6.2.3 Emerging community zone code

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	**AO1** A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	Complies The proposed land use is dual occupancy.
Design		
Building height		
PO2 A building has a height that is compatible with the: a. existing landscape character which predominates over the built form; or b. desired urban purpose character.	**AO2** A building has a maximum building height of 8.5 metres.	Complies The proposal being a double storey dual occupancy, the overall height noted on plans to be 6660mm which is under the prescribed 8.5m

Boundary clearance		
PO3 A building or structure has a boundary clearance that is consistent with the: a. existing character; or b. desired urban purposed character.	**AO3** A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres.	Does not comply The proposal does not comply with AO3 in that, Frontage is sited at 8000mm wall in lieu of 10m omp LHS (eastern) boundary is sited at 910mm eaves in lieu of 3m omp RHS (western) boundary is sited at 905mm eaves in lieu of 3m omp Therefore, an assessment has been undertaken against PO3. The proposed dual occupancy will be consistent with the existing character of the locality and aims to meet the purpose of urban character. Please refer to the MCU report.
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.	Complies
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;	**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	NA

e. vibration emissions.	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	Column 2: Use	
1,500 metres	Special industry	
500 metres	High impact industry	
500 metres	Intensive animal industry	
300 metres	Intensive horticulture	
300 metres	Wholesale nursery	
250 metres	Medium impact industry	
For assessable development only		
Design		
PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	**AO8** No acceptable outcome provided.	NA
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	**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

assessment.		

9.3.2 Dual occupancy and Dwelling house code

9.3.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Design and siting		
PO1 A Dwelling house: 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.	**AO1** 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.	NA The proposal is for dual occupancy.

	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. 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).	**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. 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).	Does not comply The proposal has been assessed against the provisions of emerging community zone code.
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 The proposal is for dual occupancy.

Road boundary clearance		
PO4 A Dual occupancy or Dwelling house: a. is located to protect movement networks; b. facilitates a high quality streetscape with high levels of amenity; c. is located to complement the character of the surrounding area; d. provides opportunity for appropriate on-site car parking; e. has a road boundary clearance compatible with that of adjoining premises.	**AO4** A Dual occupancy or Dwelling house: a. being a carport may be built to the front boundary where: i. maximum dimensions do not exceed 6 metres by 6 metres; ii. maximum height does not exceed 3.5 metres; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; b. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone; c. has a minimum road boundary clearance of 10 metres in the: i. Emerging community zone; ii. Low density residential zone: A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; B. Cottage rural	Does not comply The proposal does not comply with AO4 in that; Frontage is sited at 8000mm wall in lieu of 10m om Therefore, an assessment has been undertaken the PO4. Please view the MCU report.

	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	Doe not comply The proposal does not comply with AO4 in that; RHS is sited at 905mm eaves in lieu of 3000mm omp LHS is sited at 910 mm eaves in lieu o 3000mm omp Therefore, an assessment has been undertaken the PO5. Please view the MCU report.

	exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	
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	NA

	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** 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	**AO10** A Dual occupancy (auxiliary unit) or secondary	NA

dwelling is designed so that vehicular access and parking are not dominant features of the development when viewed from a road.	dwelling does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.	
PO11 A lot accommodating a Dual occupancy (auxiliary unit) is of a size, shape and dimension that ensures high levels of amenity, complements streetscape character and promotes a sense of openness.	**AO11** Where not a rear lot, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.	NA
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	**AO14** Development: a. is connected to a constructed road; b. is located outside a network identified in Local government infrastructure plan map	Complies The development will comply with AO14 and will not impact the council infrastructure.

networks.	LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Logan government infrastructure plan mapping and tables.	
Reverse amenity		
PO15 A Dual occupancy (auxiliary unit) or Dwelling house maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO15** A Dual occupancy (auxiliary unit) or Dwelling house within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria for accommodation activities identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.	NA
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.	Will comply
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	Complies The dual occupancy will comply with acceptable solutions of QDC MP 1.4.

	near a sewer, water main, stormwater drain or combined sanitary drain.	
PO18 A Dual occupancy or Dwelling house is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.	**AO18** A Dual occupancy or Dwelling house: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part F1 of the Queensland Plumbing and Wastewater Code.	Complies with AO18 The proposal is connected to the sewer and water services.
Dual occupancy (auxiliary unit) or Dwelling house located in the Acid sulfate soils overlay		
PO19 A Dual occupancy (auxiliary unit) or Dwelling house in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00 that involves disturbing soil or sediment at or below 5 metres AHD: a. avoids disturbing acid sulfate soils; or b. is managed to avoid or minimise the release of: i. acid and metal contaminants; ii. nutrients that contribute to coastal algal blooms.	**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

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, for any the portion of the envelope that exceeds 4,000m^2. Note - Compliance with Performance outcome PO20(c)(ii) is	**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

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 of Planning scheme policy 3 - Environmental management.	**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
Dwelling house located in the Biodiversity area overlay		
PO22	**AO22**	NA

Dwelling house in a Koala corridor identified on Biodiversity area overlay map OM-02.02 is: a. designed and located to protect and enhance koala habitat; b. designed to minimise adverse light impacts on native fauna.	Dwelling house that is not located within a development envelope area approved by a development approval is located to avoid the need to have a cleared area of greater 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.	
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 A Dual occupancy (auxiliary unit) or Dwelling house does not increase the level of risk of damage to property in the Flooding and inundation area identified on Flood hazard overlay map OM-05.00.	**AO24** A Dual occupancy (auxiliary unit) or Dwelling house located in the Flooding and inundation area identified on Flood Hazard overlay map OM-05.00: a. has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event;	NA

	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.	na
PO26 Development: a. protects and maintains a floodplain to ensure there is no adverse impact to the flooding characteristics of the waterway so as to adversely affect other premises, infrastructure and the environment; b. does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.	**AO26.1** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 does not result in earthworks that increase flooding to other premises, infrastructure and the environment. **AO26.2** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 provides surface	NA

	water drainage ensuring that the following is not caused on the site or external to the site: a. increased runoff; or b. erosion or concentration of flow from or onto adjoining premises or infrastructure. Editor's note - Planning scheme policy 5 - Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Landslide hazard and steep slope area overlay		
PO27 A Dual occupancy (auxiliary unit) or Dwelling house is designed: a. to take into account the risks associated with the natural physical processes of land movement and erosion; b. to be responsive to the topography of the premises; c. to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; d. so that the undercroft of a building is screened when viewed from adjoining premises or a road. Note - Compliance with this performance outcome is to be demonstrated by certification from a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the footings, foundations, retaining walls and any other structure is safe and designed to prevent landslide.	**AO27** Where a Dual occupancy (auxiliary unit) or Dwelling house is proposed to be located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 and the gradient is equal to or greater than 12 percent or located in a Historical landslide area identified on Landslide hazard and steep slope area overlay map OM-08.01: a. development is carried out in accordance with a site specific geotechnical report: i. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; ii. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; iii. that identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; iv. that includes a certification by a	NA

	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	**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

infrastructure provider at all times for: i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities.		
Dual occupancy (auxiliary unit) or Dwelling house located in the Water resource catchments overlay		
PO29 A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required, in the Water resource catchment areas identified on Water resource catchments overlay map OM-13.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.	**AO29** A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required: a. that is not within a development envelope area approved by a development approval is located outside the Water resource catchment area, identified on Water resource catchments area overlay map OM-13.01; or b. is connected to reticulated sewerage; or c. is connected to an on-site waste water treatment or effluent disposal system that complies with Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.	NA
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	**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	NA

values.	OM-14.00.	
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
PO32 An undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04:	**AO32** An undercroft is not walled and remains open in a High flood risk area identified on Flood hazard	na

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.	overlay map OM-05.04.	
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.	NA
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

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
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.	NA
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	**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

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

to achieving this performance outcome.	development that does not comply with this acceptable outcome.	
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
PO40 Development does not involve earthworks that would either directly or indirectly adversely impact floodplain function below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	**AO40** The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	NA
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	**AO41** Development below the defined flood event does not concentrate, obstruct or divert floodwaters onto adjoining premises, infrastructure or the environment.	NA

on how to demonstrate compliance with this performance outcome.		

8.2.2 Biodiversity areas overlay code

8.2.2.3 Requirements for assessment

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Biodiversity corridors		
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: c. provide for habitat links; d. facilitate safe wildlife movement; e. facilitate wildlife refuge; f. enhance habitat values; g. rehabilitate degraded areas with native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO1** Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.	NA The overlay has been addressed during the approval of original subdivision. The subject site is currently vacant land and does not contain any vegetation.
Primary vegetation management area		
PO2	**AO2.1**	NA

Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located: c. to: a. protect the current extent of native vegetation; or b. achieve a net gain of native vegetation; d. to rehabilitate degraded areas with native vegetation. Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: c. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or d. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the *Environmental Offsets Act 2014* Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions. Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation. **AO2.2**	

	Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.	
Secondary vegetation management area		
PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either: e. protect the current extent of native trees and native habitat trees; or f. achieve a net gain of native trees and native habitat trees. Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO3** Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: e. if clearing less than 10 native trees, compensatory planting is provided of: a. two trees of the same species for every native tree cleared in a secondary vegetation management area; b. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; f. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or g. if identified as Both Matters of local and state environmental significance or Matters of State environmental	NA The overlay has been addressed during the approval of original subdivision. The subject site is currently vacant land and does not contain any vegetation.

	significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the *Environmental Offsets Act* Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions. Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.	
Koala corridor		
PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme	**AO4** Development: h. is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02; i. in a Koala corridor identified on	NA The overlay has been addressed during the approval of original subdivision. The subject site is currently vacant land and does not contain any vegetation.

policy 3 - Environmental management.	Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.	
Locally significant vegetation area		
PO5 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from: k. encroachment; l. edge effects. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO5** Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.	NA
For assessable development		
Wildlife movement		
PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by: e. generating minimal additional night time traffic; f. minimising the risk of injury or death to	**AO6** Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of: f. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices;	NA

wildlife by vehicular traffic; g. incorporating practices or measures to minimise disruption, injury or death during construction; h. providing that a road or accessway has a low design speed; i. providing fauna-friendly fencing. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	g. the Queensland Government Koala-sensitive Design Guideline.	
Locally significant Melaleuca irbyana buffer area		
PO7 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: b. edge effects; c. adverse changes to the local hydrology. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO7** Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.	NA
Landscape values		
PO8 Development is designed and located to protect and enhance the landscape values of: f. a ridgeline; g. native vegetation.	**AO8** No acceptable outcome provided.	NA

Lighting		
PO9 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.	**AO9** Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02: c. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; d. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.	NA

8.2.5 Flood hazard overlay code

8.2.5.3 Assessment benchmarks for assessment development and requirements for accepted development

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

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Part A - Risk compatibility (other than a Home-based business)		
Material change of use		
PO1 A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.	**AO1** Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.	Complies The proposal is outside the high flood risk area.

Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.		
PO2 Vulnerable use activities: g. are not located in a High flood island identified on Flood hazard overlay map OM-05.01; h. are located outside of the floodplain unless located in: a. a Low flood risk area identified on Flood hazard overlay map OM-05.04; or b. the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital.	**AO2** No acceptable outcome provided.	NA
PO3 Essential community infrastructure activities are not located in the floodplain unless: h. there is an overriding planning need for the use; i. there is no alternative site located outside of the floodplain that would address the identified need; j. development maintains functionality during and after all flood events, including the probable maximum flood; k. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance	**AO3** No acceptable outcome provided.	na

on how to demonstrate compliance with this performance outcome.		
PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04, unless it: j. is demonstrated to be compatible with the level of flood risk; k. delivers the relevant outcomes for the flood risk area, including a: a. High flood risk area; b. Moderate flood risk area; c. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	**AO4** No acceptable outcome provided.	na
Reconfiguring a lot		
PO5 Development provides a development envelope area that is: m. above the flood level during the defined flood event; n. of an area and dimensions to accommodate the activities associated with the intended use.	**AO5** Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.	Complies The proposal is above the defined flood level at the subject site. The minimum floor area for the parent property is 20.7m AHD. The Ground level proposed is 23.8m AHD.
PO6 Each lot has a development envelope area	**AO6** No acceptable outcome provided.	NA

located outside a High flood risk area identified on Flood hazard overlay map OM-05.04, except where limited to: j. the rearrangement of boundaries and flood risk is not materially increased on new lots; or k. creating an additional lot for the purpose of a drainage or environmental reserve.		
PO7 Reconfiguring a lot involving a development envelope area located in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is limited to: h. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or i. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: a. High flood risk area; b. Moderate flood risk area; c. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).	**AO7** Each lot has a development envelope area located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04.	NA
Part B - Resilient building location, design and operations (other than a Home-based business)		
PO8	**AO8.1**	Complies The proposal is located outside high flow area.

Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. **AO8.2** Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	
PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development: d. mitigates the risk of flooding to buildings and structures; e. minimises risk of injury to life and damage to property and infrastructure; f. maintains functionality during and after all flood events, including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO9** No acceptable outcome provided.	NA
PO10 Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.	**AO10** No acceptable outcome prescribed.	Complies The proposal is above the defined flood level at the subject site. The minimum floor area for the parent property is 20.7m AHD. The Ground level proposed is 23.8m AHD.

PO11 Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to: h. pedestrian and vehicular safety; i. a building or other structure. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO11** Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.	complies
PO12 Basement access and openings are designed and located to: e. ensure safety during a flood event; f. improve resilience to flood events; g. reduce recovery time after flooding; h. minimise economic loss to individual and public assets stored in the basement. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO12** All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.	na
PO13 Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the: d. defined flood event for uses other than Essential community infrastructure activities or Vulnerable use activities; or e. probable maximum flood for Essential community infrastructure activities or Vulnerable use activities. Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage	**AO13** The function of essential building services and infrastructure is maintained during a flood event by: d. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.04; e. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or f. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and	na

switch gear, battery charges, and communal assets and materials (such as waste bins or chemicals). Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	including: i. the defined flood event where not involving Essential community infrastructure activities or Vulnerable use activities; ii. the probable maximum flood where for Essential community infrastructure activities or Vulnerable use activities.	
PO14 Screening the understorey of a building: c. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.04; d. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO14** No acceptable outcome provided.	na
Storage, manufacturing or handling of hazardous materials		
PO15 Development protects public safety and the environment from release of hazardous materials into floodwaters by: c. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.04 and OM-05.02; d. ensuring hazardous materials are stored to prevent the release or hazardous	**AO15.1** Development involving the manufacturing or storage of hazardous materials, or involving hazardous chemicals at a hazardous chemical facility is located outside of a: c. High flood risk area identified on Flood hazard overlay map OM-05.04; d. High flow area identified on Flood hazard overlay map OM-05.02. **AO15.2**	na

reaction of hazardous materials during flood events, including events rarer than the defined flood event.	Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04: c. does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or d. ensures the storage of hazardous materials is located above the 0.2% AEP at 2100 flood event.	
Part C - Access and evacuation (other than a Home-based business)		
PO16 Development involving Vulnerable use activities, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO16** No acceptable outcome provided.	na
PO17 Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO17** During the defined flood event, development for an accommodation land use has a: c. flood-free vehicle access to a road above the flood level; d. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	Complies The land use has a low flood hazard vehicle route.
PO18 Development has a low flood hazard vehicle route	**AO18** During the defined flood event, development	

from dwellings to a flood-free or low flood hazard road.	involving a new dwelling or an increase in bedrooms, has a flood-free vehicle route from dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.	
PO19 Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO19** Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, ensures each lot during the defined flood event has a: c. flood-free vehicle access to a road above the flood level; d. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.	na
PO20 Development, other than where PO16-PO19 is applicable: d. ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood hazard road; or e. is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is: a. above the defined flood event; b. not a Low flood island identified on	**AO20** Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.	na

Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.		
PO21 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving Vulnerable use activities. Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome. Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.	**AO21** No acceptable outcome provided.	na
Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)		
PO22 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO22** Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed:	na

	c. a total volume of 20m^3; d. a total area of 2,000m^2.	
PO23 Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.	**AO23** The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	na
PO24 Development does not involve works that would either directly, indirectly or cumulatively: c. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; d. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; e. result in a loss of floodplain storage up to and including the defined flood event; f. adversely impact the role and function of waterways and areas of ecological significance; g. adversely affect adjoining premises, infrastructure and the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO24** No acceptable outcome provided.	na
PO25 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event:	**AO25** No acceptable outcome provided.	na

e. peak flow; f. flow of any part of the flood before the peak; g. flood flow velocity; h. level of flooding; i. flood time to peak. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.		
PO26 Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO26** No acceptable outcome provided.	na
PO27 A stormwater quality improvement device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quality improvement device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO27** A stormwater quality improvement high flow outlet device is located: e. above the 5% AEP flood event caused by local flooding; f. above the 5% AEP flood event caused by regional flooding.	na
PO28 A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO28** A stormwater quantity management outlet device is located above the 2% AEP flood event.	na

PO29 Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.	**AO29** Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.	na
Part E - A Home-based business		
PO30 A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO30.1** In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve: c. non-resident staff or visitors to the premises; d. new buildings or structures associated with the home-based business. **AO30.2** Buildings, structures and storage of items associated with a Home-based business are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	na
PO31 A Home-based business being a bed and breakfast or farm stay has: d. low flood hazard vehicle manoeuvring areas; e. low flood hazard vehicle access to a low flood hazard road.	**AO31** A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has: d. flood-free vehicle manoeuvring areas during a defined flood event; e. flood-free vehicle access to a road above the flood level during a defined flood event.	na