elevate
Development Solutions

TOWN PLANNING REPORT

PROPOSAL: Development permit for a Material change of use (Impact Assessment) for the establishment of a Dual occupancy
SITE ADDRESS: 52 Learmonth Drive, Belivah – Lot 399 on SP290614

ABN: 49 646 211 074
Phone: (07) 3041 4156
Email: info@elevateds.com.au
WWW.ELEVATEDS.COM.AU

TOWN PLANNING REPORT

PROPOSAL: Development permit for a Material change of use (Impact Assessment) for the establishment of a Dual occupancy.

SITE ADDRESS: 52 Learmonth Drive, Belivah – Lot 399 on SP290614

DOCUMENT CONTROL

Town Planning Report	
17 July 2026	**Revision A**
Author: Reagan Leslie	**Reviewer: Scott Barrett**
File Reference: EDS 872	

CONTACT

Scott Barrett
Director, Elevate Development Solutions
Phone: (07) 3041 4156
Email: info@elevateds.com.au
Website: www.elevateds.com.au
ABN: 49 646 211 074

Disclaimer

Elevate Development Solutions Pty Ltd retains the ownership and copyright of the contents of this document including drawings, plans, figures and all work produced by Elevate Development Solutions Pty Ltd. This document is not to be reproduced in full or in part, unless separately approved by Elevate Development Solutions Pty Ltd. The client may use this document only for the purpose for which it was prepared. No third party is entitled to use or rely on this document whatsoever. Elevate Development Solutions Pty Ltd accepts no liability whatsoever for any possible subsequent loss or damage arising from the use of this data or any part thereof.

TABLE OF CONTENTS

1. ATTACHMENTS TO THIS REPORT....3
2. EXECUTIVE SUMMARY....4
3. SITES & SURROUNDS....5
4. LOGAN PLANNING SCHEME 2015....7
5. PROPOSAL....8
6. STATUTORY PLANNING & ASSESSMENT....12
7. CONCLUSION....22
8. LOGAN PLANNING SCHEME CODE TABLES....23

1. ATTACHMENTS TO THIS REPORT

This report refers to attachments which should be read / reviewed in conjunction with this report – listed as follows.

Attachment #	Purpose	Title	Author	Date	Revision
1.	Plans	PROPOSED DWELLING FOR: DAMIEN JON LOUIS CAMILLERI	Allegra Homes	16.06.2026	WA

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

2. EXECUTIVE SUMMARY

Elevate Development Solutions **("EDS")** has been engaged to prepare and lodge a development application seeking the approval of the City of Logan for a Development Permit for a Material Change of Use for a ***"Dual Occupancy"*** at 52 Learmonth Drive, Belivah, also described as Lot 399 on SP290614.

The subject site features preliminary approval (including a variation approval) that varies the effect of Logan Planning Scheme 2015 (Version 9.2) in terms of applying the Davidson's at Belivah Local Development Area Place Code (DBLDA) for future development (council reference: MCUI/1/2014). This variation approval replaces the Emerging Community zone code for all lots.

Under the provisions of the Davidson's at Belivah Local Development Area Place Code (the 'DBLDA'), Table 3.4: Material Change of Use categorises the proposal as subject to Impact assessment within the Davidson's at Belivah Area, as the proposal is for a Dual Occupancy and the lot size is greater than 400m². The proposed development has been considered in respect of applicable Assessment Benchmarks of the DBLDA and City Plan, including the Purpose and relevant Overall Outcomes.

Our assessment finds that the proposal is in keeping with the intent of the DBLDA and responds positively to the relevant assessment criteria. While some Alternative Outcomes are proposed in response to the Performance Outcomes of applicable Codes, it is demonstrated herein that the proposed development satisfies the relevant Performance Outcomes and related Overall Outcomes for the Zone and applicable Codes. It is important to note that at no stage does the proposal represent a non-compliance with any relevant part of the City Plan. Our assessment, set out within this Report, also finds that the proposed development is consistent with the statutory requirements of the *Planning Act 2016* and the associated *Planning Regulation 2017*, and Development Assessment Rules.

The information provided in this report (and accompanying material) demonstrates that the proposed development complies with all relevant and applicable provisions of the statutory town planning framework and for this reason, warrants the approval of Council subject to reasonable and relevant conditions.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

3. SITE & APPLICATION DETAILS

3.1 Application Details

A summary of basic information applicable to the site is outlined in tabular form below.

SITE ADDRESS	52 Learmonth Drive, Belivah	**AREA**	585m²
REAL PROPERTY DESCRIPTION	Lot 399 on SP290614		
EASEMENTS	N/A		
LANDOWNER	Damien Jon Louis Camilleri		
APPLICANT	Damien Jon Louis Camilleri C/- Elevate Development Solutions Pty Ltd		
BUILDING HEIGHT	2 Storeys and 9m		
TYPE OF APPLICATION	Development Permit for a Material Change of Use for a Dual Occupancy (Impact Assessment)		
LEVEL OF ASSESSMENT	Impact Assessment		
SEQ REGIONAL PLAN DESIGNATION	Urban Footprint		
LOCAL AUTHORITY	Council of the City of Logan		
CITY PLAN	Logan Planning Scheme 2015 (v9.2)		
ZONE	Emerging Community Zone		
VARIATION CODE	Davidson's at Belivah Local Development Area Place Code		
OVERLAY MAPS	• Biodiversity areas trigger • Flood • Heritage trigger		
PARENT APPROVALS	Variation Approval - MCUI/1/2014 Subdivision - COM/5/2023		
REFERRAL AGENCY – CONCURRENCE AND ADVICE	None triggered		

3.2 Site and Environment

The site sits within the residential enclave of Belivah in the Davidson's at Belivah Local Development Area, with the site being in close proximity to Bannockburn Village Shopping Centre and Belivah Park. The surrounding residential area includes a mix of 1-2 storey Dwelling houses and Dual occupancies of varying scale and design.

The existing site:

- is rectangular in shape for a total area of 585m^2.
- is currently vacant.
- has a single frontage and gains access to Learmonth Drive of 18m.
- is connected to reticulated water, sewer, electrical and telecommunication services.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

3.3 Local Context

The site is situated within the suburb of Belivah, with the immediate area surrounding the site comprises of large rural lots and various subdivided lots being improved into low density residential dwelling developments.

The subject site features historical approval for a Variation Request, amending the zoning & benchmarks for the site to the "Davidson's at Belivah Local Development Area Place Code" (MCUI/1/2014). Additionally, the site is part of a combined application for Reconfiguring A Lot (1 lot into 123 lots) and Material Change Of Use (dwelling house) (COM/5/2023).



Figure 1 - Site Aerial

3.4 Easements

The site is not identified as containing any easements.

3.5 Infrastructure

The site is existing and established, with all connections to necessary infrastructure including telecommunications, reticulated sewer, and water.

3.6 Vegetation/Landscaping

The site does not contain any assessable vegetation. The proposed new driveway and crossover locations design allows for new canopy trees within the site and surrounds.

3.7 Topography

The site is flat.

3.8 Vehicle and Pedestrian Access

The proposal features a new shared vehicle access and crossover from Learmonth Drive. The new crossover does not impact on-street car parking and complies with minimum separation distances. Pedestrian pathways provide access around the site and to the entry points of the dwellings.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

4 LOGAN PLANNING SCHEME 2015

Pursuant to the Logan Planning Scheme 2015 (Version 9.2), the subject site is located within the **Emerging Community Zone.**

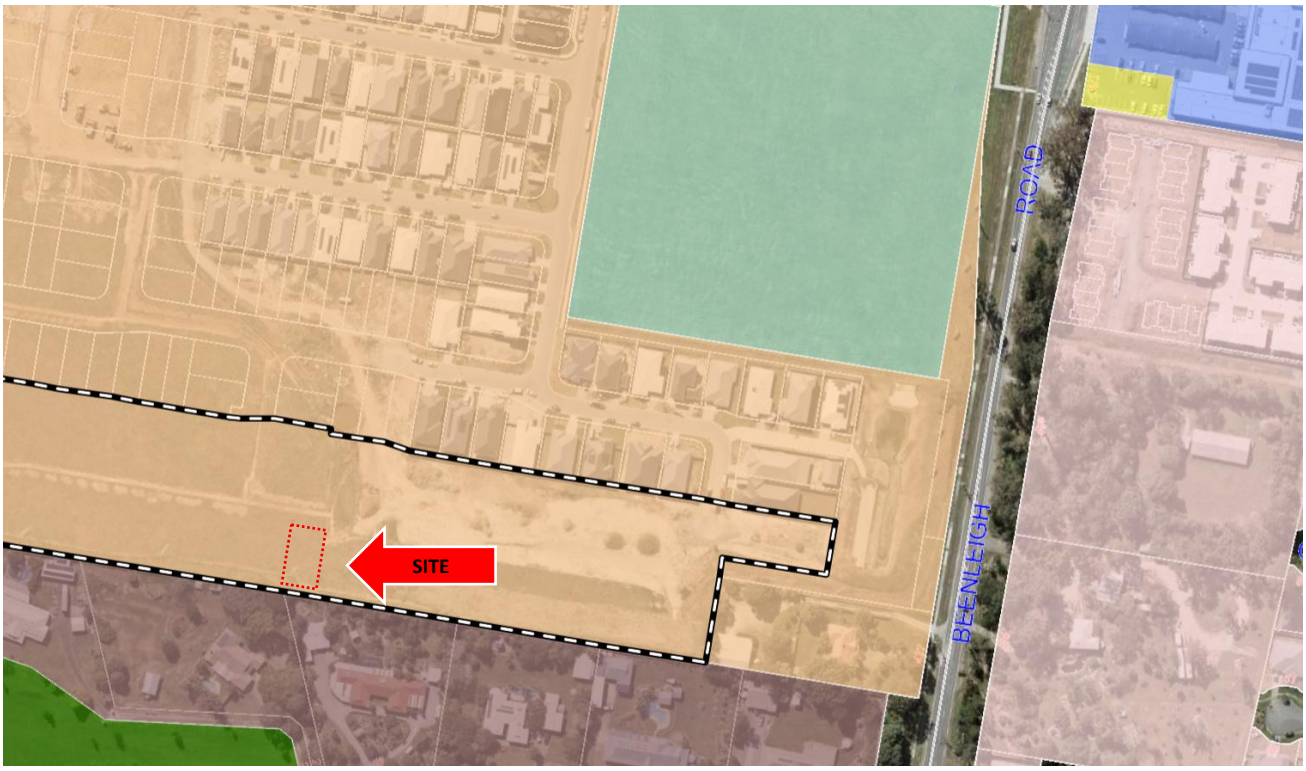


Figure 2 - Subject Site and Logan City Council Interactive Mapping

The subject site features preliminary approval (including a variation approval) that varies the effect of Logan Planning Scheme 2015 (Version 9.2) in terms of applying the Davidson's at Belivah Local Development Area Place Code (DBLDA) for future development. This variation approval replaces the Emerging Community zone code for all lots.

Under the provisions of the Davidson's at Belivah Local Development Area Place Code (the 'DBLDA'), Table 3.4: Material Change of Use categorises the proposal as subject to **Impact Assessment** within the Davidson's at Belivah Area, as the proposal is for a Dual Occupancy and the lot size is greater than 400m². The proposed development has been considered in respect of applicable Assessment Benchmarks of the DBLDA and City Plan, including the Purpose and relevant Overall Outcomes.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

5 PROPOSAL

5.1 Development Attributes

This Development Application seeks City of Logan approval for the issue of a Development Permit for Material Change of Use for a "Dual Occupancy".

A summary of each of the key components of the proposed development is provided in the table below to highlight the residential density, unit configuration and associated car parking spaces to ensure that each is capable of satisfying the respective requirements. The main development statistics are outlined in the table and information below.

Main Development parameters	
BUILDING HEIGHT	1 storey 4.505 metres Topmost part of building, being the roof parapet.
SITE COVERAGE	51.37%
SETBACKS	Front (North): 4.16m to OMP, 5.4m to garage Side (East): 1.155m to 1.605m Side (West): 1.155m to 1.605m Rear (South): 5.12m to OMP, 7.17m to wall
RESIDENTIAL DENSITY	2 x detached dwellings as a Dual Occupancy comprising of: • 2 x 4-bedrooms **Total Bedrooms** 8 bedrooms **Residential Density:** 1 dwelling per 292.5m²
ON SITE CAR & CYCLE PARKING	**Car Parking** Total Car Parking Provided: 4 spaces (4 resident spaces) Minimum Car Parking Required: 4 resident spaces **Cycle Parking** Total Cycle Parking Provided: 2 spaces per unit

5.2 Built Form

The following plans provide an initial view of the proposed development.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

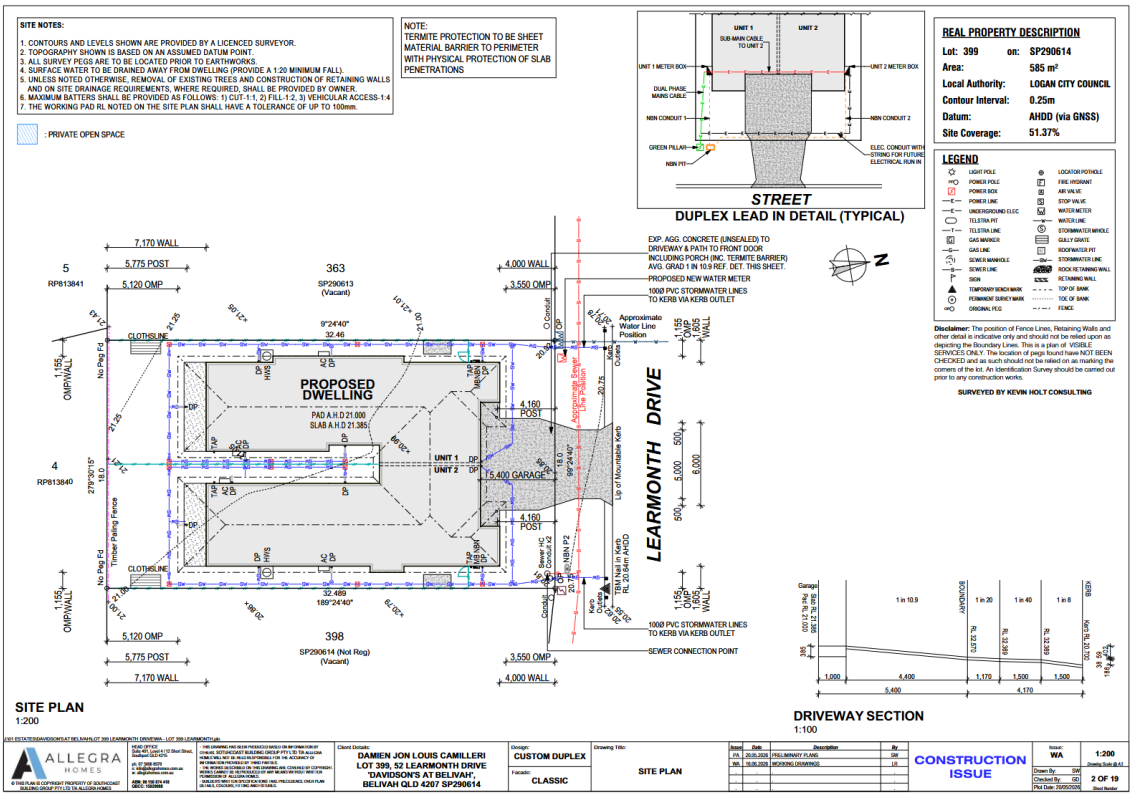


Figure 3 – Site Plan (Source: Allegra Homes)

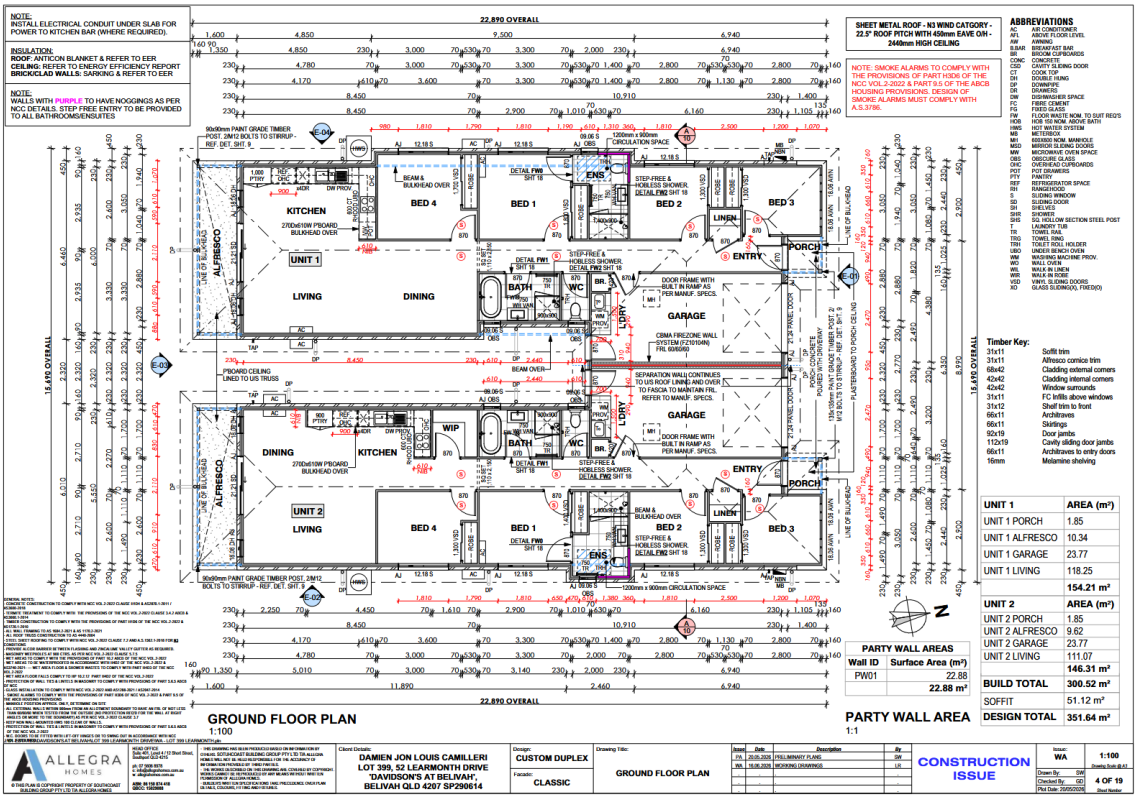


Figure 4 – Floor Plan (Source: Allegra Homes)

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

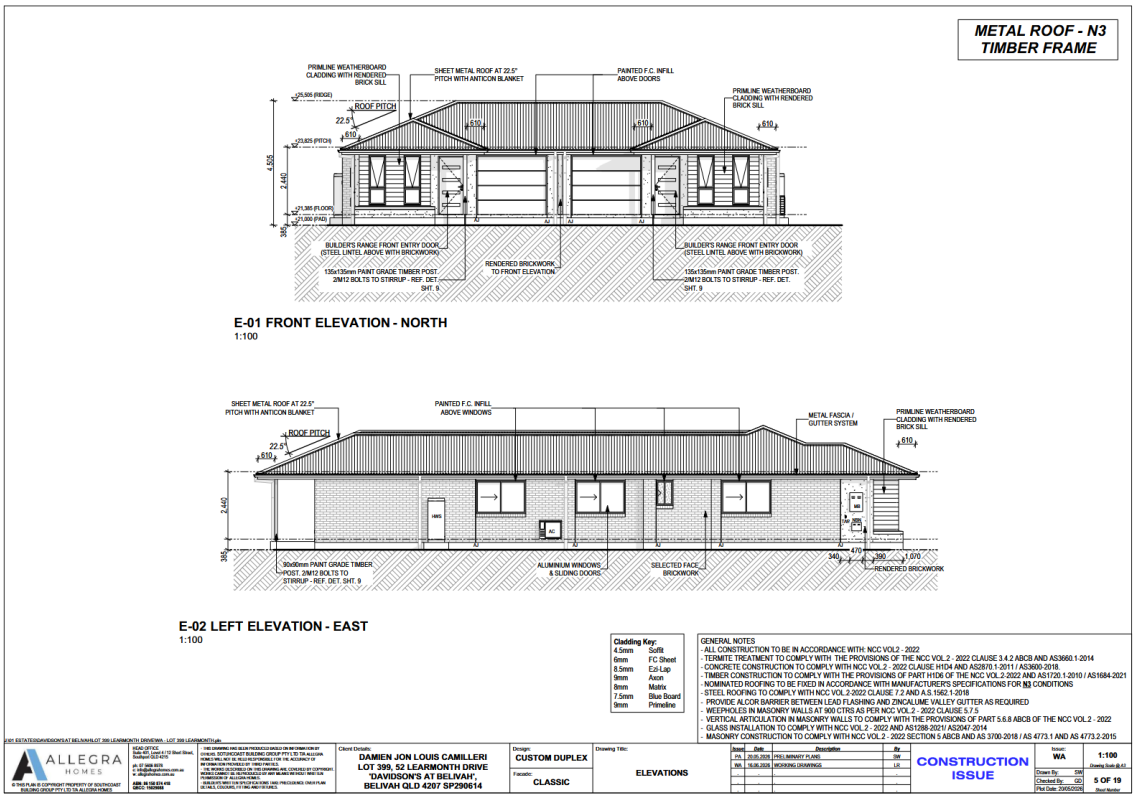


Figure 5 – North & East Elevations (Source: Allegra Homes)

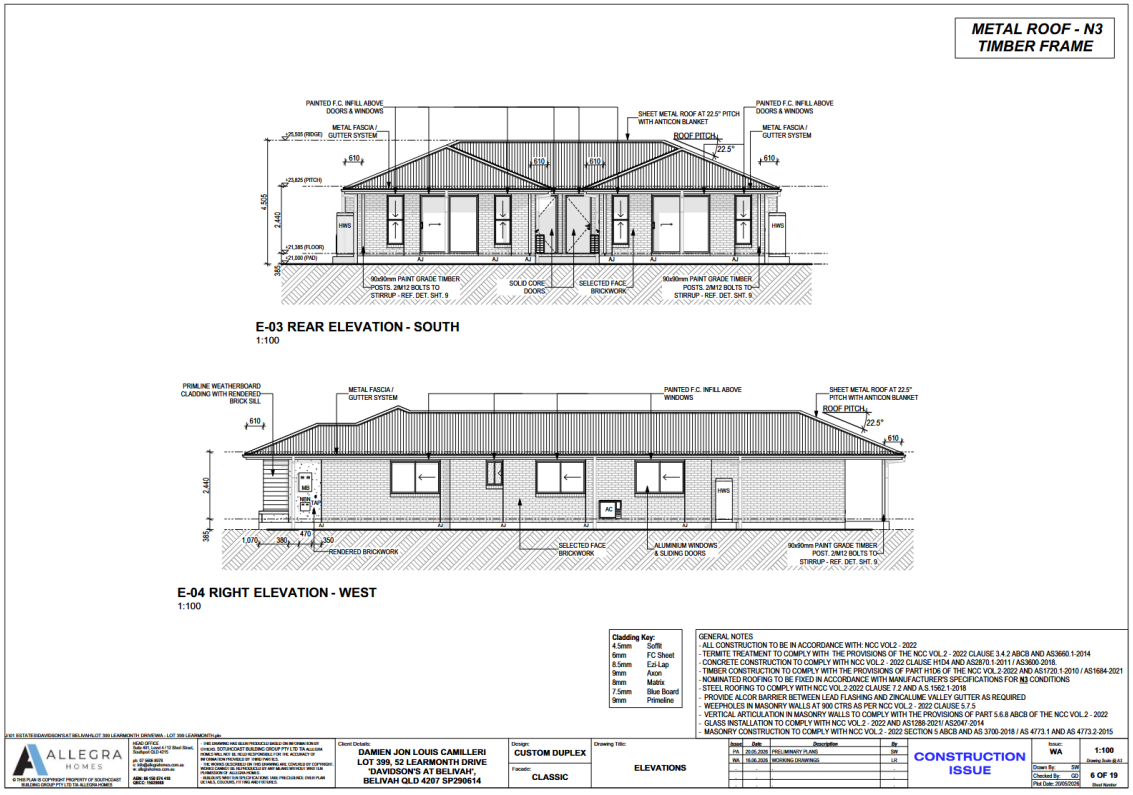


Figure 6 – South & West Elevations (Source: Allegra Homes))

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

5.3 Landscaping

The proposal provides appropriate landscaping that ensures both buildings are positioned in a generous landscape setting through the inclusion of landscaping zones across the entire frontage excluding the driveway. Overall, the proposal features adequate landscaping that both softens the built form of the proposal and ensures that the overall development is positioned in a generous landscape setting.

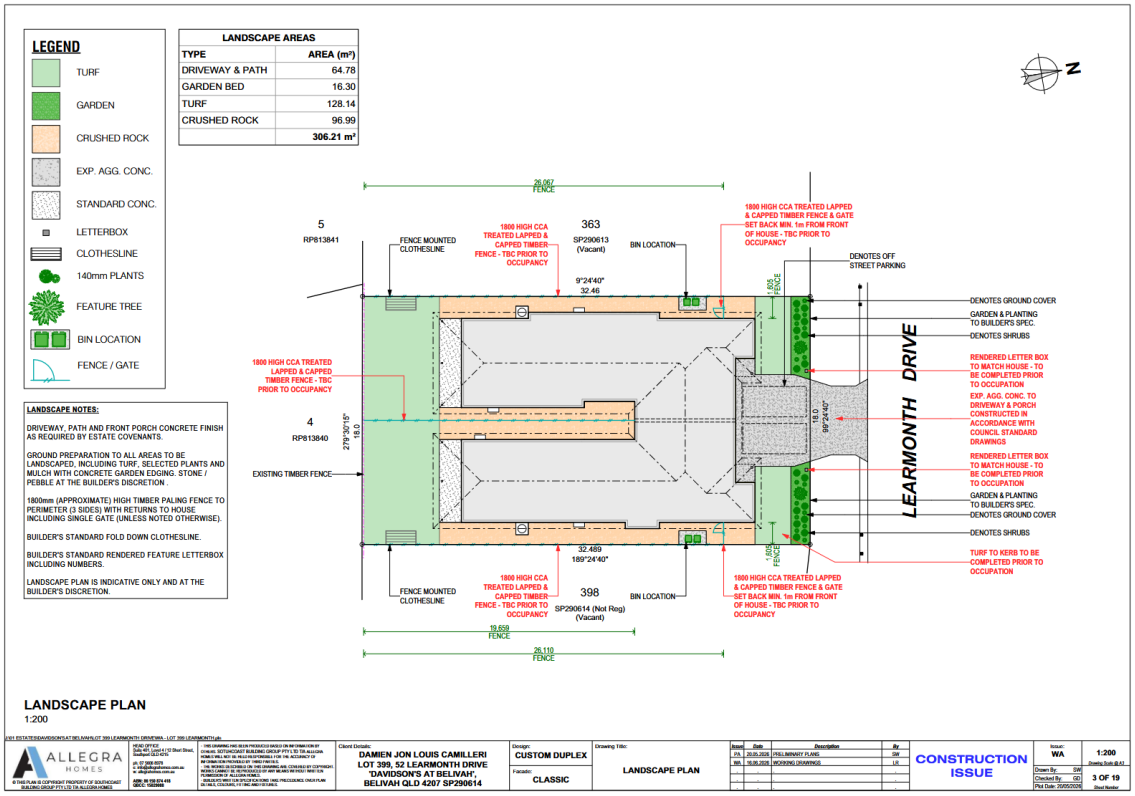


Figure 7 – Landscape Plan (Source: Allegra Homes)

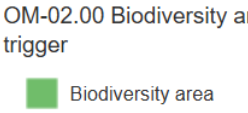
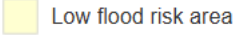
Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

6 STATUTORY PLANNING FRAMEWORK & ASSESSMENT

6.1 Planning Scheme Attributes

6.1.1 Site Zoning

Pursuant to the Logan Planning Scheme 2015 (Version 9.2), the subject site is located within the **Emerging Community Zone** as shown below. However, the subject site features preliminary approval (including a variation approval) that varies the effect of Logan Planning Scheme 2015 (Version 9.2) in terms of applying the Davidson's at Belivah Local Development Area Place Code (DBLDA) for future development. This variation approval replaces the Emerging Community zone code for all lots.

Map	Designation	Review
Planning Scheme Zone		
	Emerging Community Zone	MCUI/1/2014 varies the effect of Logan Planning Scheme 2015 (Version 9.2) in terms of applying the Davidson's at Belivah Local Development Area Place Code (DBLDA). Proposal is for a Dual Occupancy, which is an expressly anticipated land use within the DBLDA.
Biodiversity Areas		
		All aspects relating to Biodiversity were addressed within the parent approval COM/5/2023.
Flood		
		All aspects relating to Flood were addressed within the parent approval COM/5/2023.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

Map	Designation	Review
	Flood	
	OM-07.00 Heritage trigger Heritage area	All aspects relating to Heritage were addressed within the parent approval COM/5/2023.

6.1.2 Level of Assessment

The subject site features preliminary approval (including a variation approval) that varies the effect of Logan Planning Scheme 2015 (Version 9.2) in terms of applying the Davidson's at Belivah Local Development Area Place Code (DBLDA) for future development. This variation approval replaces the Emerging Community zone code for all lots.

Under the provisions of the Davidson's at Belivah Local Development Area Place Code (the 'DBLDA'), Table 3.4: Material Change of Use categorises the proposal as subject to **Impact Assessment** within the Davidson's at Belivah Area, as the proposal is for a Dual Occupancy and the lot size is greater than 400m². The proposed development has been considered in respect of applicable Assessment Benchmarks of the DBLDA and City Plan, including the Purpose and relevant Overall Outcomes.

6.1.3 Planning Act 2016

Section 45(5) of the *Planning Act 2016* identifies:

> *(5) An **impact assessment** is an assessment that –*
>
> *(a) must be carried out -*
>
> *(i) against the assessment benchmarks in a categorising instrument for the development; and*
>
> *(ii) having regard to any matters prescribed by regulation for this subparagraph; and*
>
> *(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

The proposed development triggers impact assessment and has been assessed in accordance with Section 45(5) of the *Planning Act 2016.*

On this basis, the planning framework and associated provisions that are applicable in this assessment include the following:

- *Planning Act* 2016;
- Logan Planning Scheme 2015, Version 9.2;
- Davidson's at Belivah Local Development Area Place Code;

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

- South East Queensland Regional Plan 2023; and
- *Planning Regulation* 2017.

Additionally:

- The proposed development has been assessed against relevant assessment benchmarks of relevant categorising instruments.
- The proposed development application is Assessable development for which a development approval is required.
- The development is subject to Impact assessment and the development application includes a review of the whole of the Planning Scheme including the relevant components of the Strategic Framework and assessment benchmarks in the categorising instrument.
- Council of the City of Logan is the Assessment Manger.
- The proposed development application:
    - Is made in the approved form to Council as the Assessment Manager.
    - Include completed Council and State Government Forms (and relevant document and reports).
    - Includes landowner's consent.

As the proposal triggers Impact Assessment, the application will require public notification for 15 Business Days.

6.1.4 State Planning Instruments

The application has been assessed against the following instruments:

Instrument	Comment
State Planning Policy	The Planning Scheme appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk and resilience (coastal hazards). The proposal does not trigger assessment against any assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).
South East Queensland Regional Plan	The subject site is located within the Urban Footprint land use designation under the SEQ Regional Plan (Refer to Part 2 - iv). The proposed development is considered to support the intent of the urban footprint designation by providing opportunity for further residential development. The intent is therefore considered consistent with the outcomes of the planning principles and policies under the SEQ Regional Plan. The proposal is consistent with the goals, elements, and strategies;

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

	and the Southern Sub-regional directions of the Southeast Queensland Regional Plan 2017 (Shaping SEQ).
Schedule 10 (Development assessment) of the Planning Regulation 2017	The proposal does not trigger assessment against any assessment benchmarks in Schedule 10 (Development assessment) of the Planning Regulation 2017.
Schedule 12 (Particular reconfiguring a lot requiring code assessment) of the Planning Regulation 2017	The proposal does not trigger assessment against any assessment benchmarks in Schedule 12 (Particular reconfiguring a lot requiring code assessment) of the Planning Regulation 2017.

6.1.5 Local Categorising Instruments

The application has been assessed against the following instruments:

Local categorising instrument	Comment
Temporary Local Planning Instrument	The proposal does not trigger assessment against any temporary local planning instruments.
Local Government Infrastructure Plan	There is no new trunk infrastructure required as part of this development.
Variation approval	The subject site features preliminary approval (including a variation approval) that varies the effect of Logan Planning Scheme 2015 (Version 9.2) in terms of applying the Davidson's at Belivah Local Development Area Place Code (DBLDA) for future development (council reference: MCUI/1/2014). This variation approval replaces the Emerging Community zone code for all lots.

6.1.6 Public Notification

This application is subject to Impact Assessment and therefore public advertising will be carried out for 15 Business Days

6.1.7 State Planning Policy (SPP)

The State Planning Policy 2017 (the 'SPP') commenced on 3 July 2017, coinciding with the commencement of the Planning Act 2016. Part B of the SPP explains that 'The SPP applies as a 'matter to have regard to' under the Planning Regulation 2017 only if the relevant state interests in the SPP are identified as having not been appropriately integrated in a local planning instrument, and only to the extent of any inconsistency'. It further explains that Part E of the SPP also contains assessment benchmarks for certain development, which apply when a local government is assessing a development application, only if the relevant state interests in the SPP are identified as having not been appropriately integrated in a local planning instrument, and only to the extent of any inconsistency with the provisions of that instrument.

The Planning Scheme appropriately reflects all aspects of the State Planning Policy apart from aspects relating to natural hazards, risk, and resilience (coastal hazards). As the proposal is NOT identified within any

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

natural hazards, risk and resilience mapping, the proposed development is considered to comply with the assessment benchmarks of the Natural hazard, risk and resilience of the State Planning Policy. The proposal complies with the assessment benchmarks relating to natural hazards, risk and resilience (coastal hazards).

6.1.8 State Assessment and Referral Agency (SARA) & State Development Assessment Provision (SDAP's)

The State Development Assessment Provisions ('SDAP') set out the State interests in development assessment, and the matters to be considered by the State Assessment Referral Agency, when assessing a development application on behalf of the chief executive. As identified within this Report above, the Assessment Manager for this development application will be the City of Logan. Furthermore, review of Schedule 10 of the Planning Regulation 2017, identifies that **no** referral agencies are triggered in relation to this development application.

Application Triggers	Applicable	Comments
State Controlled Roads	No	The subject site is not located within 25m of a State Road.
Development Impacting on State Infrastructure	No	The proposal does not exceed the number of Dwellings to enable this trigger.
Coastal Management Districts	No	The site is not contained within a coastal management district.
Land Designated for Community Infrastructure	No	The site is not designated for community infrastructure.
Electrical Infrastructure	No	The site does not contain any electrical easements or within 100m of an electrical substation.
Clearing Vegetation	No	The proposal does not involve the removal of mapped vegetation.
Land Contaminated from an Unexploded Ordnance	No	The site is not identified as potentially containing unexploded ordnance.
Regional Plans	No	Division 2 of the SRRP does not apply to this land.
Public Passenger Transport	No	The proposal is not located within 400m of a public transport corridor.
Railways	No	The subject site is not within 25m of a state railway.
State Controlled Tunnels	No	The subject site is not within 25m of a state tunnel.
Oil and Gas Infrastructure	No	The site is not subject to an oil and gas infrastructure agreement.
Land in or near a wetland	No	The site is not located on or near a protected wetland area.
Removal, destruction or damage of marine plants	No	The proposal does not involve the removal or destruction of marine plants.
Urban Design	No	The proposal is not for a use that triggers this requirement, nor does it go above the thresholds.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

6.2 Strategic Framework

Assessment Criteria

As this an Impact Assessable Development Application under the PA 2016, the higher order objectives of the City Plan are relevant to the assessment of this development application in accordance with s43 of the PA 2016.

The local planning instrument is the Logan Planning Scheme 2015, Version 9.2. As identified previously, this is an Impact Assessable development application, and part 5.3.3(5) of the City Plan advises that Impact Assessable development:

(a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
(b) is to have regard to the whole of the planning scheme, to the extent relevant;
(c) is to be assessed against any benchmarks for development identified in section 30 of the Regulation.is to be assessed against the identified assessment benchmarks in the assessment benchmarks column.

Accordingly, the applicable assessment benchmarks set out within the Planning Scheme are reviewed within this Report and the accompanying documentation to this development application.

6.2.1 Logan Planning Scheme 2015

The Strategic Intent expressed in respect to residential development, draws out some key considerations of relevance to the subject site and the proposed development, and is given clear support under Part 3.4.1 of the Planning Scheme. Part 3.4.1 provides further explanation in respect of this Strategic Intent, including:

1. 'Logan has a sufficient housing supply and has a range of housing sizes, housing types and housing tenures to:
   a. meet the community's projected housing needs;
   b. create socially diverse neighbourhoods.
2. Residential density is of an intensity compatible with the local context, public transport provision and infrastructure capacity where:
   a. medium or high density residential development is provided:
      i. in centres and areas of good public transport accessibility and infrastructure capacity;
      ii. where compatible with the intended character of the area;
   b. low density residential development is provided:
      i. in locations of limited public transport accessibility or infrastructure capacity; or
      ii. where consistent with the intended subdivision pattern, built form, and character of the area.'

The Strategic Intent guiding the transformation of Logan highlights several key considerations relevant to the subject site and the proposed development, as summarized below:

- This intent aligns with the goals of the South East Queensland Regional Plan, which seeks to manage urban growth within the Urban Footprint efficiently. It promotes well-designed, higher-density residential developments in areas with good access to frequent public transport and encourages a broader range of 'missing middle' housing forms in suitable locations.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

- As the site falls within the Emerging Community Zone, it is in a well-serviced urbanized area where infill redevelopment is supported by the Strategic Intent of the City Plan.

The proposed dual occupancy aligns with the locational intent, as the subject site is identified in close proximity to the Bannockburn Village Shopping Centre. The development is considered to be consistent with the "intended subdivision pattern, built form, and character" of the area as there are identified approved Dual Occupancies within the broader estate at 29 Macmillan Loop (MCUI/59/2022), which features a smaller lot size then the proposal. The proposed development complies with the building height requirements, focusing the assessment on built form and residential density.

This assessment demonstrates that the development's lot size and generally compliant setbacls helps protect the low-intensity, predominantly detached character of the surrounding area. The proposed development ensures a low-intensity outcome that maintains and enhances the local character and amenity of the Emerging Community Zone.

In conclusion, the proposed development, which redevelops a well-located urban residential site, introduces a new residential opportunity in a location with convenient access to shops, services, business, and recreational facilities. This represents a positive response to the Strategic Intent set forth in Part 3.4.1 of the Planning Scheme.

6.2.2 Davidson's at Belivah Local Development Area Place Code

The subject site, being located within the Davidson's at Belivah Local Development Area Place Code as per the Variation Request Approval, is designed to provide an appropriate form, height, and scale commensurate to the planning intent for the area.

The increase in density sought results in no unreasonable adverse amenity impacts and will not be out of character with the local area. The proposed development will improve the visual amenity and character of the local area, providing an attractive and contemporary design response and by replacing an older and outdated detached dwelling.

Further considerations, specific to the Davidson's at Belivah Local Development Area Place Code intent for future lots are expressed through Section 2 – Intent and Overall Outcomes, which is addressed below.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

The intent of the Davidson's at Belivah Local Area Development Place Code is to facilitate the development of a Davidson's at Belivah residential estate, a high quality residential community in a well located site that achieves the residential densities sought by the Bahrs Scrub Local Area Development Plan. A choice of residential lots and house types is provided at the Davidson's at Belivah residential estate to comprise detached dwellings, duplex and triplex dwelling unit types.	• The proposal comprises a well-designed Dual Occupancy that provides additional housing choice while maintaining a residential scale and character consistent with the surrounding neighbourhood. • The proposal supports the planned residential density envisaged for the estate, while incorporating generous landscaping, articulated building design and appropriate setbacks to maintain visual amenity. • The development provides a contemporary residential outcome through varied materials, articulated façades and quality architectural detailing, contributing positively to the streetscape. • The proposal has been designed to achieve a high standard of residential amenity for future occupants whilst avoiding unreasonable impacts on adjoining properties through appropriate siting, orientation and landscaping. **Amenity:** • The proposal maintains the low-rise residential character anticipated within the Davidson's at Belivah Estate through a single-storey built form and generous landscaped areas. • Private open space, deep planting and front landscaping soften the built form and contribute to an attractive residential streetscape. • Habitable rooms and private open space have been appropriately orientated to achieve a high level of residential amenity while maintaining privacy for adjoining properties. • The combination of articulated façades, quality materials and landscaping ensures the proposal integrates seamlessly with the intended character of the estate. The overall design presents a contemporary residential outcome that balances increased housing choice with a high level of architectural quality, landscaping and residential amenity, consistent with the planning intent of the Davidson's at Belivah Local Area Development Place Code. ✓ COMPLIES
Development controls are sought to facilitate this residential community for reconfiguration of lots and material change of use for residential construction consistent with a residential density of between 15–20 dwellings per hectare.	Whilst the proposal features a density of 34.18 dwellings per ha, as the proposal features a density that is greater than nearby 29 Macmillan Loop (MCUI/59/2022), it is considered that the proposal aligns with the intended density of the estate. ✓ COMPLIES

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

The overall outcomes are to provide a residential community providing a diverse range of housing options to cater for contemporary household lifestyles and budgets. A community with high residential amenity and safety is to be achieved with appropriate development controls providing flexibility in housing innovation balanced with protection of resident's expectations and established amenity. **The Davidson's at Belivah Estate proposes three distinct precincts:** • **Precinct 1 – the Village Precinct;** • **Precinct 2 – the Parkland Precinct; and** • **Precinct 3 – the Hillside Precinct.**	The proposed development provides additional housing choice within the Davidson's at Belivah Estate through the delivery of a high-quality Dual Occupancy. The development contributes to the diversity of dwelling types available within the estate whilst maintaining a residential scale, attractive streetscape and high level of residential amenity. The proposal supports the overall outcomes of the Local Area Development Place Code by balancing increased housing supply with quality architectural design, landscaping and appropriate setbacks. ✓ COMPLIES
Precinct 1, the Village precinct, is located on the eastern side of the site with frontages to both Beaudesert-Beenleigh Road and Belivah Road with parkland/open spaces areas to both frontages. **The precinct is located in close proximity to the proposed neighbourhood centre on the eastern side of Beaudesert-Beenleigh Road. The precinct is relatively flat with easy access to both major roads.** **The residential density proposed is 20 dwellings per hectare, with approximately 120 dwellings in this precinct.**	The proposal is located within Precinct 1 – Village Precinct and is consistent with the intended outcomes for this precinct. Whilst the proposal features a density of 34.18 dwellings per ha, as the proposal features a density that is greater than nearby 29 Macmillan Loop (MCUI/59/2022), it is considered that the proposal aligns with the intended density of the estate. Nonetheless, the proposal presents an attractive street frontage through articulated building design, quality materials and landscaping, while maintaining convenient pedestrian and vehicle access from Learmonth Drive. The development complements the planned residential character of the estate and reinforces the high-quality urban design outcomes sought for the Village Precinct ✓ COMPLIES
Precinct 2, the Parkland precinct is the largest precinct, occupying the central part of the site on the western side of the main entry. **The precinct is characterised by a gentle easterly slope and contains the central open space/parkland area.** **The residential density proposed is 17.5 dwellings per hectare, with approximately 225 dwellings in this precinct.**	Not Applicable.
Precinct 3, the Hillside precinct is located on the western boundary of the site and occupies the highest parts of the site.	Not Applicable.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

The precinct has an easterly aspect with views over the Albert River valley. The proposed layout is responsive to the contours and provides potential access through to the adjacent site to the west. **The residential density proposed is 15 dwellings per hectare, with approximately 75 dwellings in this precinct.**	

6.3 Assessment Criteria

6.3.1 Davidson's at Belivah Local Development Area Place Code

Review of the above code has been carried out and is provided within Attachments. The review of the Code shows that the proposed development satisfies all applicable Performance and/or Acceptable outcomes of the Code.

6.3.2 Emerging Community Zone Code

Review of the above code has been carried out and is provided within Attachments. The review of the Code shows that the proposed development satisfies all applicable Performance and/or Acceptable outcomes of the Code.

6.3.3 Dual Occupancy and Dwelling House Code

Review of the above code has been carried out and is provided within Attachments. The review of the Code shows that the proposed development satisfies all applicable Performance and/or Acceptable outcomes of the Code.

6.3.4 Filling and Excavation Code

Review of the above code has been carried out and is provided within Attachments. The review of the Code shows that the proposed development satisfies all applicable Performance and/or Acceptable outcomes of the Code.

6.3.5 Infrastructure Code

Review of the above code has been carried out and is provided within Attachments. The review of the Code shows that the proposed development satisfies all applicable Performance and/or Acceptable outcomes of the Code.

6.3.6 Landscape Code

Review of the above code has been carried out and is provided within Attachments. The review of the Code shows that the proposed development satisfies all applicable Performance and/or Acceptable outcomes of the Code.

6.3.7 Servicing, Access and Parking Code

Review of the above code has been carried out and is provided within Attachments. The review of the Code shows that the proposed development satisfies all applicable Performance and/or Acceptable outcomes of the Code.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

7 CONCLUSION

This Report relates to the development application seeking the approval of the City of Logan for a Development Permit for a Material Change of Use (Impact Assessment) for a Dual Occupancy at 52 Learmonth Drive, Belivah, also described as Lot 399 on SP290614.

In summary the outcome of the assessment and in particular the statutory planning and contextual circumstances applying to the site and development, clearly support approval of the application. More specifically and in conclusion:

- Despite a minor non-compliance with the Davidson's at Belivah Local Development Area Place Code relating to lot size, compliance has been demonstrated against the corresponding Overall Outcomes and Strategic Framework Elements and it is therefore contended that the proposal does not conflict with the City Plan when read as a whole.
- Similarly, the proposal is considered appropriate development within the Urban Footprint designation of ShapingSEQ, the Southeast Queensland Regional Plan 2017, and gains support from several of the Plans' goals, themes, and strategic objectives, particularly in relation to facilitating sustainable urban consolidation.
- The proposed development is in keeping with the intended character outcome of the Davidson's at Belivah Local Development Area Place Code remaining low rise and low intensity.

An assessment of the proposed development has been undertaken against the Strategic Framework and relevant Assessment Benchmarks. This assessment indicates that the proposed use is compliant with all relevant Assessment Benchmarks and importantly relevant elements of the Strategic Framework. The assessment also finds that this development is consistent with the statutory requirements of the *Planning Act 2016* and the associated *Planning Regulation 2017*, and Development Assessment Rules.

Based on the information provided, it is our opinion that the proposed development represents a desirable outcome that complies with all applicable provisions of the Strategic Framework and for this reason, warrants the approval of Council subject to reasonable and relevant conditions.

Ph. 0413 742 555
info@elevateds.com.au
WWW.ELEVATEDS.COM.AU
ABN. 49 646 211 074

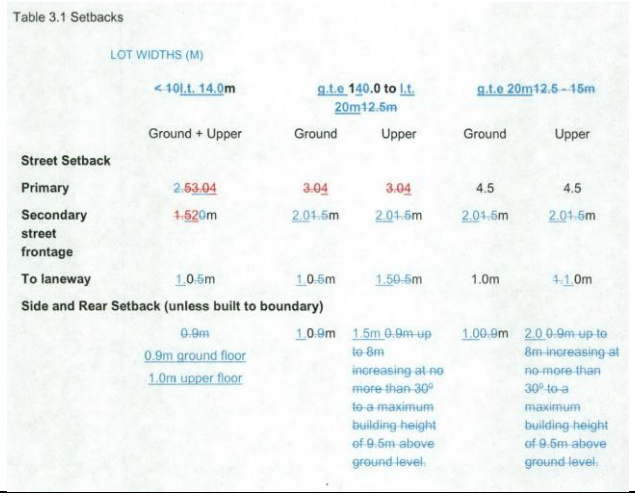
Davidson's at Belivah Local Development Area Place Code.

Performance Outcome	Acceptable Outcome	Comment / Assessment
Part A—General criteria for reconfiguring a lot Lot design		
PO1 Development creates a lot with dimensions enabling lawful intended uses consistent with the Precinct Plan.	**AO1.1** Development provides that for lots less than **400m²** in area, a **Plan of Development** is used to identify the location of a building and other development features to satisfy the Area Place Code. Note— The Plan of Development can be a means of addressing a range of site development matters. Other parts of this code and other codes determine the circumstances for the application of a Plan of Development. **AO1.2** Development ensures that each lot is provided with: (a) direct access to a formed public road; or (b) access to a formed public road via a formal access arrangement registered on title over another lot.	**NA**
PO2 Development provides lot access which is designed: (a) for the appropriate type of vehicle, pedestrian and cyclist use of the site; (b) to be safe for the vehicles, pedestrians and cyclists expected to be accessing the lot; (c) to maintain the safety and efficiency of the movement network for vehicles, pedestrians and cyclists.	**AO2.1** Development provides lot access for a vehicle which is not directly from a major road. **AO2.2** The street circulation is interconnected. Development provides road and pedestrian access to each lot in compliance with Tables 1.1 and 1.2.	**NA**

Performance Outcome	Acceptable Outcome	Comment / Assessment
PO3 Development provides land for the delivery of infrastructure and services.	**AO3** Development provides land for infrastructure and services in compliance with the relevant Logan City Council development standards and other codes and planning scheme policies which apply to the site.	**NA**
PO5 Development provides a range of lot sizes and types to support increased housing choice appropriate for a range of household types.	**AO5** Development provides a range of lot sizes and product types which achieves a diversity of product across the Development Plan area. This will be evidenced by: (a) Each development precinct containing a variety of lot sizes; or (b) Indicative house plans included with any Plan of Development indicating a range in dwelling floor plan sizes, or number of bedrooms; and (c) A distribution of lot sizes and housing types: **Precinct 1** • 60% villa house • 40% urban / terrace / duplex **Precinct 2** • 25% Courtyard/traditional houses • 55% villa house • 20% urban / terrace / duplex **Precinct 3** • 85% Courtyard/traditional houses • 15% urban / terrace / duplex	**NA**
PO6 Development provides a lot mix and location which supports positive streetscape outcomes and balances expected building forms, driveway	**AO6.1** Development provides lots for small scale multiple dwellings which are located on corner sites; street block ends; or have dual frontage	**NA**

Performance Outcome	Acceptable Outcome	Comment / Assessment
frequency, on-street parking, water sensitive urban design and other elements.	to facilitate direct vehicle and pedestrian access to each dwelling. **AO6.2** Development provides a range of lot sizes that ensures that no more than 6 contiguous narrow frontage small lots occur along a street frontage which are separated by no less than 2 wider **lots**, unless: (a) the lots are accessed from a rear lane; or (b) are located opposite open space; or (c) have designated visitor parking areas. Note: Small lots are deemed "narrow frontage" when their road frontage is less than 10m in width.	
PO7 Development involving a lot intended for a dwelling house is of a regular shape and an appropriate size and dimensions: (a) for the siting and construction of any existing or potential dwelling houses and any ancillary building or activity; (b) to maximise outdoor private space, privacy and amenity; (c) to provide convenient on-site vehicle access and parking.	**AO7.1** Development provides lots which are 400m² or larger. Development provides that for lots less than 400m² in area, a Plan of Development is used to identify the location of a building and other development features to satisfy the Code.	**NA**
PO8 Development provides local open space which is consistent with the needs of occupants and visitors.	**AO8** Development provides local open space which is in compliance with the Development Plan and has a minimum of 50% of its perimeter as road frontage.	
Part B—Detailed Criteria for a Plan of Development involving small lots, dual occupancy and multiple dwellings		
PO9	**AO9**	**NA**

Performance Outcome	Acceptable Outcome	Comment / Assessment
Development ensures that each lot less than 400m² has an area of suitable size, dimensions and arrangement to enable the development of a dwelling and associated ancillary structures and access without adversely impacting the amenity for the residents or of the area.	Development ensures each small lot has a Plan of Development which identifies: (a) a building envelope that is sufficient to accommodate a dwelling house and other ancillary structures in compliance with the Place Code; (b) does not result in a site density exceeding 70 dwellings per hectare for dual occupancy or multiple dwellings; (c) vehicle parking areas, access and driveways; (d) build-to-boundary locations that do not inhibit the construction of necessary infrastructure to service the lot or the precinct. Note: For small lots less than 250m², indicative floor plans for housing designs are an appropriate means of ensuring achievement of this outcome.	
Part C—General Criteria for Residential Construction on all lots		
PO10 Development has a building height that: • is consistent with the height of dwellings prevailing in the area; • permits adequate sunlight to dwellings and private open space in adjoining premises.	**AO10** Development has a maximum building height of 2 storeys OR Development complies with the provisions of an approved Plan of Development.	**COMPLIES** Proposal is 1 storey in height
PO11 Development results in a site cover that facilitates solar access into dwellings and provision of private open space.	**AO11** Development does not exceed the site cover in Table 2.1; (60% for lots over 300 m²) OR Development complies with the provisions of an approved Plan of Development.	**COMPLIES** Proposal has a site cover of 51.37%
PO12 Development is set back from a primary street frontage to be consistent with and complement the	**AO12** Development complies with the setbacks in Table 3.1; OR	**COMPLIES** Proposal has the following setbacks which comply with Table 3.1

Performance Outcome	Acceptable Outcome	Comment / Assessment
front boundary setback of buildings prevailing in the street. **PO12.1** Development is set back from side boundaries and the secondary street frontage to minimise the impact of development on the amenity and privacy of residents of adjoining premises. **PO12.2** Development provides a range of dwelling styles and sizes which have no more than six (6) continuous terrace style houses or small lots unless located opposite open space or park.	Development complies with the provisions of an approved Plan of Development.  Table 3.1 Setbacks LOT WIDTHS (M) < 10l.t. 14.0m g.t.e 140.0 to l.t. 20m12.5m g.t.e 20m12.5 - 15m Ground + Upper Ground Upper Ground Upper Street Setback Primary 2.53.04 3.04 3.04 4.5 4.5 Secondary street frontage 1.520m 2.01.5m 2.01.5m 2.01.5m 2.01.5m To laneway 1.0.5m 1.0.5m 1.50.5m 1.0m 1.1.0m Side and Rear Setback (unless built to boundary) 0.9m 0.9m ground floor 1.0m upper floor 1.0.9m 1.5m 0.9m up to 8m increasing at no more than 30° to a maximum building height of 9.5m above ground level. 1.00.9m 2.0 0.9m up to 8m increasing at no more than 30° to a maximum building height of 9.5m above ground level.	Front (North): 4.16m to OMP, 5.4m to garage Side (East): 1.155m to 1.605m Side (West): 1.155m to 1.605m Rear (South): 5.12m to OMP, 7.17m to wall
PO13 Development ensures that residents' and visitors' vehicles are accommodated on site with: (a) vehicle access of an appropriate grade and width to facilitate safe property access and does not adversely affect infrastructure; (b) a driveway crossover width that does not visually dominate the appearance of the dwelling house when viewed from the street.	**AO13** Development provides a minimum number of on-site car parking spaces comprising: (a) Each dwelling (3 or more bedrooms) must be provided with 2 car parks, one of which must be under cover (e.g. carport or garage). (b) One (1) or two (2) bedroom dwellings must be provided with one undercover car park; OR Development complies with the provisions of an approved Plan of Development. **AO13.1** Development provides vehicular crossings that have a maximum crossover width of 4m (excluding apron tapers); and are in accordance with standard drawing IPWEAQ R-0050 in Table 8.1.1.1 – Standard Drawings for Movement.	**COMPLIES** Proposal features 2 car spaces per dwelling

Performance Outcome	Acceptable Outcome	Comment / Assessment
	AO13.2 Minimum dimensions for single parking provision are: • Uncovered space: 2.6m wide × 4.9m • Carport: 3m wide × 5m • Garage: 3.0m wide × 6.0m Minimum dimensions for double covered parking are: • Double carport: 5.4m wide × 5m internally • Double garage: 6m x 5.7m wide internally **AO13.3** Car parking spaces may be provided in tandem, provided one space is behind the other.	
PO14 Development ensures that a dwelling house is oriented to the street to facilitate casual surveillance of the street and provide visual interest.	**AO14** Development results in the entry to the dwelling house being covered; lit; and visible from the street. OR Development complies with the provisions of an approved Plan of Development. **AO14.1** Development results in the dwelling house having windows to habitable rooms or balconies on the facades facing the street. OR Development complies with the provisions of an approved Plan of Development.	**Complies** Entry to each dwelling is covered, lit and visible from the street and Bedroom 3 of each dwelling has windows that face the street.

6.2.3 Emerging community zone code

6.2.3.1 Application

1. This code applies to:
    a. accepted development (subject to requirements) and code assessable material change of use for which the Emerging community zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
    b. material change of use made impact assessable in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
    c. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.3.2 Purpose

1. The purpose of the Emerging community zone is to:
    a. identify land that is intended for an urban purpose in the future; and
    b. protect land that is identified for an urban purpose in the future from incompatible uses; and
    c. provide for the timely conversion of non-urban land to land for urban purposes.
2. The local government purpose of the Emerging community zone code is to protect the future use of land for urban purposes.
3. The purpose of the Emerging community zone code will be achieved through the following overall outcomes:
    a. land uses comprise:
        i. urban purposes after detailed land use and infrastructure planning has been completed; or
        ii. an interim use that does not prevent the land being used in the future for urban purposes, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall;
    b. the design of the built form:
        i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
        ii. for urban purposes is consistent with the detailed land use and infrastructure planning;
        iii. for an interim use:
            A. is compatible with the existing character;
            B. the existing landscape character predominates over the built form;
    c. development protects amenity consistent with its location in the Emerging community zone and the surrounding area.
    d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided.

6.2.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	**AO1** A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	**COMPLIES** Proposal is for a Dual Occupancy on a developed lot with access via Learmonth Drive.
Design		
Building height		
PO2 A building has a height that is compatible with the:	**AO2** A building has a maximum building height of 8.5 metres.	**COMPLIES** Proposal is 1 storey in height

a. existing landscape character which predominates over the built form; or b. desired urban purpose character.		
Boundary clearance		
PO3 A building or structure has a boundary clearance that is consistent with the: a. existing character; or b. desired urban purposed character.	**AO3** A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres.	**NA** Setback requirements have been varied by MCUI/1/2014.
Site cover - Interim uses		
PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.	**AO4** A building or structure for an interim use has a maximum site cover of 700m^2.	**NA** Proposal is not an interim use
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;	**COMPLIES** The proposal complies with the emissions standard 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.	
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.	**NA**
PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO7** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2. **Table 6.2.3.3.2**	**NA**

Column 1: Separation distance 1,500 metres	**Column 2: Use** Special industry	
500 metres	High impact industry	
500 metres	Intensive animal industry	
300 metres	Intensive horticulture	
300 metres	Wholesale nursery	
250 metres	Medium impact industry	
For assessable development only		
Design		
PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	**AO8** No acceptable outcome provided.	**COMPLIES** Proposal is consistent with the Davidsons at Belivah Local Development Area Code
Social and health impact		
PO9 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.	**AO9.1** Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor. **AO9.2** Development does not provide for gaming.	**NA**

9.3.2 Dual occupancy and Dwelling house code

9.3.2.1 Application

3. This code applies to:
    a. accepted development (subject to requirements) and assessable material change of use for a Dual occupancy [including Dual occupancy (auxiliary unit)] or Dwelling house for which the Dual occupancy and Dwelling house code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Part 5 - Tables of assessment;
    b. building work in accordance with Table 5.7.1 - Building work (including house extensions and class 10 structures).
4. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Editor's note - In this code:

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

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

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

9.3.2.2 Purpose

c. 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.
d. 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. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or
    ii. 100m^2 otherwise;
d. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, is sited so as to appear visually related to the primary dwelling;
e. A Dual occupancy (auxiliary unit) or Dwelling house that is located in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00:
    i. avoids the disturbance of acid sulfate soils; or
    ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters;
f. A Dual occupancy (auxiliary unit) or Dwelling house that is located in an area identified on the Biodiversity areas overlap map OM-02.00 protects and enhances:
    i. habitat values and biodiversity corridors;
    ii. native vegetation in the primary and secondary vegetation management area;
    iii. wildlife habitat and movement;
    iv. landscape values;
g. A Dual occupancy (auxiliary unit) that is located in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01:
    i. does not result in an increase in the number of people living in the separation area;
    ii. does not impede the safe operation of an extractive industry;
    iii. minimises an adverse effect from an extractive industry on people working or congregating in the separation area;
    iv. does not compromise the function of the separation area, as a buffer between an extractive industry and an incompatible use outside the separation area;
h. A Dual occupancy (auxiliary unit) or Dwelling house with direct vehicular access to a transport route identified on Extractive resources overlay map OM-04.01 does not adversely affect the safety and efficiency of vehicles transporting extractive resources;

Note: The below provision in grey text (Section 9.3.2.2(2)(i) and associated Editor's note) has been suspended by Temporary Local Planning Instrument No.1/2024.

c. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood hazard overlay map OM-05.00 does not result in people and premises being at an unacceptable risk during a defined flood event;

Editor's note - Where a lot is affected by a Flooding and inundation area, a flood search report should be obtained from the local government to confirm the extent that is within the Flooding and inundation area. The flood search report will be determinative.

c. 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:
    a. 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;

b. protect and enhance the visual amenity of adjoining premises, the streetscape and the locality;
Editor's note - Where a lot is affected by a Landslide hazard and steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00, a certificate can be obtained from the local government to confirm the extent that is within the Landslide hazard and steep slope area. The certificate will be determinative.

d. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Regional infrastructure corridors and substations overlay map OM-09.00:
   a. protects the health and safety of the community;
   b. protects regional infrastructure;
   c. provides access to regional infrastructure at all times;
   d. provides and maintain buffers to regional infrastructure;

e. 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:
   a. protect the health and safety of a water storage;
   b. prevent pollutants from entering a water storage;

f. 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:
   a. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
   b. protect natural hydrological and geomorphological processes;
   c. protect and enhance water quality of a waterway and wetland;
   d. protect and enhance landscape values of a waterway and wetland.
   Editor's note - Where a lot is affected by a Waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00, a certificate can be obtained from the local government to confirm the extent that is within the Waterway corridor and wetland area. The certificate will be determinative.

g. A Dual occupancy (auxiliary unit) or Dwelling house located in the flood assessment area in Flood hazard overlay map OM-05.00:
   a. does not locate buildings or structures, other than fences, in a High flow area;
   b. 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;
   c. 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:
      i. not increasing the number of bedrooms or dwellings on the premises;
      ii. incorporating a building location and design that minimises risk of injury to life and damage to property, infrastructure and the environment during a defined flood event;
   d. 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;
   e. does not result in an increase in dwellings or the number of bedrooms in a Flood investigation area on Flood hazard overlay map OM-05.04, unless it can be demonstrated the development is compatible with the level of flood risk, including achieving the outcomes as relevant for a High flood risk area and Moderate flood risk area;

Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving overall outcome n[v].

f. where in the Flood investigation area on Flood hazard overlay map OM-05.04, provides increased building immunity to flood risk that takes into account the potential impacts of climate change and supports future resilience to flood risk, or demonstrates the development does not expose habitable and non-habitable rooms to potential inundation during the defined flood event;

Note - Where detailed flood information does not exist to determine the defined flood event in a Flood investigation area, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant defined flood event and demonstrate compliance with overall outcome n[vi]. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.

g. does not add to the emergency management or evacuation burden during and after a flood event;
h. does not increase people at risk of isolation;
i. protects and maintains floodplain function and overland flow paths to ensure there is no adverse impact to the flooding characteristics on the premises and off-site, including adjoining premises, infrastructure and the environment.

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

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

9.3.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.3.2.3.1 - Dual occupancy and Dwelling house code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Design and siting		
PO1	**AO1**	**NA**

A Dwelling house: c. that is: a. on a lot that is less than 450m^2 in size complies with the Performance Criteria specified in QDC MP 1.1; or b. on a lot that is 450m^2 or greater in size complies with the Performance Criteria specified in QDC MP 1.2; d. being a secondary dwelling is visually integrated with the primary dwelling. Note - References to QDC MP 1.1 and 1.2 for the purposes of PO1 are to be applied as if these provisions applied to a secondary dwelling.	A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): c. that is on a lot that is less than 450m^2 in size complies with the Acceptable Solutions specified in QDC MP 1.1; or d. that is on a lot that is 450m^2 or greater in size complies with the Acceptable Solutions specified in QDC MP 1.2. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO1 to the extent of any inconsistency. Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Note - References to QDC MP 1.1 and 1.2 for the purposes of AO1 are to be applied as if these provisions applied to a secondary dwelling. Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.	
PO2 A Dual occupancy: f. complies with the Performance Criteria specified in QDC MP 1.3; g. being a Dual occupancy (auxiliary unit) is visually integrated with the primary dwelling. Note - For the purpose of PO2, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note - References to QDC MP 1.3 for the purposes of PO2 are to be applied as if these provisions applied to a Dual occupancy.	**AO2** A Dual occupancy complies with the Acceptable Solutions specified in QDC MP 1.3. Note - For the purpose of AO2, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO2 to the extent of any inconsistency. Note - References to QDC MP 1.3 for the purposes of AO2 are to be applied as if these provisions applied to a Dual occupancy.	**COMPLIES** Proposal features a Variation Approval that varies the planning scheme (MCUI/1/2014) and the proposal is consistent with the Davidsons at Belivah Local Development Area Code

Editor's note - Zone code provisions may prevail over this performance outcome to the extent of any inconsistency in accordance with section 1.5(1).	Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Editor's note - Zone code provisions may prevail over this acceptable outcome to the extent of any inconsistency in accordance with section 1.5(1).	
Site cover		
PO3 A Dual occupancy (auxiliary unit) or Dwelling house has a site cover that: g. is compatible with adjoining premises; h. supports residential amenity including access to natural light and ventilation; i. facilitates adequate private open space; j. facilitates landscaping to visually soften the built form.	**AO3** A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site cover of: a. 60 percent in the Low density residential zone - Small lot precinct; b. 35 percent in the Low density residential zone - Small acreage precinct; c. 20 percent in the Low density residential zone - Acreage precinct; d. 700m^2 in the Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone.	**NA**
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;	**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;	**COMPLIES** Proposal features a Variation Approval that varies the planning scheme (MCUI/1/2014) and the proposal is consistent with the Davidsons at Belivah Local Development Area Code

e. has a road boundary clearance compatible with that of adjoining premises.	iii. the carport remains entirely unenclosed except where the rear attaches to a structure; b. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone; c. has a minimum road boundary clearance of 10 metres in the: i. Emerging community zone; ii. Low density residential zone: A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; B. Cottage rural precinct; C. Park living precinct; D. Park residential precinct; or	

	d. has a minimum road boundary clearance of 20 metres in the: i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone.	
Side and rear boundary clearance		
PO5 A Dual occupancy or Dwelling house has a side and rear boundary clearance that: a. is compatible with that of adjoining premises; b. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; c. provides access to natural light and ventilation; d. provides an area of landscaping; e. is consistent with the character for the relevant zone and precinct.	**AO5** A Dual occupancy or Dwelling house has the following minimum side and rear boundary clearances: a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: i. Acreage; ii. Small acreage precinct; or b. 10 metres in the: i. Environmental management and conservation zone; ii. Rural zone. Note - AO5 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with Link AO7.1(b). Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	**COMPLIES** Proposal features a Variation Approval that varies the planning scheme (MCUI/1/2014) and the proposal is consistent with the Davidsons at Belivah Local Development Area Code
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: 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.	**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.	**NA**
Domestic outbuildings		
PO7 A domestic outbuilding: a. is of a scale and built form compatible with the premises and adjoining premises having regard to: i. height, mass and proportion; ii. roof form and pitch; iii. building materials; b. maintains or contributes positively to the streetscape and amenity of adjoining premises; c. provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises.	**AO7.1** A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages: a. has a total maximum floor area of 150m^2; or b. where the floor area exceeds 150m^2: i. provides minimum side and rear boundary clearances in accordance with Link Table 9.3.2.3.2 - Minimum side and rear boundary clearances for large domestic outbuildings; ii. has a maximum building height of 5.5 metres; iii. has a total maximum floor area of 300m^2. Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises. **AO7.2**	**NA** No domestic outbuildings propsoed

	A domestic outbuilding is not in the form of a shipping container.	
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. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or b. 100m^2 otherwise.	**AO8** Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or b. 100m^2 otherwise.	**NA**
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.	**NA**
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.	**NA**
PO11 A lot accommodating a Dual occupancy (auxiliary unit) is of a size, shape and dimension that ensures high levels of amenity, complements streetscape	**AO11** Where not a rear lot, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.	**NA**

character and promotes a sense of openness.		
PO12 Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides sufficient space for on-site car parking to satisfy the needs of residents and visitors considering: a. the availability of public transport; b. the availability of on-street car parking.	**AO12** Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides a minimum of five on-site car parking spaces with a minimum of two spaces being covered. Editor's note - The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.	**NA**
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.	**NA**
Location of development		
PO14 Development: a. allows for safe and convenient vehicular access; b. is located to protect trunk infrastructure networks.	**AO14** Development: a. is connected to a constructed road; b. is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Logan government infrastructure plan mapping and tables.	**COMPLIES** Proposal is connected to constructed road
Reverse amenity		
PO15	**AO15**	**NA**

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.	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.	
Earthworks		
PO16 Filling and excavation works including batters and retaining walls: a. do not adversely affect infrastructure, including any services; b. do not create a public health hazard; c. maintain the amenity of the surrounding area and adjoining premises; d. are safe, stable and easily maintained.	**AO16** Filling and excavation works involving batters and retaining walls greater than 1 metre in height from ground level are designed and constructed in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure.	**COMPLIES** No batters and retaining walls greater than 1 metre in height
Building over or near infrastructure		
PO17 A Dual occupancy or Dwelling house complies with the Performance Criteria specified in QDC MP 1.4.	**AO17** A Dual occupancy or Dwelling house complies with the Acceptable Solutions specified in QDC MP 1.4. Editor's note - QDC MP 1.4 applies to development located near a sewer, water main, stormwater drain or combined sanitary drain.	**COMPLIES**
PO18 A Dual occupancy or Dwelling house is provided with infrastructure and services	**AO18** A Dual occupancy or Dwelling house: a. in a water supply service area connects to the water network in	**COMPLIES** Proposal will be connected to water supply service in line with all requirements.

that is appropriate to its setting and commensurate with its needs.	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.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Acid sulfate soils overlay		
PO19 A Dual occupancy (auxiliary unit) or Dwelling house in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00 that involves disturbing soil or sediment at or below 5 metres AHD: a. avoids disturbing acid sulfate soils; or b. is managed to avoid or minimise the release of: i. acid and metal contaminants;	**AO19.1** A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils below 5 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve: a. excavating or otherwise removing 100m^3 or more of soil or sediment; or b. filling of land involving 500m^3 or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water.	**NA**

ii. nutrients that contribute to coastal algal blooms. Editor's note - For assessable development, undertake an acid sulfate soils investigation conforming to the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	**AO19.2** 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 100m^3 or more of soil or sediment at or below 5 metres AHD.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Biodiversity areas overlay		
PO20 A Dual occupancy (auxiliary unit) or Dwelling house in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is confined within an development envelope area that: a. is approved by Council; or b. is sited and operated with regard to: i. the protection of native vegetation; ii. the potential impacts of other overlays mapped within the development envelope area c. results in a total cleared area of: i. 4,000m^2 or less; or ii. greater than 4,000m^2 where an environmental offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management,	**AO20** A Dual occupancy (auxiliary unit) or Dwelling house located in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, that is not located within a development envelope area approved by a development approval: a. is located to avoid the need to clear any native vegetation in the Primary vegetation management area; b. is located to avoid the need to clear any native trees or native habitat trees in the Secondary vegetation management area. Editor's note - Operational work for clearing of native vegetation may be accepted development in accordance with Parts 5.8 and 5.10.2. Where clearing of native of vegetation in the location of the development is accepted development, AO20 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.	**NA**

for any the portion of the envelope that exceeds 4,000m^2. Note - Compliance with Performance outcome PO20(c)(ii) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.		
PO21 A Dual occupancy (auxiliary unit) or Dwelling house in: a. a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: i. provide for habitat links; ii. facilitate safe wildlife movement; iii. facilitate wildlife refuge; iv. enhance habitat values; v. rehabilitate degraded areas with native vegetation; or b. the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: i. edge effects; or c. Development is designed and located to protect and enhance the landscape values of: i. a ridgeline; ii. native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2	**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.	**NA**

of Planning scheme policy 3 - Environmental management.		
Dwelling house located in the Biodiversity area overlay		
PO22 Dwelling house in a Koala corridor identified on Biodiversity area overlay map OM-02.02 is: a. designed and located to protect and enhance koala habitat; b. designed to minimise adverse light impacts on native fauna.	**AO22** 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 that 500m^2 of native vegetation in a Koala corridor identified on Biodiversity area overlay map OM-02.02. Note - The maximum cleared area in the Koala corridor includes clearing for the bushfire protection inner zone.	**NA**
Dual occupancy (auxiliary unit) located in the Extractive resources overlay		
PO23 A Dual occupancy (auxiliary unit), excluding a domestic outbuilding: a. does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; b. in a Transport route separation area identified on Extractive resources overlay map OM-04.01 is compatible with the transporting of the extractive resource.	**AO23** A Dual occupancy (auxiliary unit), excluding a domestic outbuilding, is not located in an Extractive resource separation area or Transport route separation area identified on Extractive resources overlay map OM-04.01.	**NA**
Dual occupancy (auxiliary unit) or Dwelling house located in the Flood hazard overlay ***Note: The below provisions in grey text (PO24/AO24, PO25 and AO25.1 and AO25.2, PO26 and AO26.1 and AO26.2) have been suspended by Temporary Local Planning Instrument No.1/2024.***		
PO24	**AO24**	

A Dual occupancy (auxiliary unit) or Dwelling house does not increase the level of risk of damage to property in the Flooding and inundation area identified on Flood hazard overlay map OM-05.00.	A Dual occupancy (auxiliary unit) or Dwelling house located in the Flooding and inundation area identified on Flood Hazard overlay map OM-05.00: a. has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event; b. has a finished non-habitable floor level that is equal to or greater than the defined flood event. Note - AO24 also applies to extensions to existing development.	
PO25 A Dual occupancy (auxiliary unit) or Dwelling house does not: a. increase the risk of injury to life; b. add to the emergency management or evacuation burden during or after a flood event.	**AO25.1** A Dual occupancy (auxiliary unit) or Dwelling house where located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 ensures that the building is constructed in accordance with Queensland Development Code, MP 3.5 - Construction of buildings in flood hazard areas **AO25.2** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified of Flood hazard overlay map OM-05.00 provide flood-free vehicular access to a road that is above the flood level in the defined flood event.	
PO26 Development: a. protects and maintains a floodplain to ensure there is no adverse impact to the flooding characteristics of the	**AO26.1** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map	

waterway so as to adversely affect other premises, infrastructure and the environment; b. does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.	OM-05.00 does not result in earthworks that increase flooding to other premises, infrastructure and the environment. **AO26.2** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 provides surface water drainage ensuring that the following is not caused on the site or external to the site: a. increased runoff; or b. erosion or concentration of flow from or onto adjoining premises or infrastructure. Editor's note - Planning scheme policy 5 - Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Landslide hazard and steep slope area overlay		
PO27 A Dual occupancy (auxiliary unit) or Dwelling house is designed: a. to take into account the risks associated with the natural physical processes of land movement and erosion; b. to be responsive to the topography of the premises; c. to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; d. so that the undercroft of a building is screened when viewed from adjoining premises or a road.	**AO27** Where a Dual occupancy (auxiliary unit) or Dwelling house is proposed to be located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 and the gradient is equal to or greater than 12 percent or located in a Historical landslide area identified on Landslide hazard and steep slope area overlay map OM-08.01: a. development is carried out in accordance with a site specific geotechnical report: i. prepared in accordance with section 2.2.6 of Planning scheme policy 5 -	**NA**

Note - Compliance with this performance outcome is to be demonstrated by certification from a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the footings, foundations, retaining walls and any other structure is safe and designed to prevent landslide.	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 40m^3; c. development is designed to ensure that the undercroft of the building or structure has: i. skirting or landscape screening to the full height of the undercroft; ii. a maximum height at the perimeter of the building or structure of 3 metres above ground level.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure corridors and substations overlay		

PO28 A Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00: a. prevents an unacceptable health or safety risk to the community; b. takes into account the impacts of "sag" and "swing" of 110kv and 275kv powerlines; c. protects the operation of water and petroleum pipelines; d. ensures access is provided to the infrastructure provider at all times for: i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities.	**AO28** A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval located outside the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00.	**NA**
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	**NA**

	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.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Waterway corridors and wetlands overlay		
PO30 A Dual occupancy (auxiliary unit) or Dwelling house located inside an area mapped on Waterway corridors and wetlands overlay map OM-14.00 protects ecosystem processes, water quality, function, scenic amenity and landscape values.	**AO30** A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval is located outside the mapped area identified on Waterway corridors and wetlands overlay map OM-14.00.	**NA**
Dual occupancy (auxiliary unit) or Dwelling house (including secondary dwellings and domestic outbuildings): **a. involving a material change of use in a:** **i. High flood risk area identified on Flood hazard overlay map OM-05.04; or** **ii. Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or** **iii. Flood investigation area identified on Flood hazard overlay map OM-05.04; or** **iv. Low flood island identified on Flood hazard overlay map OM-05.01; or** **b. involving building work exceeding 25m² in a:** **i. High flood risk area identified on Flood hazard overlay map OM-05.04; or** **ii. Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or** **iii. Flood investigation area identified on Flood hazard overlay map OM-05.04; or**		

c. involving building work: **i. located in a High flow area on Flood hazard overlay map OM-05.02; or** **ii. enclosing an undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04.**		
Risk compatibility		
PO31 Development, other than fences, is located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	**AO31.1** Buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. **AO31.2** Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	**NA** All aspects to flood hazard were addressed as part of the parent approval COM/5/2023
PO32 An undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not involve works that would obstruct, alter or worsen water flow characteristics during flood events up to and including the defined flood event; b. may involve works where limited to a gate or screening for security purposes where it is demonstrated that the screen or gate: i. will not impede flows; ii. will not rely on manual intervention to allow for the passage of floodwater. Note - Guidance on undercroft design is provided in Planning scheme policy 10 - Flood.	**AO32** An undercroft is not walled and remains open in a High flood risk area identified on Flood hazard overlay map OM-05.04.	**NA** All aspects to flood hazard were addressed as part of the parent approval COM/5/2023

PO33 Development in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not increase the existing number of bedrooms or dwellings in a High risk area; b. complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels; c. provides RPEQ certification demonstrating the Dual occupancy (auxiliary unit) or Dwelling house is structurally designed to withstand the hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event.	**AO33** Development, other than a domestic outbuilding, is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	
PO34 A domestic outbuilding in a High flood risk area identified on Flood hazard overlay map OM-05.04 complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**AO34** A domestic outbuilding is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	**NA** All aspects to flood hazard were addressed as part of the parent approval COM/5/2023
PO35 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 is located and designed to avoid: a. habitable rooms below the specified flood planning level; b. the exposure of non-habitable rooms to potential inundation during the defined flood event; c. risk to people and minimise damage to property during the defined flood event.	**AO35** Development, including a secondary dwelling and domestic outbuildings, in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 complies with the flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**NA** All aspects to flood hazard were addressed as part of the parent approval COM/5/2023

PO36 Development for a new dwelling in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is demonstrated to be compatible with the level of flood risk and achieves the outcomes as relevant for a High flood risk area and Moderate flood risk area. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	**AO36** A new dwelling is located outside a Flood investigation area identified on Flood hazard overlay map OM-05.04.	
PO37 Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not result in an increase in the existing number of bedrooms on the premises; b. incorporates increased freeboard to provide resilience to potential flood risk, including taking into account the effects of climate change; or c. demonstrates buildings will not be exposed to potential inundation during the defined flood event, and where applicable, any increase in bedroom numbers is compatible with the level of flood risk. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant defined flood event and demonstrate compliance with performance outcome 37(c). Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.	**AO37** Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not involve an increase to the existing number of bedrooms on the premises; b. complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	**NA** All aspects to flood hazard were addressed as part of the parent approval COM/5/2023

<table>
<tr><td colspan="2">Access and evacuation requirements where development involves:
• a new Dual occupancy (auxiliary unit); or
• a new Dwelling house (including a secondary dwelling); or
• an increase in the number of bedrooms.</td><td></td></tr>
<tr><td>PO38
During the defined flood event, development other than a domestic outbuilding:
a. is not located in a Low flood island identified on Flood hazard overlay map OM-05.01;
b. has a vehicle access and a vehicle evacuation route that is:
i. low flood hazard and leads to a suitable flood-free area that contains essential goods; or
ii. flooded for less than 36 hours and provides shelter on-site that is located outside an area of flash flooding and above the defined flood event.
Note - Planning scheme policy 10 - Flood provides guidance to achieving this performance outcome.</td><td>AO38.1
During the defined flood event, development other than a domestic outbuilding has:
a. flood-free vehicle access to a road above the flood level;
b. a flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.

AO38.2
During the defined flood event, development has a flood-free vehicle or pedestrian route from dwellings to the flood-free road.
Editor’s note - Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome.
Editor’s note - Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.</td><td>NA
Please refer to Flood Code Assessment</td></tr>
<tr><td colspan="2">Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route</td><td></td></tr>
</table>

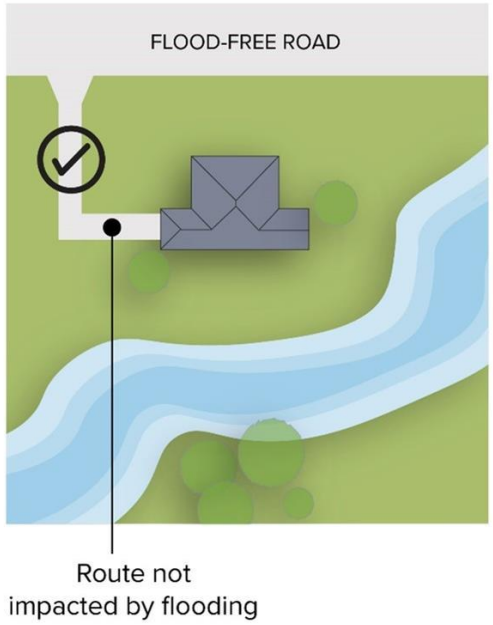


Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route

		
Preservation of floodplain function		
PO39 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	**AO39** Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation does not exceed: a. a total volume of 20m^3; b. a total area of 2,000m^2.	**NA** All aspects to flood hazard were addressed as part of the parent approval COM/5/2023
PO40 Development does not involve earthworks that would either directly or indirectly adversely impact floodplain function below the defined flood event.	**AO40** The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk	**NA** All aspects to flood hazard were addressed as part of the parent approval COM/5/2023

Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	area identified on Flood hazard overlay map OM-05.04.	
PO41 Development does not involve works that would either directly or indirectly: a. concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. adversely impact the role and function of the floodplain, waterways and areas of ecological significance; d. adversely affect adjoining premises, infrastructure or the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO41** Development below the defined flood event does not concentrate, obstruct or divert floodwaters onto adjoining premises, infrastructure or the environment.	**NA** All aspects to flood hazard were addressed as part of the parent approval COM/5/2023

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

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

Table 9.3.2.3.3 - Minimum flood planning levels

Flood area	Minimum finished habitable floor level	Minimum finished non-habitable floor level (other than domestic outbuildings)	Domestic outbuilding (other than carport) - Minimum floor level	Domestic outbuilding (being a carport)

Where in a High flood risk area or Moderate flood risk area identified on Flood hazard overlay map OM-05.04	Defined flood event + 500mm freeboard	Above the defined flood event	a. Above the defined flood event; or b. Below the defined flood event, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event	a. Roof structure is above the defined flood event; or b. Roof structure is below the defined flood event, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event
Where in Flood investigation area identified on Flood hazard overlay map OM-05.04	1% AEP + 1m freeboard	1% AEP + 300mm freeboard	a. 1% AEP +300mm freeboard; or b. Below the 1% AEP +300mm freeboard, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including	a. Roof structure is located above 1% AEP +300mm freeboard; or b. Roof structure below the 1% AEP +300mm freeboard, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads

			the defined flood event	of the hazard up to and including the defined flood event

9.4.2 Filling and excavation code

9.4.2.1 Application

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

9.4.2.2 Purpose

6. The purpose of the code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation.

7. The purpose of the code will be achieved through the following overall outcomes:
    a. development protects:
        i. natural physical processes and ecosystems;
        ii. existing and planned infrastructure;
        iii. personal health and safety and premises;
        iv. visual amenity.

9.4.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Protection of natural processes and ecosystems		
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	**AO1** The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**WILL COMPLY** To be addressed at detailed design stage & BA, yet applicant is happy to receive reasonable and relevant conditions relating to this
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.	**WILL COMPLY** To be addressed at detailed design stage & BA, yet applicant is happy to receive reasonable and relevant conditions relating to this
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.	**WILL COMPLY** To be addressed at detailed design stage & BA, yet applicant is happy to receive

		reasonable and relevant conditions relating to this
Protection of existing and planned infrastructure		
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	**AO4** Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**WILL COMPLY** To be addressed at detailed design stage & BA, yet applicant is happy to receive reasonable and relevant conditions relating to this
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.	**WILL COMPLY** To be addressed at detailed design stage & BA, yet applicant is happy to receive reasonable and relevant conditions relating to this
Surface water flow		
PO6 Surface water drainage does not cause any of the following: e. ponding on any premises; or f. a hazard or adversely affect personal health and safety and premises; or g. 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.	**WILL COMPLY** To be addressed at detailed design stage & BA, yet applicant is happy to receive reasonable and relevant conditions relating to this
Batters		
PO7 A batter: d. does not adversely affect the natural physical processes and ecosystems; e. protects existing and planned infrastructure; f. is safe, stable and easily maintained;	**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.	**WILL COMPLY** To be addressed at detailed design stage & BA, yet applicant is happy to receive reasonable and relevant conditions relating to this

g. is landscaped to enhance visual amenity.		
Retaining walls		
PO8 A retaining wall: h. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; i. does not adversely affect the natural physical processes and ecosystems; j. is located to avoid conflict with adjoining premises; k. is located such that existing and planned infrastructure is not adversely affected; l. protects the visual amenity of adjoining premises or a public open space; m. is located within the premises that is being filled; n. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; o. is safe and stable; p. enables easy access for maintenance.	**AO8** A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.	**WILL COMPLY** To be addressed at detailed design stage & BA, yet applicant is happy to receive reasonable and relevant conditions relating to this
Filling of a dam		
PO9 The filling of a dam: e. does not adversely affect the natural physical processes and ecosystems; f. creates a safe and stable surface;	**AO9** The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.	**NA**

g. is integrated into the landscape.		

9.4.3 Infrastructure code

9.4.3.1 Application

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

9.4.3.2 Purpose

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

ii. park network;
iii. water network;
iv. sewerage network;
v. stormwater network;
vi. other networks including electricity, gas and telecommunications;
vii. land for community facilities network;

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

9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments

For accepted development (subject to requirements) and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	**AO1** Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	**COMPLIES** Submitted plans are provided in accordance with Planning Scheme Policy
PO2 Development: h. provides necessary infrastructure to service the development; i. provides that the design, construction and location of necessary infrastructure: a. protects existing and planned infrastructure networks; b. services proposed development; c. integrates with existing and planned infrastructure networks; d. delivers a standard of service that is efficient and equitable; e. 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; f. protects personal health, safety and premises; g. protects environmental values.	**AO2** Development: h. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; i. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; j. 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; k. not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; l. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; m. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; n. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure;	**WILL COMPLY** Development will comply with all relevant water and sewerage codes, and the applicant is happy to accept reasonable conditions pertaining this.

	o. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; p. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; q. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. r. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.	
Location of development		
PO3 Development is located to protect trunk infrastructure networks.	**AO3** Development is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.	**COMPLIES** Proposal does not impact any trunk infrastructure
Fire fighting		
PO4 Development in a water service area accessed by common private title provides: q. fire hydrant infrastructure; r. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title	**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:	**NA**

developments or strata title unit access, which are private and under group or body corporate control.	h. Australian Standard (AS) 2419.1 - 2005 *Fire hydrant installations*; i. QFES: *Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots*.	
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: e. 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 f. 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: a. a separate tank; or b. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.	**COMPLIES** Proposal is connected to reticulated water
Waste management		
PO6 Development provides refuse and recycling collection and storage facilities that are	**AO6.1** Development provides refuse and recycling collection and storage facilities in	**COMPLIES**

located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	accordance with Planning scheme policy 9 - Waste management. **AO6.2** Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	
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.	**NA**
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: h. ponding of stormwater on the premises; i. a hazard to personal health and safety; j. damage to premises; k. 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.	**COMPLIES** The proposal complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.
Natural flow of surface water		

PO9 Development provides that the natural flow of surface water is: k. not altered so as to cause a risk to personal health and safety or damage to property; l. not increased in intensity, velocity or frequency; m. not concentrated onto adjoining premises.	**AO9** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.	**COMPLIES** The proposal 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: e. protecting existing natural features and ecological processes; f. protecting the natural hydrologic behaviour of catchments; g. protecting the existing natural flow and water quality regimes of waterways; h. protecting water quality of surface and ground waters; i. minimising demand on the water network; j. minimising sewage discharges to the natural environment; k. 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.	**COMPLIES** The proposal complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.
Movement network		
PO11	**AO11**	**COMPLIES** Proposal is for a Dual Occupancy and is unlikely to impact road network

The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	Development does not cause or contribute to projected traffic levels: f. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or g. 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.	**NA**
For assessable development only		
Land use and transport integration		
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m^2 or more: b. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; c. enhances connectivity between existing and future public passenger	**AO13** No acceptable outcome provided.	**COMPLIES**

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

Table 9.4.3.3.2 - Water storage for fire fighting

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

9.4.4 Landscape code

9.4.4.1 Application

9. This code applies to:
    a. material change of use:

i. that is accepted development (subject to requirements) and code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment-Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;

b. reconfiguring a lot:
i. that is code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;

c. operational work that is landscape work:
i. that is accepted development (subject to requirements) and for which the Landscape Code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.

10. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.4.2 Purpose

10. The purpose of the code is to enhance visual amenity of the built and natural environment.
11. The purpose of the code will be achieved through the following overall outcomes:

a. Landscaping is designed and located to:
i. enhance the amenity of premises;
ii. enhance streetscapes;
iii. protect the movement network;
iv. be responsive to site conditions;
v. retain significant on-site vegetation, where practicable;
vi. protect a building and infrastructure;
vii. be cost effective to maintain;
viii. buffer incompatible uses;
ix. protect public open space from encroachment by existing or future uses;
x. protect personal health and safety;
xi. rehabilitate degraded areas;

b. A degraded area is rehabilitated with endemic species.

9.4.4.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: j. enhance the visual amenity of premises; k. provide street trees; l. protect the movement network by: a. maintaining pedestrian accessibility; b. not obstructing sightlines for pedestrians, cyclists and motorists; c. being consistent with the function of the road; d. being of a scale that is in proportion with the road width; m. be responsive to and compatible with soil conditions, topography and micro climate; n. utilise species selection that:	**AO1** Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.	**COMPLIES** All landscape work is to be carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.

a. is suitable for the available space and growing conditions; b. incorporates, where practicable, native vegetation in public open space and roads; o. protect, where practicable, existing native trees; p. conserve energy and water; q. incorporate water sensitive urban design principles; r. prevent pondage and manage overland flow; s. act as a buffer to screen adverse visual impact of development and incompatible uses; t. define the common boundary and prevent encroachment of existing and future uses into public open space; u. rehabilitate degraded areas on the premises; v. be easily maintained. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.		

9.4.7 Servicing, access and parking code

9.4.7.1 Application

11. This code applies to:
    a. material change of use:

i. that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
ii. that is made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;

b. reconfiguring a lot:
i. that is code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
ii. made impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;

c. operational work being a driveway crossover or infrastructure work that is constructing a car park area that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work in Part 5 - Tables of assessment.

12. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.7.2 Purpose

12. 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.
13. The purpose of the code will be achieved through the following overall outcomes:
a. parking, access and servicing areas:
i. satisfy the expected demand for the number and type of vehicles, motorcycles and bicycles;
ii. are safe and functional and have easy way finding;
iii. protect the movement network.

9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: w. the particular circumstances of the premises including the: a. nature, intensity and hours of operation of the use; b. desirability of providing a car park and attracting vehicles to the premises; c. maximum number of employees and customers to be on the premises at any one time; d. size, levels and dimensions of the premises; x. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.	**AO1** Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: s. 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; t. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.	**COMPLIES** Proposal is for a Dual Occupancy and provides two spaces per dwelling, one of which is covered.
PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:	**AO2** Development with a security gate provides visitor vehicle parking that complies with	**NA**

s. for an Accommodation activity; or t. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.	Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.	
PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	**AO3** A use, other than a Residential activity or a Parking station, provides vehicle parking that: j. is kept, used and maintained exclusively for car parking; k. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; l. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.	**NA**
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.	**NA**
Provision of bicycle parking		
PO5 Bicycle parking facilities are provided that: g. satisfy the likely demand for bicycle parking; h. are functional; i. are located close to a pedestrian entry to a building.	**AO5** Bicycle parking facilities comply with: l. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; m. AS2890.3-1993 - Bicycle parking facilities.	**NA**
Provision of vehicle manoeuvring area		

PO6 Development provides a safe and functional vehicle manoeuvring area.	**AO6** Development provides a vehicle manoeuvring area that: n. enables vehicles to enter and exit the site in a forward motion where the development: a. is non-residential development; or b. is for five or more dwellings; o. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; p. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.	**NA**
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: l. a grassed area or permeable landscape area; or m. the sewerage system.	**NA**
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: h. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; i. complies with Table 9.4.7.3.3 - Queuing spaces; j. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.	**NA**

Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	**AO9** A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.	**COMPLIES** driveway is designed and will be constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure
Design and construction of a car parking area		
PO10 A car parking area is designed to: f. provide easy way finding for pedestrians, cyclists and motorists; g. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; h. provide a convenient and safe pedestrian network; i. provide safe and efficient vehicle circulation; j. provide a progressive reduction in the speed environment in moving between the road and a parking space; k. provide a safe sight distance at a potential conflict point; l. provide for efficient and simple parking space search patterns; m. provide for uncongested public transport and service vehicle movements through the premises; n. keeps a heavy vehicle out of a parking aisle; o. ensure no heavy vehicle reverses across a pathway;	**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.	**NA**

p. prevent parking off a circulation road; q. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; r. prevent a motorist from reversing on a road; s. prevent an unnecessary space that encourages illegal parking; t. address safety of users through appropriate lighting; u. be appropriately landscaped; v. be surfaced so as to be useable in all weather conditions; w. manage stormwater flows.		
Waste management		
PO11 Development layout provides for refuse servicing which: g. is located wholly within the site; h. is clearly defined, safe and easily accessible; i. is designed to contain potential adverse impacts of servicing within the site; j. does not detract from the aesthetics or amenity of the surrounding area.	**AO11.1** Development ensures that an on-site service bay for refuse collection is designed: d. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; e. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; f. to be located away from street frontages and screened from adjoining premises. **AO11.2** Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.	**NA**

For assessable development		
Vehicle queuing		
PO12 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.	**AO12** No acceptable outcome provided.	**NA**

Table 9.4.7.3.2 - Vehicle parking and servicing

Column 1 Use[1]	Column 2 Minimum number of parking spaces[2]	Column 3 Minimum number of parking spaces for a: e. Centre zone where a principal centre or major centre; f. Medium density residential zone where not at Browns Plains or Park Ridge.	Column 4 Loading bay	Column 5 Pick-up / set down areas	Column 6 Minimum number of bicycle spaces
Adult store	1 space per 17m² of GFA	1 space per 100m² of GFA	√ (if more than 500m² GFA)	Not required	1 space per 400m² GFA / employee; plus 1 visitor space per 500m² GFA
Agricultural supplies store	1 space per 100m² of site area	Not applicable	√	Not required	No minimum

Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum
Animal keeping	A minimum of either: d. 4 spaces, if the premises is used for the boarding of animals; or e. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Bar	1 space per 10m² of GFA bar area (excluding staff only areas); plus 1 space per 3 gaming machines for gaming machines	1 space per 100m² of GFA.	√	Not required	No minimum
Brothel	5 spaces per 100m^2 of GFA	Not applicable	Not required	Not required	No minimum
Bulk landscape supplies	1 space per 400m² of site area with a minimum of 6 spaces	Not applicable	√	Not required	No minimum
Caretaker's accommodation	1 covered space	Not applicable	Not required	Not required	No minimum
Car wash	1 space per employee if not part of a Service station	1 space per employee if not part of a Service station.	Not required	Not required	No minimum
Childcare centre	1 space per equivalent full time employee based	1 space per equivalent full time employee based on the	√	Not required	No minimum

	on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children			
Club	1 space per 30m² of GFA	1 space per 100m² of GFA	√	√ (if more than 2,000m² GFA)	No minimum
Community care centre	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	√	√	No minimum
Crematorium	1 space per employee	Not applicable	√	√	No minimum.
Cropping	No minimum	Not applicable	√	Not required	No minimum
Dual occupancy	2 spaces per dwelling, 1 of which is covered	Not applicable	Not required	Not required	No minimum
Dwelling unit	1 space	Not applicable	Not required	Not required	No minimum
Educational establishment	1 space per employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	1 space per 1 employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of

					Trip Facilities.
Emergency services	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	√	No minimum
Environment facility	No minimum	Not applicable	Not required	Not required	No minimum
Extractive industry	No minimum	Not applicable	Not required	Not required	No minimum
Food and drink outlet	1 space per 10m² of GFA up to 400m² GFA, thereafter 1 space per 20m² GFA; plus 2 spaces per 10m² of floor area for an outdoor seating area.	1 space per 100m² of GFA	√	Not required	1 space per 30m² GFA.
Function facility	1 space per 17m² of GFA	1 space per 100m² of GFA	√	√ (if more than 2,000m² GFA)	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m² of GFA associated with a chapel	Not applicable	√	√	No minimum
Garden centre	1 space per 300m² of display area with a minimum of 6 spaces; plus 1 space per 20m² of indoor retail use area	Not applicable	√	Not required	No minimum
Hardware and trade supplies	1 space per 60m² of GFA	Not applicable	√	Not required	No minimum

Health care service	1 space per 10m² of GFA; plus 1 ambulance space	Not applicable	√	√	1 space per 400m² GFA for employees; plus 1 visitor space per 200m² GFA
High impact industry	1 space per 150m² of GFA up to 900m²; plus 1 space per 200m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees.
Home-based business (not being guest accommodation)	1 space plus 1 space per non- resident staff member in addition to the spaces required for the Dwelling house or Dwelling unit	Not applicable	Not required	Not required	No minimum
Home-based business (being guest accommodation)	1 space per bedroom to be utilised for the guest accommodation in addition to the spaces required for the Dwelling unit	Not applicable	Not required	Not required	No minimum
Hospital	1 space per 10m² of GFA; plus 1 ambulance space	Not applicable	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of

					Trip Facilities.
Hotel	1 space per guest room; plus 1 space per 10m² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m² GFA of liquor sales area; plus 1 space per 5m² of GFA for gaming machines	1 space per 100m² of GFA	√	√	1 space per 50m² of GFA for lounge, bar and beer garden area; plus 1 space per 60m² of GFA for gaming machines
Indoor sport and recreation	1 space per 15m² of GFA	1 space per 15m² of GFA	√	√	3 spaces; plus 1 space per 50m² GFA for visitors
Intensive animal industry	1 space	Not applicable	Not required	Not required	No minimum
Intensive horticulture	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	Not required	Not required	No minimum

Landing	No minimum	Not applicable	Not required	Not required	No minimum
Low impact industry	1 space per 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees
Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum
Market	1 space per 5m² of GFA of the stalls and the displays	Not applicable	√	Not required	1 space per 10 stalls
Medium impact industry	1 space per 80m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees
Multiple dwelling	In the Loganlea local plan: c. 1.15 covered spaces for dwellings comprising less than 2 bedrooms; d. 1.3 covered spaces for dwellings comprising 2 or more bedrooms; e. 1 vehicle washing space where the use comprises more than 15 dwellings; and f. 0.4 visitor space per dwelling.	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units

	For all other land (unless Column 3 applies): c. 1.5 covered spaces for dwellings comprising less than 2 bedrooms; d. 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms; e. 0.25 visitor space per dwelling; and f. 1 vehicle washing space where the use comprises more than 15 dwellings				
Nightclub entertainment facility	1 space per 100m² of GFA plus 1 space per employee	Not applicable	√	√	No minimum
Office	1 space per 20m² of GFA of any storey at ground level; plus 1 space per 30m² of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Outdoor sales	1 space per 300m² of display area; plus 1 space per 1.5 employees	Not applicable	Not required	Not required	No minimum

Outdoor sport and recreation (where a bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink	4 spaces for the first rink; plus 2 spaces for the subsequent rink	√	√	No minimum
Outdoor sport and recreation (where a court game)	4 spaces per court	4 spaces per court	Not required.	√	No minimum
Outdoor sport and recreation (where a golf course)	40 spaces per 9 hole course or 80 spaces for 18 hole course	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a golf driving range)	1 space per tee off area; plus 1 space per 20m² GFA of bar, lounge and other entertainment areas	Not applicable	Not required	√	No minimum
Outdoor sport and recreation (where a swimming pool)	15 spaces; plus 1 space per 100m² of site area	15 spaces; plus 1 space per 100m² of site area	√	√	2 spaces per 20m² of pool area
Outdoor sport and recreation (where outdoor field games)	15 spaces per field	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a sport arena)	1 space for every 3 seats plus 1 bus space per 100 seats	1 space for every 3 seats; plus 1 bus space per 100 seats	√	√	1 space per 250 seats
Outdoor sport and recreation (other than those above)	1 space per 15m² of GFA	1 space per 15m² of GFA	√	√	No minimum

Park	No minimum	Not applicable	Not required	Not required	No minimum
Parking station	No minimum	Not applicable	Not required	Not required	No minimum
Permanent plantation	No minimum	Not applicable	Not required	Not required	No minimum
Place of worship	1 space per 10m² of GFA	Not applicable	√	√	No minimum
Port service (where a marina)	1 space per 10 berths	Not applicable	Not required	Not required	No minimum
Relocatable home park	1 space per dwelling; plus visitor car parking of 1 space per 5 dwellings; plus 1 vehicle washing space per 50 dwellings	Not applicable	Not required	Not required.	No minimum.
Renewable energy facility	No minimum	Not applicable	Not required	Not required.	No minimum
Research and technology industry	1 space per 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required.	1 space per 800m² GFA for employees
Residential care facility	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	√	√	No minimum
Resort complex	1 space per guest room; plus 1 space per 10m² of GFA for lounge, bar and beer garden area (excluding staff only	1 space per 100m² of GFA	√	√	1 space per 50m² of GFA for lounge,

	areas); plus 1 space per 35m² GFA of liquor sales area; plus 1 space per 5m² of GFA for gaming machines				bar and beer garden area; plus 1 space per 60m² of GFA for gaming machines
Retirement facility	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee 1 ambulance parking space	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee; plus 1 ambulance parking space	√	√	No minimum
Roadside stall	No minimum	Not applicable	Not required	Not required	No minimum
Rooming accommodation	0.25 spaces per rented room	0.25 spaces per rented room	Not required	Not required	1 space per 4 rented room
Rural industry	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	Not required	No minimum
Rural workers' accommodation	1 space per bedroom	Not applicable	Not required	Not required	No minimum

Sales office	1 space per employee where for an estate Sales office or display dwelling. 1 space per employee with a minimum of 4 spaces where for a cluster of display dwellings	1 space per employee with a minimum of 4 spaces	Not required	Not required	1 space per 200m² GFA for employees
Service industry (where a car rental establishment)	1 space per 25m² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	Not required	Not required	1 space per 200m² GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m² of GFA	1 space per 100m² of GFA	Not required	Not required	1 space per 200m² GFA for employees
Service station	2 spaces; plus 1 space per 25m² of GFA for a Shop of less than 150m²; plus 1 spaces per 20m² of GFA of Shop area exceeding 150m²; plus 1 space per 10m² of GFA for food and drink outlet; plus 5 spaces per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	2 spaces; plus 1 spaces per 25m² of GFA for a Shop of less than 150m²; plus 1 spaces per 20m² of GFA of Shop area exceeding 150m²; plus 1 space per 10m² of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be acceptable for service or staff vehicles	√	Not required	1 space per 200m² GFA for employees
Shop	1 space per 17m² of GFA	1 space per 100m² of GFA	√	Not required	1 space per

					300m^2 GFA
Shopping centre	1 space per 17m² of GFA for a floor area of 1-10,000m² GFA 1 space per 20m² of GFA for a floor area >10,000-30,000m² GFA. 1 space per 23m² of GFA for a floor area of >30,000m² GFA	1 space per 100m² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Short-term accommodation	1 space per residential unit; plus 1 visitor space per 2 residential units; plus 1 space for a manager resident on the premises; plus 1 space for 20m² of GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per 4 residential units
Showroom	1 space per 35m² of GFA	Not applicable	√	Not required	1 space per 750m² GFA for employees; plus 1 visitor space per 1,000m² GFA

Special industry	1 space per 150m² of GFA up to 900m²; plus 1 space per 200m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees
Substation	1 space	Not applicable	Not required	Not required	No minimum
Telecommunications facility	1 space per employee with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
Theatre	1 space per 8 seats	1 space per 100m² of GFA	Not required	Not required	No minimum
Transport depot	1 car space for every truck space; plus 1 space per 2 non-driver employees	Not applicable	√	Not required	No minimum
Tourist park	1 space per site; plus 1 visitor space per 10 sites; plus 1 vehicle washing space per 20 sites; plus 1 space for a manager resident on the premises	Not applicable	Not required	Not required	No minimum
Utility installation	1 space per employee with a minimum of 2 spaces	Not applicable	√	Not required	No minimum
Veterinary service	1 space per 30m² of GFA	Not applicable	√	√	No minimum
Warehouse (not being a mini-storage establishment)	1 space per 100m² of GFA	Not applicable	√	Not required	No minimum

Warehouse (being a mini-storage establishment)	1 space per 100 storage units; plus 1 space per employee Minimum traffic circulation accessway width of 6.5m	Not applicable.	√	Not required	No minimum
Wholesale nursery	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Winery	1 space per 10m² of GFA up to 400m² GFA for retail and dining areas only, thereafter 1 space per 20m² GFA for retail and dining areas only; plus 2 spaces per 10m² of floor area for an outdoor seating area.	1 space per 100m² of GFA	√	Not required	1 space per 30m² GFA for retail and dining areas only

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

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

Table 9.4.7.3.3 - Queuing spaces

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

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

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

Column 1 Total number of visitor car parking spaces provided on the premises	Column 2 Minimum number of visitor car parking spaces required in front of a security gate
<6	0
6-10	2
11-20	4
21-30	6
31-40	8
41-50	10
>50	Visitor car parking spaces to accommodate the amount of vehicular traffic likely to be generated by the use

Table 9.4.7.3.5 - Design vehicle for a manoeuvring area

Column 1 Use or user class	Column 2 Design vehicle[1]
Adult store	SRV, if less than 500m² GFA MRV if 500m² or greater GFA
Agricultural supplies store	AV
Animal keeping	MRV
Aquaculture	HRV
Bulk landscape supplies	HRV

Childcare centre	SRV
Club	HRV
Community care centre	MRV
Crematorium	SRV
Cropping	AV
Educational establishment	HRV/bus
Environment facility	HRV
Food and drink outlet	MRV, if less than200m² GFA HRV, if 200m² or greater GFA
Function facility	HRV
Funeral parlour	SRV
Garden centre	HRV
Hardware and trade supplies	HRV
Health care service	SRV
High impact industry	AV
Hotel	HRV
Indoor sport and recreation	HRV
Intensive animal industry	AV
Intensive horticulture	AV
Low impact industry	HRV
Market	HRV
Medium impact industry	HRV
Multiple dwelling	SRV if comprising 6 to 10 dwellings; HRV if comprising more than 10 dwellings

Night club entertainment facility	HRV
Office	MRV, if less than 1,000m² GFA HRV, if 1,000m² or greater GFA
Outdoor sales	AV
Outdoor sport and recreation	HRV/bus
Parking station	B99
Place of worship	SRV
Research and technology industry	HRV
Residential care facility	HRV
Relocatable home park	HRV = bus
Retirement facility	HRV = bus
Rooming accommodation	HRV
Rural industry	AV
Service industry	AV
Service station	AV
Shop	MRV, if less than 500m² GFA HRV, if 500m² or greater GFA
Shopping centre	AV
Short term accommodation	HRV
Showroom	HRV
Theatre	HRV
Transport depot	AV
Utility installation	HRV
Wholesale nursery	AV

Warehouse (where a mini storage establishment)	HRV
Warehouse	AV/HRV
Veterinary service	SRV
Use not specific in column 1	Design vehicle specified by the local government

Editor's note - B99 = a car
Editor's note - SRV = a small rigid vehicle or ambulance
Editor's note - MRV = a medium rigid vehicle
Editor's note - HRV = a heavy rigid vehicle
Editor's note - AV = an articulated vehicle

Table 9.4.7.3.6 - Queuing requirements for particular uses

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