

APPENDIX A – Assessment of Development Codes

The following Assessment Benchmarks have been assessed as part of the assessment of the proposed development against Logan Planning Scheme 2015:

- Low Density Residential Zone Code;
- Dual occupancy and Dwelling house code;
- Filling and Excavation Code;
- Infrastructure Code; and
- Servicing, Access and Parking Code.

1.0 Low Density Residential Zone Code

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

Table One assesses the overall outcomes that are relevant to this development. The solutions provided to the overall outcomes demonstrate the proposal is generally in accordance with the Low Density Residential Zone Code.

TABLE ONE

Low Density Residential Zone Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
For accepted development (subject to requirements) and assessable development			
Land use			
PO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct.	AO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct.	PS1 A Performance Outcome is sought. The proposed Dual Occupancy is not a use identified within the section. It is however a previously approved use, located adjoining a near to identical such uses within the same Zone Precinct.	Performance Outcome
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.	PS2 The proposed building will be established on land with a slope more than 15 percent, however will be less than 8.5m in height.	✓
Boundary clearance			
PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that:	AO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary	PS3 Not applicable. The proposal is for a dual occupancy.	N/A

Low Density Residential Zone Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.		
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.	PS4 A Performance Outcome is sought. The development density is approximately 20 dwellings per hectare. It is considered that the density is consistent with the surrounding locality, with adjoining and adjacent development providing similar or greater density.	Performance Outcome
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;	PS5 The proposed development is a residential use in a residential area. The proposed development does not involve emissions of noise, air, light, radiation or vibration and is able to apply with the applicable standards.	✓

Low Density Residential Zone Code																	
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance														
	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.																
Reverse amenity																	
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	AO6 Development, being a sensitive land use, 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.	PS6 Not Applicable. The proposal is not located within 100m of a government supported transport infrastructure.	N/A														
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.	AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2. <table><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	PS7 The proposal is able to achieve the separation distance shown in Column 1, from the use listed in Column 2 in <u>Table 6.2.5.3.2</u> .	✓
Column 1: Separation distance	Column 2: Use																
1,500 metres	Special industry																
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300 metres	Intensive horticulture																
300 metres	Wholesale nursery																
250 metres	Medium impact industry																
For assessable development only																	
Design																	
Built form																	
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by:	AO8 No acceptable outcome provided.	PS8 The retained dwelling is oriented towards the primary street frontage. Both dwellings are articulated and provide an attractive building façade when viewed from the street.	✓														

Low Density Residential Zone Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade.			
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.	PS9 The proposed development will retain a large suburban precinct streetscape, to provide a sense of place and safe pedestrian environment which will be achieved through the use of footpath paving, and landscaping.	✓
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.	PS10 Not applicable. The proposal does not involve outdoor storage of materials, plant or equipment. No services will occur outdoors.	N/A
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.	PS11 Not applicable. No reconfiguring of a lot is proposed	N/A
Social and health impact			

Low Density Residential Zone Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	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.	PS12.1 Not applicable. The proposal does not involve 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.	N/A
	AO12.2 Development does not provide for gaming.		
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct			
Land uses			
Shop			
PO13 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.	AO13 A Shop: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	PS13.1 Not applicable. A shop is not proposed	N/A
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.	PS14.1 Not applicable. A food and drink outlet is not proposed.	N/A

2.0 Dual occupancy and Dwelling house code

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) or Dwelling house that is located in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01:
 - i. does not result in an increase in the number of people living in the separation area;
 - ii. does not impede the safe operation of an extractive industry;
 - iii. minimises an adverse effect from an extractive industry on people working or congregating in the separation area;
 - iv. does not compromise the function of the separation area, as a buffer between an extractive industry and an incompatible use outside the separation area;
- h. A Dual occupancy (auxiliary unit) or Dwelling house with direct vehicular access to a transport route identified on Extractive resources overlay map OM-04.01 does not adversely affect the safety and efficiency of vehicles transporting extractive resources;
- i. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood hazard overlay map OM-05.00 does not result in people and premises being at an unacceptable risk during a defined flood event;
- 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;
- 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.
- 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 the 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 the Flood investigation area on Flood hazard overlay map OM-5.04, 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;
- vi. where in 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.
- vii. does not add to the emergency management of or evacuation burden during and after a flood event;
- viii. does not increase people at risk of isolation; and
- 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.

The proposed development achieves the purpose and overall outcomes of the Dual Occupancy and Dwelling House Code.

Table Two assesses the overall outcomes that are relevant to this development. The solutions provided to the overall outcomes demonstrate the proposal is generally in accordance with the Dual Occupancy and Dwelling House Code.

TABLE TWO

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
For accepted development (subject to requirements) and assessable development			
Design and siting			
PO1 A dwelling house: a. does not dominate the landscape, bushland, semi-rural or rural setting for the zone or precinct; b. is responsive to the topography of the area and site slope.	AO1 A 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.	PS1 Not applicable. A dwelling house is not proposed.	N/A
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.	AO2 A Dual occupancy complies with the Acceptable Solutions specified in QDC MP 1.3.	PS2 With respect to front setbacks, compliance is achieved. The dual occupancy directly to the north is setback 4.25m. The dwelling house to the east is setback 5.75m. As such, the Acceptable Outcome allows for a street setback in between these distances. A setback of 4.55m is proposed. With respect to side and rear setbacks, distances in excess of 2m are proposed. Site coverage is less than 50%. Building height is less than 8.5m. A minor Performance Outcome is sought for garage length, being 5.8m rather than 6m. Private open space is compliant.	Performance Outcome
Site Cover			
PO3 A Dual occupancy (auxiliary unit) or Dwelling house has a site cover that: a. is compatible with adjoining premises;	AO3 A Dual occupancy (<i>auxiliary unit</i>) or Dwelling house has a <i>maximum site cover of</i> : a. 60 percent in the Low density residential zone - Small lot precinct; b. 35 percent in the Low density residential zone - Small acreage precinct;	PS3 Not applicable. The proposed development is a Dual Occupancy.	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	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.		
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; d. provides opportunity for appropriate on-site car parking; e. has a road boundary clearance compatible with that of adjoining premises.	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; 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;	PS4 Not applicable. The site is not within these zones/ precincts.	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
	D. Park residential precinct; or d. has a minimum road boundary clearance of 20 metres in the: i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road;		
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; 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.	PS5 Not applicable. The site is not within these zones/ precincts.	N/A
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 occupancy or Dwelling house has a setback to the accessway that:	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 a Dual occupancy or Dwelling house has a minimum setback to the accessway of 4.9 metres.	PS6 Not applicable. The site is not a rear lot.	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.			
Domestic Outbuildings			
PO7 A domestic outbuilding: a. is of a scale and built form compatible with the premises and adjoining premises having regard to: a. height, mass and proportion; b. roof form and pitch; c. 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.	A07.1 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. A07.2 A domestic outbuilding is not in the form of a shipping container.	PS7.1 Not Applicable.	N/A
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	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.	PS8 Not Applicable. Such uses are not proposed.	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
b. 100m ² otherwise.			
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.	PS9 Not Applicable. Such uses are not proposed.	✓
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.	PS10 Not Applicable. Such uses are not proposed.	N/A
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, accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.	PS11 Not Applicable. Such uses are not proposed.	N/A
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.	PS12 Not Applicable. Such uses are not proposed.	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	PS13 Not Applicable. Such uses are not proposed.	N/A
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.	PS14 Complies.	✓
Reverse amenity			
PO15 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.	AO15 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.	PS15 Not applicable.	N/A
Earthworks			
PO16 Filling and excavation works including batters and retaining walls: a. do not adversely affect infrastructure, including any services;	AO16 Filling and excavation works <i>involving</i> batters and retaining walls greater than 1 metre in height from ground level are designed and constructed in accordance with section 3.3 - <i>Filling and excavation</i>	PS16 Complies.	✓

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	standards of Planning scheme policy 5 - Infrastructure.		
Building over or near infrastructure			
PO17 A Dual occupancy or Dwelling house complies with the Performance Criteria specified in QDC MP 1.4.	AO17 Where not a rear lot, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.	PS17 Not Applicable. The proposed development is not an auxiliary unit.	N/A
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; 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.	PS18 Complies. Water and sewer services are available to the site.	✓
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	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:	PS19 – PS21 Not Applicable. The proposed development is not an auxiliary unit or dwelling house.	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	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 otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.		
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	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.		

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management, for any the portion of the envelope that exceeds 4,000m².			
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.	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.		
Dwelling house located in the Biodiversity area overlay			
PO22	AO22	PS22	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
Dwelling house in a Koala corridor identified on Biodiversity area overlay map OM-02.02 is: - designed and located to protect and enhance koala habitat; - 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.	Not applicable. An auxiliary unit is not proposed.	
Dual occupancy (auxiliary unit) located in the Extractive resources overlay			
PO23 A Dual occupancy (auxiliary unit), excluding a domestic outbuilding: - does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; - 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.	PS23 Not applicable. An auxiliary unit is not proposed.	N/A
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: - to take into account the risks associated with the natural physical processes of land movement and erosion; - to be responsive to the topography of the premises; - to be responsive to the visual amenity of adjoining premises, the streetscape and the locality;	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: - development is carried out in accordance with a site specific geotechnical report: - prepared in accordance with section 2.2.6 of Planning scheme	PS27 Not applicable. An auxiliary unit is not proposed.	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
d. so that the undercroft of a building is screened when viewed from adjoining premises or a road.	- 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; 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; d. 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:	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	PS28 Not applicable. An auxiliary unit is not proposed.	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
a. prevents an unacceptable health or safety risk to the community; b. takes into account the impacts of "sag" and "swing" of 110kv and 275kv powerlines; c. protects the operation of water and petroleum pipelines; d. ensures access is provided to the infrastructure provider at all times for: i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities.	identified on Regional infrastructure corridors and substations overlay map OM-09.00.		
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.	PS29 Not applicable. An auxiliary unit is not proposed.	N/A
Dual occupancy (auxiliary unit) or Dwelling house located in the Waterway corridors and wetlands overlay			
PO30	AO30	PS30	N/A

Dual Occupancy and Dwelling House Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
A Dual occupancy (auxiliary unit) or Dwelling house located inside an area mapped on Waterway corridors and wetlands overlay map OM-14.00 protects ecosystem processes, water quality, function, scenic amenity and landscape values.	A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval is located outside the mapped area identified on Waterway corridors and wetlands overlay map OM-14.00.	Not applicable. An auxiliary unit is not proposed.	

3.0 Filling and Excavation Code

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.

The proposed development achieves the purpose and overall outcomes of the Filling and Excavation Code.

Table Three assesses the overall outcomes that are relevant to this development. The solutions provided to the overall outcomes demonstrate the proposal is generally in accordance with the Filling and Excavation Code.

TABLE THREE

Filling and Excavation Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	PS1 Appropriate erosion and sediment control methods shall be implemented during construction.	✓
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.	PS2 The minimal volume of cut/ fill proposed will be appropriately stockpiled.	✓
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.	PS3 The minimal volume of fill shall be in accordance with part 3.3.	✓
Protection of Existing and Planned Infrastructure			
PO4	AO4	PS4	✓

Filling and Excavation Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
Filling or excavation works do not adversely affect infrastructure, including any services.	Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	The minimal volume of cut/fill shall be in accordance with part 3.3.	
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.	PS5 The minimal volume of cut/fill shall be in accordance with part 3.3.	✓
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.	PS6 Surface water drainage shall be in accordance with part 3.3.	✓
Batters			
PO7 A batter: a. does not adversely affect the natural physical processes and ecosystems; b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	AO7 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.	PS7 Batters shall be designed and constructed accordingly.	✓
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;	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.	PS8 Not applicable. No retaining walls are proposed.	N/A

Filling and Excavation Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.			
Filling of a Dam			
PO9 The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	AO9 The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	PS9 Not applicable. No filling of a dam shall occur.	N/A

4.0 Infrastructure Code

1. The purpose of the code is to ensure that infrastructure is provided to service development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. development protects the existing infrastructure and planned infrastructure networks being the:
 - i. movement network;
 - ii. park network;
 - iii. water network;
 - iv. sewerage network;
 - v. stormwater network;
 - vi. other networks including electricity, gas and telecommunications;
 - vii. land for community facilities network;
 - b. development other than operational work provides infrastructure that is necessary to service the development, including elements of:
 - i. a safe, efficient and legible road network;
 - ii. a safe, efficient and legible public transport network;
 - iii. a safe, efficient and legible cycle network;
 - iv. a safe, efficient and legible pedestrian network;
 - v. a safe, efficient and legible parks network;
 - vi. a safe and efficient water network;
 - vii. a safe and efficient sewerage network;
 - viii. a safe and efficient stormwater network;
 - ix. safe and efficient other networks including electricity, gas and telecommunications;
 - x. a safe and efficient road lighting network;
 - xi. land for a community facilities network;
 - c. development integrates with existing and planned infrastructure networks;
 - d. infrastructure is designed and constructed to deliver a standard of service that is efficient and equitable;
 - e. the cost to the community for the life of the infrastructure is minimised by providing for a suitable design life, ease of maintenance and ease of replacement;
 - f. infrastructure protects personal health and safety and premises;
 - g. infrastructure protects environmental values.

The proposed development achieves the purpose and overall outcomes of the Infrastructure Code.

Table Four assesses the overall outcomes that are relevant to this development. The solutions provided to the overall outcomes demonstrate the proposal is generally in accordance with the Infrastructure Code.

TABLE FOUR

Infrastructure Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	PS1 The site has necessary access to infrastructure.	✓
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; 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.	PS2 The new building shall be connected to water, sewer, and be provided with a lawful point of discharge to Council infrastructure.	✓

Infrastructure Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
	k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure.		
Location of Development			
PO3 Development is located to protect existing and planned 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.	PS3 No road widening, transport network, cycle network etc are proposed within the site.	✓
Fire Fighting			
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles.	AO4 Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 <i>Fire hydrant installations</i> ; b. QFES: <i>Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots</i> .	PS4 Not Applicable. The site does not propose common title.	N/A
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	PS5 Complies. The site is in a water service area.	N/A

Infrastructure Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
	ii. a reserve section in the bottom part of the main water supply tankwater tank.		
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.	PO6.1 Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.	PS6.1 Complies.	✓
	PO6.2 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.	PS6.2 Complies.	✓
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.	PS7 Not applicable. Trade waste is not created.	N/A
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.	PS8 Stormwater shall be discharged to the kerb and channel.	✓
Natural Flow of Surface Water			
PO9	AO9	PS9 No alteration to surface water flow shall occur.	✓

Infrastructure Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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.	Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.		
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.	PS10 Not applicable. No stormwater quality infrastructure is proposed.	N/A
Movement Network			
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	AO11 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	PS11 Traffic levels will not exceed these amounts.	✓

Infrastructure Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
	b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.		
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.	PS12 Not applicable. This number of trips shall not be generated.	N/A
For Assessable Development Only			
Land use and Transport Integration			
PO12 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m 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; 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.	AO13 No acceptable outcome provided.	PS13 Not applicable. The site is not this large.	N/A

5.0 Servicing, Access and Parking Code

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.

The proposed development achieves the purpose and overall outcomes of the Servicing, Access and Parking Code.

Table Five assesses the overall outcomes that are relevant to this development. The solutions provided to the overall outcomes demonstrate the proposal is generally in accordance with the Servicing, Access and Parking Code.

TABLE FIVE

Servicing, Access and Parking Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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;	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.	PS1 Complies. 4 spaces are provided, all covered.	✓

Servicing, Access and Parking Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
iv. size, levels and dimensions of the premises; 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.	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.	PS2 Not applicable. No security gate is proposed.	N/A
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.	PS3 Not applicable. A residential activity is proposed.	N/A
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.	PS4 Motorcycles can park within provided car spaces if necessary.	✓
Provision of Bicycle Parking			
PO5 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.	AO5 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.	PS5 Not applicable. Bicycle facilities are not required.	N/A
Provision of Vehicle Manoeuvring Area			
PO6	AO6 Development provides a vehicle manoeuvring area that:	PS6	N/A

Servicing, Access and Parking Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
Development provides a safe and functional vehicle manoeuvring area.	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.	The site is a dual occupancy. A design vehicle is not required if less than 6 dwellings.	
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.	PS7 Not applicable. A vehicle wash bay is not considered necessary for a dual occupancy development.	N/A
Car Park Access			
PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	AO8 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.	PS8 Not applicable. Car parking areas and queuing spaces are not necessary for a dual occupancy development.	N/A
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.	PS9 Complies.	✓
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;	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.	PS10 Not applicable. A carparking area is not proposed.	N/A

Servicing, Access and Parking Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
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; 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;			

Servicing, Access and Parking Code			
Performance Outcomes	Acceptable Outcomes	Proposed Solutions	Compliance
q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows.			
Waste management			
AO11 Development layout provides for refuse servicing which: a. is located wholly within the site; b. is clearly defined, safe and easily accessible; 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.	PO11.1 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; 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.	PS11.1 Not applicable. An onsite service bay is not required.	N/A
	PO11.2 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.	PS11.2 Not applicable. On site refuse collection is not required.	N/A
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.	AO12 No acceptable outcome provided.	PS12 Not applicable. A drive through facility is not proposed.	N/A