

Low density residential zone code		
Performance outcomes	Acceptable outcomes	Response
Land use		
<p>P01</p> <p>A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> 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. 	<p>A01</p> <p>A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> 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.. 	<p>Complies with A01</p> <p>In accordance with section 6.2.5.2 (3)(i)(i) - overall outcomes for the Suburban precinct, a dual occupancy is an anticipated land use within the Low density residential zone and Suburban precinct.</p>
Design		
Building height		
<p>P02</p> <p>A building has a building height that is:</p> <ul style="list-style-type: none"> 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. 	<p>A02</p> <p>A building on a slope of:</p> <ul style="list-style-type: none"> 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. 	<p>Complies with A02</p> <p>The subject site contains elevations varying from 31m AHD on the north-east corner, to 29.5m AHD in the south-west corner. It has an average slope of 5% falling to the south-west. The proposed development will not exceed a building height of 8.5m.</p>

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Boundary clearance		
<p>P03</p> <p>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that:</p> <ol style="list-style-type: none"> allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; provide access to natural light and ventilation; are consistent with the character for the precinct. 	<p>A03</p> <p>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.</p>	<p>Not Applicable</p> <p>The proposed development is for a dual occupancy.</p>
Density		
<p>P04</p> <p>Development achieves a density consistent with that intended for the precinct.</p>	<p>A04</p> <p>Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.</p>	<p>Complies with P04</p> <p>In accordance with Table 6.2.5.3.4 - Low density residential zone densities, the maximum density for a dual occupancy is 28 dwelling per ha (minimum 700m² lot size.)</p> <p>The proposed dual occupancy has a density of 32 dwellings per ha and a lot size of 620m². IT is just marginally over that identified in the table however is consistent with the precinct, which has limited utility to otherwise achieve the intended density and is currently 16 dw/ha.</p> <p>When reviewing the nearby allotments, all nearby allotments have an area of less than</p>

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		<p>650m², with the exception of the land opposite in an alternate zone intended for higher densities. The subject site is within 800m walking distance of the Woodridge Railway Station and in close proximity to the Woodridge State School (both primary and high school) and centre activities in Logan Central.</p> <p>The proposed development is an appropriate outcome for its location and proximity to services. It allows for greater opportunities for home ownership, with valuable difference in housing choice as opposed to nearby alternatives of townhouses and apartments.</p> <p>There is a clear demand for housing in our cities, and it is necessary to ensure that a variety of housing options are available. In this case, while the density of the site cannot be met based on the area of the subject site alone, considering the limited opportunities for density in this area, the alternative is land that is unable to achieve the desired density of 28 dw/ha. At present, the density of this area is significantly lower at 16 dwellings per hectare. The proposed development allows for increased density in a manner that is consistent with that intended for the precinct.</p>

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		Therefore, compliance with Performance Outcome 4 is achieved.
Amenity		
General emissions		
<p>P05</p> <p>Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. 	<p>A05</p> <p>Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> 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. 	<p>Complies with A05</p> <p>It is not anticipated that the proposed development will exceed the emission standards as the intended use is for Low density residential living. It is reasonably expected to maintain the same emissions as other dwellings within the immediate area.</p>
Reverse amenity		
P06	A06	Not Applicable

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Performance outcomes	Acceptable outcomes	Response														
<p>Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p>The subject stie is not identified within 100 metres of government supported transport infrastructure.</p>														
<p>P07</p> <p>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.</p> <p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p>A07</p> <p>A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2.</p> <p>Table 6.2.5.3.2</p> <table border="1"> <thead> <tr> <th>Column 1: separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <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> </tbody> </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	<p>Complies with A07</p> <p>The proposed development is not identified within the specified separation distances shown in Table 6.2.5.3.2.</p>
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																

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Built form		
<p>P08</p> <p>A building contributes to the character of the precinct with articulated buildings and detailing by:</p> <ol style="list-style-type: none"> orientating towards the primary street frontage; providing an attractive and well-articulated façade. 	<p>A08</p> <p>No acceptable outcome provided.</p>	<p>Complies with P08</p> <p>The subject site is a corner allotment that includes 2 street frontages to Elm Avenue.</p> <p>The proposed dual occupancy provides orientation towards both frontages and provide casual surveillance.</p> <p>The design of the dual occupancy is well-articulated with an attractive lightweight appearance including recesses and eaves.</p>
Streetscape		
<p>P09</p> <p>Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of:</p> <ol style="list-style-type: none"> footpath paving; street trees; landscaping. 	<p>A09</p> <p>No acceptable outcome provided.</p>	<p>Complies with P09</p> <p>The surrounding area is predominantly characterised by a mix of single storey and two (2) storey dwelling houses. The proposed development remains consistent and cohesive with the streetscape, maintaining a similar design to surrounding dwellings and providing casual surveillance to both frontages.</p> <p>The built form of the dual occupancy presents as a regular dwelling house from the street frontage.</p> <p>The existing footpath paving is to be retained and adequately services the surrounding area. There are no existing street trees,</p>

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Performance outcomes	Acceptable outcomes	Response
		however, there will be sufficient areas for new street trees.
Servicing areas and parking		
P010 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	A010 Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	Complies with A010 Plant, equipment, services and outdoor storage of materials will not be visible front the street and will be located within private areas.
Reconfiguring a lot		
P011 Reconfiguring a lot: <ul style="list-style-type: none"> a. in the Small lot precinct creates a lot with a minimum size of 300m²; or b. in the Suburban precinct: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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. 	A011 No acceptable outcome provided.	Not Applicable Reconfiguring a lot is not proposed.
Social and health impact		
P012	A012.1	Not Applicable

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Performance outcomes	Acceptable outcomes	Response
<p>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.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.</p>	<p>Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.</p> <p>A012.2 Development does not provide for gaming.</p>	<p>The proposed development is for a dual occupancy.</p>
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land uses		
Shop		
Not Applicable - A shop is not proposed.		
Food and drink outlet		
Not Applicable - A food and drink outlet is not proposed.		
Acreage precinct		
Not Applicable - The proposed development is identified within the Suburban precinct.		
Large Suburban precinct		
Not Applicable - The proposed development is identified within the Suburban precinct.		
Small acreage precinct		
Not Applicable - The proposed development is identified within the Suburban precinct.		
Small lot precinct		

Low density residential zone code		
Performance outcomes	Acceptable outcomes	Response
Not Applicable – The proposed development is identified within the Suburban precinct.		
Suburban precinct		
Design		
Built form		
<p>P023 The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.</p>	<p>A023 No acceptable outcome provided.</p>	<p>Complies with P023 The immediate area is predominantly characterised by Dwelling houses, the proposed dual occupancy will remain consistent with adjoining dwellings without compromising the intended character of the precinct. The proposed development has a lightweight design that appears as a standard two (2) storey dwelling from the street frontages.</p>
Site cover		
<p>P024 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.</p>	<p>A024 Development in the Suburban precinct has a maximum site cover of 50 percent.</p>	<p>Complies with A024 The proposed development does not exceed a site cover of 50%.</p>
Village precinct		
Not Applicable – The proposed development is identified within the Suburban precinct.		

Dual Occupancy and Dwelling house code - accepted development (subject to requirements) and assessable development		
Performance outcomes	Acceptable outcomes	Response
Design and siting		
<p>P01</p> <p>A Dwelling house:</p> <ul style="list-style-type: none"> a. that is: <ul style="list-style-type: none"> 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. <p>Note - References to QDC MP 1.1 and 1.2 for the purposes of P01 are to be applied as if these provisions applied to a secondary dwelling.</p>	<p>A01</p> <p>A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house):</p> <ul style="list-style-type: none"> 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. <p>Note - Where Table 9.3.2.3.1 A03, A04, A05, A06, A07.1, A08 or A09 applies, A03, A04, A05, A06, A07.1, A08 or A09 prevail over A01 to the extent of any inconsistency.</p> <p>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.</p> <p>Note - References to QDC MP 1.1 and 1.2 for the purposes of A01 are to be applied as if these provisions applied to a secondary dwelling.</p> <p>Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a</p>	<p>Not Applicable</p> <p>The proposed development is for a Dual occupancy.</p>

	<p>non-habitable building such as a private garage, carport, shed or the like.</p>	
<p>P02 A Dual occupancy:</p> <ul style="list-style-type: none"> 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. <p>Note - For the purpose of P02, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</p> <p>Note - References to QDC MP 1.3 for the purposes of P02 are to be applied as if these provisions applied to a Dual occupancy.</p> <p>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).</p>	<p>A02 A Dual occupancy complies with the Acceptable Solutions specified in QDC MP 1.3.</p> <p>Note - For the purpose of A02, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</p> <p>Note - Where Table 9.3.2.3.1 A03, A04, A05, A06, A07.1, A08 or A09 applies, A03, A04, A05, A06, A07.1, A08 or A09 prevail over A02 to the extent of any inconsistency.</p> <p>Note - References to QDC MP 1.3 for the purposes of A02 are to be applied as if these provisions applied to a Dual occupancy.</p> <p>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.</p>	<p>Complies with P02 The proposed development complies with the Performance criteria specified in QDC MP 1.3.</p> <p>The proposed development is located on a corner lot. The proposed duplex and garages have a minimum road setback of 6m.</p> <p>The proposed development achieves minimum side boundary setbacks of 1.5m for walls up to 4.5m. The exception is the proposed garage for Proposed Duplex 2 which has a built to boundary wall of 200mm, limited to the garage. The built to boundary wall has a maximum length of 6m then widens to a 2m setback.</p> <p>The proposed development has a maximum site cover of 45%.</p>

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

P03

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.

A03

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.

Not Applicable

The proposed development is identified within the Suburban precinct and achieves a compliant site cover below 50%.

Road boundary clearance

P04

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;
- d. provides opportunity for appropriate on-site car parking;

A04

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;
 - ii. maximum height does not exceed 3.5 metres;

Not Applicable

The proposed development is for a new Dual occupancy in the Suburban precinct of the Low-density residential zone.
A carport is not proposed.

<p>e. has a road boundary clearance compatible with that of adjoining premises.</p>	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. Emerging community zone; ii. Low density residential zone: <ul style="list-style-type: none"> A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone 	
Side and rear boundary clearance		
P05	A05	Not Applicable

<p>A Dual occupancy or Dwelling house has a side and rear boundary clearance that:</p> <ol style="list-style-type: none"> is compatible with that of adjoining premises; allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; provides access to natural light and ventilation; provides an area of landscaping; is consistent with the character for the relevant zone and precinct. 	<p>A Dual occupancy or Dwelling house has the following minimum side and rear boundary clearances:</p> <ol style="list-style-type: none"> 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: <ol style="list-style-type: none"> Acreage; Small acreage precinct; or 10 metres in the: <ol style="list-style-type: none"> Environmental management and conservation zone; Rural zone. <p>Note - A05 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with Link A07.1(b).</p> <p>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.</p>	<p>The proposed development is for a new Dual occupancy in the Suburban precinct of the Low density residential zone.</p>
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Setback on rear lots

Not Applicable – A rear lot is not proposed.

Domestic outbuildings

Not Applicable – Domestic outbuildings are not proposed.

Dual occupancy (auxiliary unit) or secondary dwelling

<p>P08</p> <p>Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p>	<p>A08</p> <p>Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p>	<p>Not Applicable</p> <p>The proposed development is for a dual occupancy that is not an auxiliary unit.</p>
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<ul style="list-style-type: none"> a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise. 	<ul style="list-style-type: none"> a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise. 	
<p>P09</p> <p>A Dual occupancy (auxiliary unit) or secondary dwelling:</p> <ul style="list-style-type: none"> 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. 	<p>A09</p> <p>A Dual occupancy (auxiliary unit) or secondary dwelling:</p> <ul style="list-style-type: none"> 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. 	<p>Not Applicable</p> <p>The proposed development is for a dual occupancy that is not an auxiliary unit.</p>
<p>P010</p> <p>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.</p>	<p>A010</p> <p>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.</p>	<p>Not Applicable</p> <p>The proposed development is for a dual occupancy that is not an auxiliary unit.</p>
<p>P011</p> <p>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.</p>	<p>A011</p> <p>Where not a rear lot, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.</p>	<p>Not Applicable</p> <p>The proposed development is for a dual occupancy that is not an auxiliary unit.</p>
<p>P012</p> <p>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:</p> <ul style="list-style-type: none"> a. the availability of public transport; b. the availability of on-street car parking. 	<p>A012</p> <p>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.</p> <p>Editor's note - The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.</p>	<p>Not Applicable</p> <p>The proposed development is for a dual occupancy that is not an auxiliary unit.</p>

<p>P013</p> <p>A driveway servicing a Dual occupancy (auxiliary unit) is designed to:</p> <ul style="list-style-type: none"> a. be safe and functional; b. promote practical on-site car parking and manoeuvring; and c. consider the location of existing infrastructure. 	<p>A013</p> <p>A driveway servicing a Dual occupancy (auxiliary unit) is designed to comply with section 3.4.5 of Planning scheme policy 5 - Infrastructure.</p>	<p>Not Applicable</p> <p>The proposed development is for a dual occupancy that is not an auxiliary unit.</p>
<p>Location of development</p>		
<p>P014</p> <p>Development:</p> <ul style="list-style-type: none"> a. allows for safe and convenient vehicular access; b. is located to protect trunk infrastructure networks. 	<p>A014</p> <p>Development:</p> <ul style="list-style-type: none"> 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. 	<p>Complies with A014</p> <p>The subject site is connected to a constructed road (Elm Avenue).</p>
<p>Reverse amenity</p>		
<p>P015</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>A015</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house within 100 metres of government supported transport infrastructure complies with 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.</p>	<p>Not Applicable</p> <p>The proposed development is for a dual occupancy that is not an auxiliary unit.</p>
<p>Earthworks</p>		

<p>P016</p> <p>Filling and excavation works including batters and retaining walls:</p> <ol style="list-style-type: none"> do not adversely affect infrastructure, including any services; do not create a public health hazard; maintain the amenity of the surrounding area and adjoining premises; are safe, stable and easily maintained. 	<p>A016</p> <p>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.</p>	<p>Not Applicable</p> <p>It is not anticipated for filling and excavation to occur. If required any cut and fill will not exceed 1m.</p>
Building over or near infrastructure		
<p>P017</p> <p>A Dual occupancy or Dwelling house complies with the Performance Criteria specified in QDC MP 1.4.</p>	<p>A017</p> <p>A Dual occupancy or Dwelling house complies with the Acceptable Solutions specified in QDC MP 1.4.</p> <p>Editor's note - QDC MP 1.4 applies to development located near a sewer, water main, stormwater drain or combined sanitary drain.</p>	<p>Complies with A017</p> <p>The proposed development will construct a dual occupancy over an existing sewer.</p> <p>The proposed development complies with the Acceptable Solutions specified in QDC MP 1.4. The existing sewer pipe is not a pressure pipeline, however the DN has not been identified within Council records.</p> <p>Any required footings will be installed at least 1m from all parts of the connection.</p>
<p>P018</p> <p>A Dual occupancy or Dwelling house is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.</p>	<p>A018</p> <p>A Dual occupancy or Dwelling house:</p> <ol style="list-style-type: none"> in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; 	<p>Complies with A018</p> <p>In accordance with Council records, the subject site has access to reticulate water via the eastern frontage to Elm Street.</p> <p>In accordance with Council records, sewerage supply is located along the western side boundary.</p>

- 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

<p>P019</p> <p>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:</p> <ul style="list-style-type: none"> a. avoids disturbing acid sulfate soils; or b. is managed to avoid or minimise the release of: <ul style="list-style-type: none"> i. acid and metal contaminants; ii. nutrients that contribute to coastal algal blooms. 	<p>A019.1</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Not Applicable</p> <p>The proposed development is for a Dual occupancy that is not an auxiliary unit.</p>
<p>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.</p>	<p>A019.2</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils above 5 metres and below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.</p>	<p>Not Applicable</p> <p>The proposed development is for a Dual occupancy that is not an auxiliary unit.</p>

Dual occupancy (auxiliary unit) or Dwelling house located in the Biodiversity areas overlay

Not Applicable – The subject site is not identified within the Biodiversity areas overlay

Dwelling house located in the Biodiversity area overlay

Not Applicable – The proposed development is for a dual occupancy.

Dual occupancy (auxiliary unit) located in the Extractive resources overlay

Not Applicable – The subject site is not identified within the Extractive resources overlay.

Dual occupancy (auxiliary unit) or Dwelling house located in the Flood hazard overlay

Not Applicable – The subject site is not identified within the Flood hazard overlay.

Dual occupancy (auxiliary unit) or Dwelling house located in the Landslide hazard and steep slope area overlay

Not Applicable – The subject site is not identified within the Landslide hazard and steep slope area overlay.

Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure corridors and substations overlay

Not Applicable – The subject site is not identified within the Regional infrastructure corridors and substations overlay.

Dual occupancy (auxiliary unit) or Dwelling house located in the Water resource catchments overlay

Not Applicable – The subject site is not identified within the Water resource catchments overlay.

Dual occupancy (auxiliary unit) or Dwelling house located in the Waterway corridors and wetlands overlay

Not Applicable – The subject site is not identified within the Waterway corridors and wetlands overlay.

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.

Not Applicable – The subject site is not identified within the Flood hazard overlay or Councils Flood mapping. In this instance the following sections are not applicable and the proposed development is not identified within a flood prone area.
