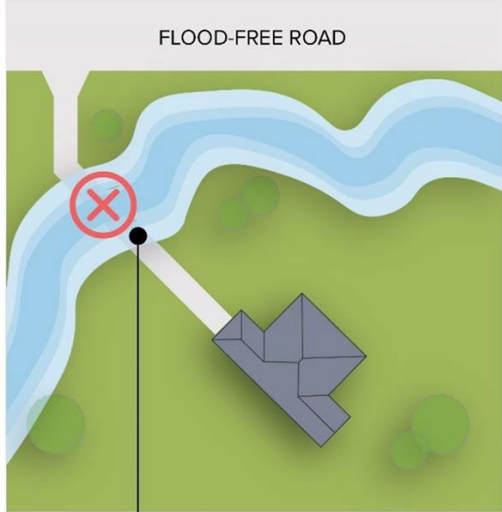
Development, other than fences, is located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	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.	Accordingly, the proposal complies with AO31.1 and AO31.2.
PO32 An undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04: 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: i. will not impede flows; ii. 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.	AO32 An undercroft is not walled and remains open in a High flood risk area identified on Flood hazard overlay map OM-05.04.	N/A No undercroft development is proposed within the mapped High Flood Risk Area. Accordingly, this provision does not apply.
PO33 Development in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not increase the existing number of bedrooms or dwellings in a High risk area;	AO33 Development, other than a domestic outbuilding, is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	Complies Future Building Envelopes are located outside the mapped High Flood Risk Area in compliance with AO33.

b. complies with the Minimum 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 is structurally designed to withstand the hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event.		
PO34 A domestic outbuilding in a High flood risk area identified on Flood hazard overlay map OM-05.04 complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	AO34 A domestic outbuilding is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	Complies Future domestic outbuildings will be located within the nominated Building Envelopes, outside the mapped High Flood Risk Area.
PO35 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 is located and designed to avoid: a. habitable rooms below the specified flood planning level; b. the exposure of non-habitable rooms to potential inundation during the defined flood event; c. risk to people and minimise damage to property during the defined flood event.	AO35 Development, including a secondary dwelling and domestic outbuildings, in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 complies with the flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	Complies Future Building Envelopes are located outside the mapped Moderate Flood Risk Area.
PO36 Development for a new dwelling in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is demonstrated to be compatible with the level of flood risk and	AO36 A new dwelling is located outside a Flood investigation area identified on Flood hazard overlay map OM-05.04.	N/A The subject site is not affected by the Flood Investigation Area. Accordingly, this provision does not apply.

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.		
PO37 Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: 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. 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 37(c). Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.	AO37 Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not involve an increase to the existing number of bedrooms on the premises; b. complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	N/A The subject site is not affected by the Flood Investigation Area. Accordingly, this provision does not apply.
Access and evacuation requirements where development involves: • a new Dual occupancy (auxiliary unit); or • a new Dwelling house (including a secondary dwelling); or • an increase in the number of bedrooms.		

PO38 During the defined flood event, development other than a domestic outbuilding: a. is not located in a Low flood island identified on Flood hazard overlay map OM-05.01; b. has a vehicle access and a vehicle evacuation route that is: i. low flood hazard and leads to a suitable flood-free area that contains essential goods; or ii. flooded for less than 36 hours and provides shelter on-site that is located outside an area of flash flooding and above the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieving this performance outcome.	AO38.1 During the defined flood event, development other than a domestic outbuilding 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 essential goods. AO38.2 During the defined flood event, development has a flood-free vehicle or pedestrian route from dwellings to the flood-free road. Editor's note - Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Editor's note - Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	Complies The proposed subdivision provides flood-free internal road access from all residential lots to the flood-free collector road adjoining the eastern boundary of the site.
Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route		

 The diagram illustrates a non-compliant dwelling situation. At the top, a grey horizontal bar is labeled "FLOOD-FREE ROAD". Below this, a green area represents the property. A grey house icon is situated on the property. To the left of the house, a white line with a black dot at its end represents a vehicle route. A black circle with a white checkmark is positioned above this route. A blue wavy line representing a flood zone flows from the bottom left towards the right, passing between the house and the route. A black line points from the text "Route not impacted by flooding" to the white route line. Route not impacted by flooding	
Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route	

 FLOOD-FREE ROAD Route impacted by flooding		
Preservation of floodplain function		
PO39 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	AO39 Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation does not exceed: a. a total volume of 20m³; b. a total area of 2,000m².	Complies No filling or excavation is proposed within the mapped High Flood Risk Area or Flood Investigation Area as part of this application. Any future earthworks will be addressed through the Operational Works application. Accordingly, this provision does not apply.
PO40	AO40	Complies The proposal does not include earthworks within the mapped Moderate Flood Risk Area.

Development does not involve earthworks that would either directly or indirectly adversely impact floodplain function below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	Any future earthworks will be assessed through the Operational Works application. Accordingly, this provision does not apply.
PO41 Development does not involve works that would either directly or indirectly: a. concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. adversely impact the role and function of the floodplain, waterways and areas of ecological significance; d. adversely affect adjoining premises, infrastructure or the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	AO41 Development below the defined flood event does not concentrate, obstruct or divert floodwaters onto adjoining premises, infrastructure or the environment.	Complies The proposed subdivision retains the mapped flood-affected land within drainage infrastructure and does not propose development that would concentrate, obstruct or divert floodwaters onto adjoining premises or infrastructure. Detailed stormwater design will be addressed through the Operational Works application. Accordingly, the proposal complies with AO41.

Table 9.3.2.3.2 - Minimum side and rear boundary clearances for large domestic outbuildings

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

Table 9.3.2.3.3 - Minimum flood planning levels

Flood area	Minimum finished habitable floor level	Minimum finished non-habitable floor level (other than domestic outbuildings)	Domestic outbuilding (other than carport) - Minimum floor level	Domestic outbuilding (being a carport)
Where in a High flood risk area or Moderate flood risk area identified on Flood hazard overlay map OM-05.04	Defined flood event + 500mm freeboard	Above the defined flood event	a. Above the defined flood event; or b. Below the defined flood event, only where 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 above the defined flood event; or b. Roof structure is below the defined flood event, only where 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
Where in Flood investigation area identified on Flood hazard overlay map OM-05.04	1% AEP + 1m freeboard	1% AEP + 300mm freeboard	a. 1% AEP +300mm freeboard; or b. Below the 1% AEP +300mm freeboard, only where RPEQ certification demonstrates that development is structurally designed	a. Roof structure is located above 1% AEP +300mm freeboard; or b. Roof structure below the 1% AEP +300mm freeboard, only where RPEQ certification demonstrates that

			to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event	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 A batter:	AO7	Complies

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.	AO8 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 constructed 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:	AO9	N/A There are no dams on site.

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.	
--	--	--

9.4.3 Infrastructure code

9.4.3.1 Application

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

9.4.3.2 Purpose

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

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

9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

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

For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	AO1 Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	Will comply Engineering reports and infrastructure designs will be prepared following confirmation of the proposed layout.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values.	AO2 Development: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure;	Will comply The site is located within the water supply and sewerage service areas. Engineering reports and infrastructure designs, including water, sewer, stormwater and roads, will be prepared following confirmation of the proposed layout and will demonstrate compliance with Planning Scheme Policy 5 – Infrastructure. The proposed development also satisfies the park infrastructure requirements of AO2(g). Specifically, all residential lots are located partly or wholly within 500 metres of a Local Recreation Park, comprising the existing Mulberry Park to the south and the planned Local Recreation Park identified east of the subject land (LGIP Ref: 1537.R.Lo.I.x). Accordingly, the proposal achieves Council’s desired standard of service for access to Local Recreation Park infrastructure. The proposed subdivision is also generally consistent with the General Planning Layout for Logan Reserve. The layout incorporates the indicative urban collector single carriageway along the eastern boundary of the site and contains the mapped environmental

	g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure; h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.	management and conservation area within proposed drainage reserves to be dedicated to Council. Whilst the proposal seeks to apply the Suburban precinct in lieu of the Village precinct identified under the General Planning Layout, this is addressed through the proposed Variation Request and is supported by the relevant matters discussed in Section 4.4.1 of this report.
Location of development		
PO3 Development is located to protect trunk infrastructure networks.	AO3 Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	Complies The proposal has incorporated the necessary trunk road dedications and is located outside Local government infrastructure plan mapping.
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure;	AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical	Will comply Engineering reports and infrastructure designs will be prepared following confirmation of the proposed layout.

b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i>; b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i>.	
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	AO5 Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	Will comply Engineering reports and infrastructure designs will be prepared following confirmation of the proposed layout.
Waste management		

PO6 Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	AO6.1 Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management. AO6.2 Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	N/A The proposal is for a residential subdivision only. Refuse and recycling collection facilities will be provided as part of future dwelling development.
Disposal of trade waste		
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	AO7 The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.	N/A Development is for residential purposes and will not generate trade waste.
Roof water drainage and surface water drainage		
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	AO8 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Will comply Engineering reports and infrastructure designs will be prepared following confirmation of the proposed layout.

Natural flow of surface water		
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	AO9 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Will comply Engineering reports and infrastructure designs will be prepared following confirmation of the proposed layout.
Water sensitive urban design		
PO10 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.	AO10 Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	Will comply Engineering reports and infrastructure designs will be prepared following confirmation of the proposed layout.
Movement network		
PO11	AO11	Will comply

The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	Development does not cause or contribute to projected traffic levels: a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.	Engineering reports and infrastructure designs will be prepared following confirmation of the proposed layout.
Integrated movement concept report		
PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	AO12 Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.	Will comply Engineering reports and infrastructure designs will be prepared following confirmation of the proposed layout.
For assessable development only		
Land use and transport integration		
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m ² or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes;	AO13 No acceptable outcome provided.	N/A The subject land is not within 400 metres of existing or future public passenger transport facilities.

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

Table 9.4.3.3.2 - Water storage for fire fighting

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

9.4.4 Landscape code

9.4.4.1 Application

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

9.4.4.2 Purpose

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

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

9.4.4.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

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

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

9.4.6 Reconfiguring a lot code

9.4.6.1 Application

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

9.4.6.2 Purpose

1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot results in:
 - i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;
 - ii. new lots of appropriate size, shape and dimension with a diverse mix of lots;
 - iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;
 - iv. a high quality streetscape, where creating 10 or more lots, that:
 - A. provides for a wide variety of frontages;
 - B. provides for a noticeable variety of frontages;
 - C. avoids a concentration of similar frontages.
 - v. access easements that:

- A. are safe and do not adversely affect adjoining premises;
- B. allow for on-site refuse collection for large rear lot developments;
- vi. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry;
- vii. the protection of the lawfulness of an approved Multiple dwelling.

9.4.6.3 Assessment benchmarks for assessable development

Part A - Requirements for assessable development

Table 9.4.6.3.1 - Reconfiguring a lot code: assessable development

Performance outcomes	Acceptable outcomes	Comments
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 proposal 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 proposal does not involve a boundary realignment.
Design		
PO3	AO3	Complies with PO

Reconfiguring a lot results in lots of a size, shape, dimension and density that are: a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced. Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.	Unless involving an approved Multiple dwelling, a new lot complies with: a. Table 9.4.6.3.2 - Reconfiguring a lot; or b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or c. a preliminary approval for reconfiguring a lot.	The proposed development includes a Variation Request seeking to apply the Low density residential zone (Suburban precinct) provisions to the subject land. The proposed lots are designed in accordance with the Suburban precinct standards and are of an appropriate size, shape and dimension to accommodate future Dwelling houses and optional Secondary dwellings. Whilst a limited number of lots vary from the prescribed frontage requirements, these variations are addressed through the proposed Variation Request and do not compromise the intended suburban character or functionality of the subdivision.
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; d. provide durable site access constructed to withstand heavy vehicles.	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 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;	N/A Passing bays are identified in Table 9.4.6.3.4 however, no driveways exceeding 30 metres are proposed. N/A On-site refuse collection is not identified as required in Table 9.4.6.3.4.

	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.	
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 subdivision responds appropriately to the site's environmental constraints by incorporating the mapped waterway corridor, flood affected land and environmental areas within drainage reserves. The layout minimises unnecessary earthworks whilst providing an efficient and functional subdivision outcome.
PO6 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.	AO6 No acceptable outcome provided.	Complies The proposed road network provides a permeable movement network that integrates with the surrounding road network and incorporates pedestrian connectivity through the site, supporting active transport and convenient access to surrounding residential areas and public open space.
PO7 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.	AO7 No acceptable outcome provided.	Complies The proposed road and lot orientation facilitates the future development of energy efficient dwellings through generally regular lot configurations and an interconnected street network capable of accommodating a range of dwelling designs.
PO8	AO8	Complies The subject land is not located within the

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.	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.	prescribed separation distances to rural activities, Medium impact industry, High impact industry or Special industry.
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone		
PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by: a. providing a wide variety of frontages; b. providing lots with noticeable frontage variation when observed from the street. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO9.1 Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome. Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot. AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.	Complies The proposed subdivision achieves a varied streetscape through a mix of lot frontages consistent with the intended character of the Suburban precinct. The proposal satisfies the frontage diversity requirements of Table 9.4.6.3.5 and results in no more than three adjoining lots having the same frontage, thereby achieving a varied and visually interesting streetscape.
Access easement		
PO10 An access easement: a. is fit for its particular purpose; b. has a safe access point;	AO10 No acceptable outcome provided.	Complies The proposal includes a possible temporary access easement over proposed Lot 26. The proposed temporary access easement will only be required if alternative access arrangements

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.		are not available at the time of plan sealing. Once alternative access is available, the temporary access easement will be extinguished.
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; 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	Will comply The subject land adjoins Chambers Flat Road, which is identified as an Urban Arterial Road. Proposed Lot 901, adjoining Chambers Flat Road, is intended to be dedicated to Council as drainage reserve. Should any additional land dedication or works be required to satisfy AO11, these matters can be addressed through the detailed assessment process and reflected in the development approval conditions, if required.

	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 A material change of use has not been granted over the subject land.
PO13 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:	AO13 No acceptable outcome provided.	N/A A material change of use has not been granted over the subject land.

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 regulated access area		
PO14 Development within Figure 9.4.6.3.1 - Regulated access area: a. does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or California Creek Road; b. supports the extension of the local access road network.	AO14 Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.	N/A The subject land is not identified within a regulated access area.
Where within a local plan area		
PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	AO15 No acceptable outcome provided.	N/A The subject land is not identified 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
Zone and/or precinct	Minimum lot size	Minimum frontage	Maximum depth to width ratio	Rear lot	Qualifications

		Normal	Cul-de-sac lot	Corner lot			
Low density residential zone - Small lot precinct	300m ²	10m	6m	12m	NA	A rear lot is not created in this precinct.	
Low density residential zone - Suburban precinct	400m ²	12.5m	10m	15m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Village precinct	500m ²	15m	10m	18m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Large suburban precinct	1,000m ²	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	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	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	

Low-medium density residential zone - Townhouse precinct	500m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Apartment precinct	800m ²	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	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	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Centre zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Specialised centre zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Recreation and open space zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Low impact industry zone	2,000m ²	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	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Community facilities zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Emerging community zone	20 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Environmental management and conservation zone	100 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	-
Mixed use zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Rural zone	100 hectares	No minimum frontage.			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Park residential precinct	5,000m ²	40m	20m	40m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	

Rural residential zone - Park living precinct	100 hectares	No minimum frontage	No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Cottage rural precinct and Carbrook precinct	a. 20 hectares in the urban footprint; b. 100 hectares in the regional landscape and rural production area.	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.	

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

Table 9.4.6.3.3 - Reconfiguring a lot: local plans

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Loganholme local plan							

Large lot residential precinct	1,000m ²	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	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban residential precinct	400m ²	12.5m	10m	15m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	Access is restricted at a major intersection.
Loganlea local plan							
Residential edge precinct	600m ²	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	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	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

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

Table 9.4.6.3.4 - Additional requirements for rear lots

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Zone and/or precinct	Minimum area clear of access strip	Maximum access strip length	Number of dwellings serviced by accessway	Minimum access strip width	Passing bays	On-site refuse collection
Low density residential zone - Suburban precinct	500m 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
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	5,000m 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 5.5m pavement width	No	Yes
Suburban residential precinct	500m 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

Figure 9.4.6.3.1 - Regulated access area

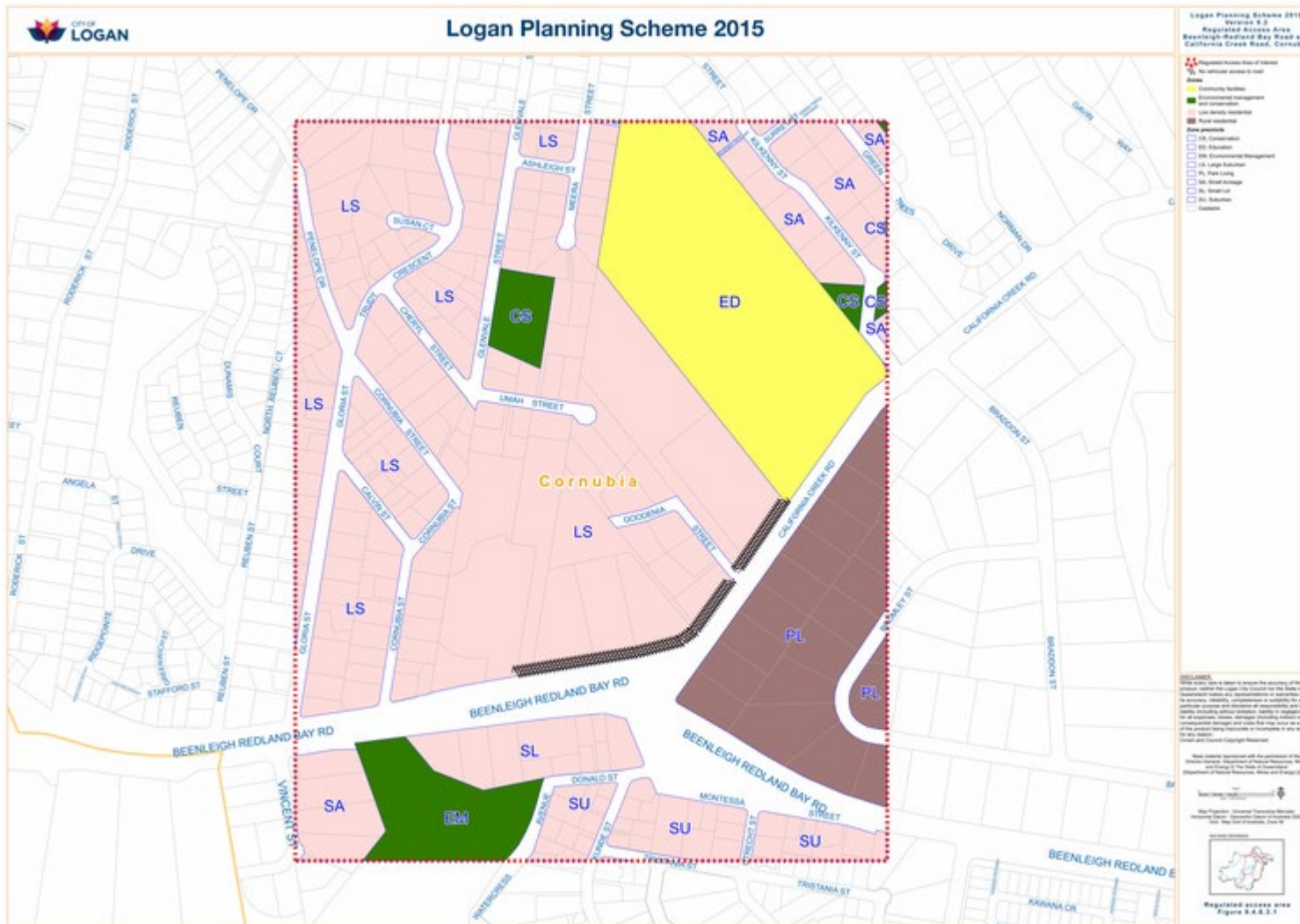


Table 9.4.6.3.5 - Frontage requirements

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

9.4.7 Servicing, access and parking code

9.4.7.1 Application

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

9.4.7.2 Purpose

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

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

9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: a. the particular circumstances of the premises including the: i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises;	AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.	N/A The proposal is for Dwelling houses which is not a listed use in Table 9.4.7.3.2 and does not require a car parking report.

b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.		
PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.	AO2 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.	N/A Development does not involve a security gate.
PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that: a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.	N/A The proposal is for a residential activity.
Provision of motorcycle parking		
PO4 Motorcycle parking is provided that is safe and functional.	AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.	N/A Motorcycle parking is not proposed.
Provision of bicycle parking		
PO5	AO5	N/A

Bicycle parking facilities are provided that: a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.	Bicycle parking facilities comply with: a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities.	Bicycle parking facilities are not proposed.
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	AO6 Development provides a vehicle manoeuvring area that: a. enables vehicles to enter and exit the site in a forward motion where the development: i. is non-residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.	N/A The proposal is for a residential subdivision. Each proposed lot will cater for a Dwelling house.
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	AO7 A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.	N/A A vehicle washing bay is not proposed / required.
Car park access		
PO8	AO8	N/A

Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	Vehicular queuing space to a car parking area: a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.	The proposal is for a residential subdivision. A car park is not proposed / required.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	AO9 A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.	Complies Driveways will be designed and constructed in accordance with section 3.4.5 – Design standards for access and driveways of Planning scheme Policy 5 – Infrastructure.
Design and construction of a car parking area		
PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point;	AO10 A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.	N/A A car park is not proposed.

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

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

Table 9.4.7.3.2 - Vehicle parking and servicing

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

		b. Medium density residential zone where not at Browns Plains or Park Ridge.			
Adult store	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√ (if more than 500m ² GFA)	Not required	1 space per 400m ² GFA / employee; plus 1 visitor space per 500m ² GFA
Agricultural supplies store	1 space per 100m ² of site area	Not applicable	√	Not required	No minimum
Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum
Animal keeping	A minimum of either: a. 4 spaces, if the premises is used for the boarding of animals; or b. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Bar	1 space per 10m ² of GFA bar area (excluding staff only areas); plus 1 space	1 space per 100m ² of GFA.	√	Not required	No minimum

	per 3 gaming machines for gaming machines				
Brothel	5 spaces per 100m ² of GFA	Not applicable	Not required	Not required	No minimum
Bulk landscape supplies	1 space per 400m ² of site area with a minimum of 6 spaces	Not applicable	√	Not required	No minimum
Caretaker's accommodation	1 covered space	Not applicable	Not required	Not required	No minimum
Car wash	1 space per employee if not part of a Service station	1 space per employee if not part of a Service station.	Not required	Not required	No minimum
Childcare centre	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	√	Not required	No minimum
Club	1 space per 30m ² of GFA	1 space per 100m ² of GFA	√	√ (if more than 2,000m ² GFA)	No minimum
Community care centre	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	√	√	No minimum
Crematorium	1 space per employee	Not applicable	√	√	No minimum.

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

	area for an outdoor seating area.				30m ² GFA.
Function facility	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√	√ (if more than 2,000m ² GFA)	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m ² of GFA associated with a chapel	Not applicable	√	√	No minimum
Garden centre	1 space per 300m ² of display area with a minimum of 6 spaces; plus 1 space per 20m ² of indoor retail use area	Not applicable	√	Not required	No minimum
Hardware and trade supplies	1 space per 60m ² of GFA	Not applicable	√	Not required	No minimum
Health care service	1 space per 10m ² of GFA; plus 1 ambulance space	Not applicable	√	√	1 space per 400m ² GFA for employees; plus 1 visitor space per 200m ² GFA
High impact industry	1 space per 150m ² of GFA up to 900m ² ; plus 1 space per 200m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees.

Home-based business (not being guest accommodation)	1 space plus 1 space per non- resident staff member in addition to the spaces required for the Dwelling house or Dwelling unit	Not applicable	Not required	Not required	No minimum
Home-based business (being guest accommodation)	1 space per bedroom to be utilised for the guest accommodation in addition to the spaces required for the Dwelling unit	Not applicable	Not required	Not required	No minimum
Hospital	1 space per 10m ² of GFA; plus 1 ambulance space	Not applicable	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Hotel	1 space per guest room; plus 1 space per 10m ² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m ² GFA of liquor sales area; plus 1 space per 5m ² of GFA for gaming machines	1 space per 100m ² of GFA	√	√	1 space per 50m ² of GFA for lounge, bar and beer garden area; plus 1 space

					per 60m ² of GFA for gaming machines
Indoor sport and recreation	1 space per 15m ² of GFA	1 space per 15m ² of GFA	√	√	3 spaces; plus 1 space per 50m ² GFA for visitors
Intensive animal industry	1 space	Not applicable	Not required	Not required	No minimum
Intensive horticulture	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	Not required	Not required	No minimum
Landing	No minimum	Not applicable	Not required	Not required	No minimum
Low impact industry	1 space per 50m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees
Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum

Market	1 space per 5m ² of GFA of the stalls and the displays	Not applicable	√	Not required	1 space per 10 stalls
Medium impact industry	1 space per 80m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees
Multiple dwelling	In the Loganlea local plan: • 1.15 covered spaces for dwellings comprising less than 2 bedrooms; • 1.3 covered spaces for dwellings comprising 2 or more bedrooms; • 1 vehicle washing space where the use comprises more than 15 dwellings; and • 0.4 visitor space per dwelling.	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

	For all other land (unless Column 3 applies): • 1.5 covered spaces for dwellings comprising less than 2 bedrooms; • 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms; • 0.25 visitor space per dwelling; and • 1 vehicle washing space where the use comprises more than 15 dwellings				
Nightclub entertainment facility	1 space per 100m ² of GFA plus 1 space per employee	Not applicable	√	√	No minimum
Office	1 space per 20m ² of GFA of any storey at ground level; plus 1 space per 30m ² of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m ² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.

Outdoor sales	1 space per 300m ² of display area; plus 1 space per 1.5 employees	Not applicable	Not required	Not required	No minimum
Outdoor sport and recreation (where a bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink	4 spaces for the first rink; plus 2 spaces for the subsequent rink	√	√	No minimum
Outdoor sport and recreation (where a court game)	4 spaces per court	4 spaces per court	Not required.	√	No minimum
Outdoor sport and recreation (where a golf course)	40 spaces per 9 hole course or 80 spaces for 18 hole course	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a golf driving range)	1 space per tee off area; plus 1 space per 20m ² GFA of bar, lounge and other entertainment areas	Not applicable	Not required	√	No minimum
Outdoor sport and recreation (where a swimming pool)	15 spaces; plus 1 space per 100m ² of site area	15 spaces; plus 1 space per 100m ² of site area	√	√	2 spaces per 20m ² of pool area
Outdoor sport and recreation (where outdoor field games)	15 spaces per field	Not applicable	√	√	No minimum

Outdoor sport and recreation (where a sport arena)	1 space for every 3 seats plus 1 bus space per 100 seats	1 space for every 3 seats; plus 1 bus space per 100 seats	√	√	1 space per 250 seats
Outdoor sport and recreation (other than those above)	1 space per 15m ² of GFA	1 space per 15m ² of GFA	√	√	No minimum
Park	No minimum	Not applicable	Not required	Not required	No minimum
Parking station	No minimum	Not applicable	Not required	Not required	No minimum
Permanent plantation	No minimum	Not applicable	Not required	Not required	No minimum
Place of worship	1 space per 10m ² of GFA	Not applicable	√	√	No minimum
Port service (where a marina)	1 space per 10 berths	Not applicable	Not required	Not required	No minimum
Relocatable home park	1 space per dwelling; plus visitor car parking of 1 space per 5 dwellings; plus 1 vehicle washing space per 50 dwellings	Not applicable	Not required	Not required.	No minimum.
Renewable energy facility	No minimum	Not applicable	Not required	Not required.	No minimum
Research and technology industry	1 space per 50m ² of GFA up to 500m ² ; plus 1 space per 100m ² GFA thereafter	Not applicable	√	Not required.	1 space per 800m ²

					GFA for employees
Residential care facility	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	√	√	No minimum
Resort complex	1 space per guest room; plus 1 space per 10m ² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m ² GFA of liquor sales area; plus 1 space per 5m ² of GFA for gaming machines	1 space per 100m ² of GFA	√	√	1 space per 50m ² of GFA for lounge, bar and beer garden area; plus 1 space per 60m ² of GFA for gaming machines
Retirement facility	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee 1 ambulance parking space	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee; plus 1 ambulance parking space	√	√	No minimum
Roadside stall	No minimum	Not applicable	Not required	Not required	No minimum

Rooming accommodation	0.25 spaces per rented room	0.25 spaces per rented room	Not required	Not required	1 space per 4 rented room
Rural industry	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	Not required	No minimum
Rural workers' accommodation	1 space per bedroom	Not applicable	Not required	Not required	No minimum
Sales office	1 space per employee where for an estate Sales office or display dwelling. 1 space per employee with a minimum of 4 spaces where for a cluster of display dwellings	1 space per employee with a minimum of 4 spaces	Not required	Not required	1 space per 200m ² GFA for employees
Service industry (where a car rental establishment)	1 space per 25m ² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m ² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	Not required	Not required	1 space per 200m ² GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m ² of GFA	1 space per 100m ² of GFA	Not required	Not required	1 space per 200m ² GFA for employees
Service station	2 spaces; plus 1 space per 25m ² of GFA for a Shop of less than 150m ² ; plus 1	2 spaces; plus 1 spaces per 25m ² of GFA for a Shop of less than 150m ² ; plus 1 spaces per 20m ² of	√	Not required	1 space per 200m ²

	spaces per 20m ² of GFA of Shop area exceeding 150m ² ; plus 1 space per 10m ² of GFA for food and drink outlet; plus 5 spaces per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	GFA of Shop area exceeding 150m ² ; plus 1 space per 10m ² of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be acceptable for service or staff vehicles			GFA for employees
Shop	1 space per 17m ² of GFA	1 space per 100m ² of GFA	√	Not required	1 space per 300m ² GFA
Shopping centre	1 space per 17m ² of GFA for a floor area of 1-10,000m ² GFA 1 space per 20m ² of GFA for a floor area >10,000-30,000m ² GFA. 1 space per 23m ² of GFA for a floor area of >30,000m ² GFA	1 space per 100m ² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Short-term accommodation	1 space per residential unit; plus 1 visitor space per 2 residential units; plus 1 space for a manager resident on the premises; plus 1 space for 20m ² of	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per

	GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.				4 residential units
Showroom	1 space per 35m ² of GFA	Not applicable	√	Not required	1 space per 750m ² GFA for employees; plus 1 visitor space per 1,000m ² GFA
Special industry	1 space per 150m ² of GFA up to 900m ² ; plus 1 space per 200m ² GFA thereafter	Not applicable	√	Not required	1 space per 800m ² GFA for employees
Substation	1 space	Not applicable	Not required	Not required	No minimum
Telecommunications facility	1 space per employee with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
Theatre	1 space per 8 seats	1 space per 100m ² of GFA	Not required	Not required	No minimum
Transport depot	1 car space for every truck space; plus 1 space per 2 non-driver employees	Not applicable	√	Not required	No minimum
Tourist park	1 space per site; plus 1 visitor space per 10 sites; plus 1 vehicle washing	Not applicable	Not required	Not required	No minimum

	space per 20 sites; plus 1 space for a manager resident on the premises				
Utility installation	1 space per employee with a minimum of 2 spaces	Not applicable	√	Not required	No minimum
Veterinary service	1 space per 30m ² of GFA	Not applicable	√	√	No minimum
Warehouse (not being a mini-storage establishment)	1 space per 100m ² of GFA	Not applicable	√	Not required	No minimum
Warehouse (being a mini-storage establishment)	1 space per 100 storage units; plus 1 space per employee Minimum traffic circulation accessway width of 6.5m	Not applicable.	√	Not required	No minimum
Wholesale nursery	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Winery	1 space per 10m ² of GFA up to 400m ² GFA for retail and dining areas only, thereafter 1 space per 20m ² GFA for retail and dining areas only; plus 2 spaces per 10m ² of floor area for an outdoor seating area.	1 space per 100m ² of GFA	√	Not required	1 space per 30m ² GFA for retail and dining areas only

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

Note - ² Where the calculated number of spaces is not a whole number, the number of spaces is rounded to the higher whole number.

Table 9.4.7.3.3 - Queuing spaces

Column 1 Static capacity of car park	Column 2 Minimum number of vehicles in queue ¹
1-25	1
26-60	2
61-100	3
>100	The number calculated complies with Table 3.3 of AS 2890.1:2004 Parking facilities - Off-street car parking

Note - For the purposes of calculating queue length, each car length is 6 metres and the queue distance is measured from the boundary of the premises at a crossover to the first available car parking space on the premises.

Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate

Column 1 Total number of visitor car parking spaces provided on the premises	Column 2 Minimum number of visitor car parking spaces required in front of a security gate
<6	0
6-10	2
11-20	4
21-30	6
31-40	8
41-50	10

>50	Visitor car parking spaces to accommodate the amount of vehicular traffic likely to be generated by the use
-----	---

Table 9.4.7.3.5 - Design vehicle for a manoeuvring area

Column 1 Use or user class	Column 2 Design vehicle ¹
Adult store	SRV, if less than 500m ² GFA MRV if 500m ² or greater GFA
Agricultural supplies store	AV
Animal keeping	MRV
Aquaculture	HRV
Bulk landscape supplies	HRV
Childcare centre	SRV
Club	HRV
Community care centre	MRV
Crematorium	SRV
Cropping	AV
Educational establishment	HRV/bus
Environment facility	HRV
Food and drink outlet	MRV, if less than 200m ² GFA HRV, if 200m ² or greater GFA
Function facility	HRV
Funeral parlour	SRV

Garden centre	HRV
Hardware and trade supplies	HRV
Health care service	SRV
High impact industry	AV
Hotel	HRV
Indoor sport and recreation	HRV
Intensive animal industry	AV
Intensive horticulture	AV
Low impact industry	HRV
Market	HRV
Medium impact industry	HRV
Multiple dwelling	SRV if comprising 6 to 10 dwellings; HRV if comprising more than 10 dwellings
Night club entertainment facility	HRV
Office	MRV, if less than 1,000m ² GFA HRV, if 1,000m ² or greater GFA
Outdoor sales	AV
Outdoor sport and recreation	HRV/bus
Parking station	B99
Place of worship	SRV
Research and technology industry	HRV
Residential care facility	HRV

Relocatable home park	HRV = bus
Retirement facility	HRV = bus
Rooming accommodation	HRV
Rural industry	AV
Service industry	AV
Service station	AV
Shop	MRV, if less than 500m ² GFA HRV, if 500m ² or greater GFA
Shopping centre	AV
Short term accommodation	HRV
Showroom	HRV
Theatre	HRV
Transport depot	AV
Utility installation	HRV
Wholesale nursery	AV
Warehouse (where a mini storage establishment)	HRV
Warehouse	AV/HRV
Veterinary service	SRV
Use not specific in column 1	Design vehicle specified by the local government

Editor's note - B99 = a car

Editor's note - SRV = a small rigid vehicle or ambulance

Editor's note - MRV = a medium rigid vehicle

Editor's note - HRV = a heavy rigid vehicle

Editor's note - AV = an articulated vehicle

Table 9.4.7.3.6 - Queuing requirements for particular uses

Use	Minimum provisions for queuing (in addition to Table 9.4.7.3.3 - Queuing spaces)
Car wash	4 vehicles per car wash bay
Food and drink outlet	10 vehicles per drive through facility
Hardware and trade supplies	8 vehicles in any drive in
Hotel	12 vehicles per drive through facility
Resort complex	12 vehicles per drive through facility
Service station	3 vehicles from a fuel outlet. Where a Car wash is associated with the Service station, at least 4 vehicles are provided before the Car wash entrance
Short-term accommodation	2 vehicles at the entry of the site
Tourist park	2 vehicles at the entry of the site