

9.3.2 Dual occupancy and Dwelling house code

9.3.2.1 Application

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

Editor's note - In this code:

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

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

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

9.3.2.2 Purpose

1. The purpose of the code is to ensure that a Dual occupancy or Dwelling house is compatible with the surrounding area and to ensure a Dwelling house protects the environment, and the safety of people and property.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. A Dual occupancy or Dwelling house:
 - i. is designed and sited to protect the amenity of adjoining premises and the streetscape;
 - ii. provides safe vehicle access to the premises;
 - iii. has an attractive built form that is consistent with the character of the applicable zone, local plan and precinct;
 - iv. does not adversely affect the operation of infrastructure or inhibit the maintenance of infrastructure;
 - b. A Dual occupancy (auxiliary unit):
 - i. is sited to facilitate a high quality streetscape with high levels of amenity;
 - ii. provides sufficient space for on-site car parking to satisfy the needs of residents and visitors where located on a lot fronting a road;
 - c. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, has a maximum gross floor area of:
 - i. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or
 - ii. 100m² otherwise;
 - d. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, is sited so as to appear visually related to the primary dwelling;
 - e. A Dual occupancy (auxiliary unit) or Dwelling house that is located in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00:
 - i. avoids the disturbance of acid sulfate soils; or
 - ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters;
 - f. A Dual occupancy (auxiliary unit) or Dwelling house that is located in an area identified on the Biodiversity areas overlap map OM-02.00 protects and enhances:
 - i. habitat values and biodiversity corridors;
 - ii. native vegetation in the primary and secondary vegetation management area;
 - iii. wildlife habitat and movement;
 - iv. landscape values;
 - g. A Dual occupancy (auxiliary unit) that is located in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01:
 - i. does not result in an increase in the number of people living in the separation area;
 - ii. does not impede the safe operation of an extractive industry;
 - iii. minimises an adverse effect from an extractive industry on people working or congregating in the separation area;
 - iv. does not compromise the function of the separation area, as a buffer between an extractive industry and an incompatible use outside the separation area;
 - h. A Dual occupancy (auxiliary unit) or Dwelling house with direct vehicular access to a transport route identified on Extractive resources overlay map OM-04.01 does not adversely affect the safety and efficiency of vehicles transporting extractive resources;
 - i. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood hazard overlay map OM-05.00 does not result in people and premises being at an unacceptable risk during a defined flood event;
Editor's note - Where a lot is affected by a Flooding and inundation area, a flood search report should be obtained from the local government to confirm the extent that is within the Flooding and inundation area. The flood search report will be determinative.
 - j. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed and located to:
 - i. protect the safety of people and premises from risk of landslide, taking into account the risks associated with the natural physical process of land movement and erosion;
 - ii. protect and enhance the visual amenity of adjoining premises, the streetscape and the locality;Editor's note - Where a lot is affected by a Landslide hazard and steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00, a certificate can be obtained from the local government to confirm the extent that is within the Landslide hazard and steep slope area. The certificate will be determinative.
 - k. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Regional infrastructure corridors and substations overlay map OM-09.00:
 - i. protects the health and safety of the community;
 - ii. protects regional infrastructure;
 - iii. provides access to regional infrastructure at all times;
 - iv. provides and maintain buffers to regional infrastructure;
 - l. A Dual occupancy (auxiliary unit) or Dwelling house located within a Water resource catchment area identified on Water resource catchments area overlay map OM-13.01 is designed, constructed and managed to:
 - i. protect the health and safety of a water storage;

- ii. prevent pollutants from entering a water storage;
- m. A Dual occupancy (auxiliary unit) or Dwelling house located within the mapped areas identified on Waterway corridors and wetlands overlay map OM-14.00 is designed, constructed and managed to:
 - i. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
 - ii. protect natural hydrological and geomorphological processes;
 - iii. protect and enhance water quality of a waterway and wetland;
 - iv. protect and enhance landscape values of a waterway and wetland.

Editor's note - Where a lot is affected by a Waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00, a certificate can be obtained from the local government to confirm the extent that is within the Waterway corridor and wetland area. The certificate will be determinative.

- n. A Dual occupancy (auxiliary unit) or Dwelling house located in the flood assessment area in Flood hazard overlay map OM-05.00:
 - i. does not locate buildings or structures, other than fences, in a High flow area;
 - ii. avoids the exposure of habitable and non-habitable rooms to potential inundation during the defined flood event and minimises recovery time, rebuilding costs and disruption to residents;
 - iii. does not increase the exposure of people and property to intolerable risk in a High flood risk area on Flood hazard overlay map OM-05.04 by:
 - A. not increasing the number of bedrooms or dwellings on the premises;
 - B. incorporating a building location and design that minimises risk of injury to life and damage to property, infrastructure and the environment during a defined flood event;
 - iv. mitigates flood risk to a tolerable or acceptable level where in a Moderate flood risk area on Flood hazard overlay map OM-05.04 by incorporating a building location and design that mitigates risk to people, property, infrastructure and the environment during a defined flood event;
 - v. does not result in an increase in dwellings or the number of bedrooms in a Flood investigation area on Flood hazard overlay map OM-05.04, unless it can be demonstrated the development is compatible with the level of flood risk, including achieving the outcomes as relevant for a High flood risk area and Moderate flood risk area;
 - vi. where in the Flood investigation area on Flood hazard overlay map OM-05.04, provides increased building immunity to flood risk that takes into account the potential impacts of climate change and supports future resilience to flood risk, or demonstrates the development does not expose habitable and non-habitable rooms to potential inundation during the defined flood event;
 - vii. does not add to the emergency management or evacuation burden during and after a flood event;
 - viii. does not increase people at risk of isolation;
 - ix. protects and maintains floodplain function and overland flow paths to ensure there is no adverse impact to the flooding characteristics on the premises and off-site, including adjoining premises, infrastructure and the environment.

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

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

9.3.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Design and siting	
PO1 A Dwelling house: a. that is: i. on a lot that is less than 450m² in size complies with the Performance Criteria specified in QDC MP 1.1; or ii. on a lot that is 450m² or greater in size complies with the Performance Criteria specified in QDC MP 1.2; b. being a secondary dwelling is visually integrated with the primary dwelling. Note - References to QDC MP 1.1 and 1.2 for the purposes of PO1 are to be applied as if these provisions applied to a secondary dwelling.	AO1 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is on a lot that is less than 450m² in size complies with the Acceptable Solutions specified in QDC MP 1.1; or b. that is on a lot that is 450m² or greater in size complies with the Acceptable Solutions specified in QDC MP 1.2. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO1 to the extent of any inconsistency. Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Note - References to QDC MP 1.1 and 1.2 for the purposes of AO1 are to be applied as if these provisions applied to a secondary dwelling. Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.
PO2 A Dual occupancy: a. complies with the Performance Criteria specified in QDC MP 1.3; b. being a Dual occupancy (auxiliary unit) is visually integrated with the primary dwelling. Note - For the purpose of PO2, a reference to "duplex" in QDC MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme. 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).	
Site cover	
PO3 A Dual occupancy (auxiliary unit) or Dwelling house has a site cover that: a. is compatible with adjoining premises; b. supports residential amenity including access to natural light and ventilation; c. facilitates adequate private open space; d. facilitates landscaping to visually soften the built form.	AO3 A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site cover of: a. 60 percent in the Low density residential zone - Small lot precinct; b. 35 percent in the Low density residential zone - Small acreage precinct; c. 20 percent in the Low density residential zone - Acreage precinct; d. 700m² in the Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone.
Road boundary clearance	
PO4 A Dual occupancy or Dwelling house: a. is located to protect movement networks; b. facilitates a high quality streetscape with high levels of amenity; c. is located to complement the character of the surrounding area; d. provides opportunity for appropriate on-site car parking; e. has a road boundary clearance compatible with that of adjoining premises.	AO4 A Dual occupancy or Dwelling house: a. being a carport may be built to the front boundary where: i. maximum dimensions do not exceed 6 metres by 6 metres; ii. maximum height does not exceed 3.5 metres; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; b. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone; c. has a minimum road boundary clearance of 10 metres in the: i. Emerging community zone; ii. Low density residential zone: A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; B. Cottage rural precinct; C. Park living precinct; 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.
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.
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	AO7.1 A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages: a. has a total maximum floor area of 150m²; or b. where the floor area exceeds 150m²: i. provides minimum side and rear boundary clearances in accordance with Link Table 9.3.2.3.2 - Minimum side and rear boundary clearances for large domestic outbuildings;

of adjoining premises; c. provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises.	ii. has a maximum building height of 5.5 metres; iii. has a total maximum floor area of 300m². Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises. AO7.2 A domestic outbuilding is not in the form of a shipping container.
Dual occupancy (auxiliary unit) or secondary dwelling	
PO8 Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise.	AO8 Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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.
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: - avoids disturbing acid sulfate soils; or - is managed to avoid or minimise the release of: - acid and metal contaminants; - nutrients that contribute to coastal algal blooms. Editor's note - For assessable development, undertake an acid sulfate soils investigation conforming to the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	AO19.1 A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils below 5 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve: - excavating or otherwise removing 100m³ or more of soil or sediment; or - filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or - extracting ground water.
	AO19.2 A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils above 5 metres and below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.
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: - is approved by Council; or - is sited and operated with regard to: - the protection of native vegetation; - the potential impacts of other overlays mapped within the development envelope area - results in a total cleared area of: 4,000m² or less; or - greater than 4,000m² where an environmental offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management, for any the portion of the envelope that exceeds 4,000m². Note - Compliance with Performance outcome PO20(c)(ii) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of 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: - is located to avoid the need to clear any native vegetation in the Primary vegetation management area; - 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.
PO21 A Dual occupancy (auxiliary unit) or Dwelling house in: - a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: - provide for habitat links; - facilitate safe wildlife movement; - facilitate wildlife refuge; - enhance habitat values; - rehabilitate degraded areas with native vegetation; or - 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: - edge effects; or - Development is designed and located to protect and enhance the landscape values of: - a ridgeline; - 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: - located outside a Biodiversity corridor as identified on Biodiversity areas overlay map OM-02.02; - located outside the Locally significant Melaleuca irbyana 50 metre buffer area identified on Biodiversity areas overlay map OM-02.03.
Dwelling house located in the Biodiversity area overlay	
PO22 Dwelling house in a Koala corridor identified on Biodiversity area overlay map OM-02.02 is: - designed and located to protect and enhance koala habitat; - designed to minimise adverse light impacts on native fauna.	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 than 500m² of native vegetation in a Koala corridor identified on Biodiversity area overlay map OM-02.02. Note - The maximum cleared area in the Koala corridor includes clearing for the bushfire protection inner zone.
Dual occupancy (auxiliary unit) located in the Extractive resources overlay	
PO23	AO23

A Dual occupancy (auxiliary unit), excluding a domestic outbuilding: - does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; - in a Transport route separation area identified on Extractive resources overlay map OM-04.01 is compatible with the transporting of the extractive resource.	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.
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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: - has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event; - has a finished non-habitable floor level that is equal to or greater than the defined flood event. <i>Note - AO24 also applies to extensions to existing development.</i>
PO25 A Dual occupancy (auxiliary unit) or Dwelling house does not: - increase the risk of injury to life; - 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: - 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; - does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.	AO26.1 A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 does not result in earthworks that increase flooding to other premises, infrastructure and the environment. AO26.2 A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 provides surface water drainage ensuring that the following is not caused on the site or external to the site: - increased runoff; or - erosion or concentration of flow from or onto adjoining premises or infrastructure. <i>Editor's note - Planning scheme policy 5 - Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.</i>

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

PO27 A Dual occupancy (auxiliary unit) or Dwelling house is designed: - to take into account the risks associated with the natural physical processes of land movement and erosion; - to be responsive to the topography of the premises; - to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; - so that the undercroft of a building is screened when viewed from adjoining premises or a road. <i>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.</i>	AO27 Where a Dual occupancy (auxiliary unit) or Dwelling house is proposed to be located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 and the gradient is equal to or greater than 12 percent or located in a Historical landslide area identified on Landslide hazard and steep slope area overlay map OM-08.01: - development is carried out in accordance with a site specific geotechnical report: - prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; - that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; - that identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; - 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; - development does not involve cut and fill of more than 40m³; - development is designed to ensure that the undercroft of the building or structure has: - skirting or landscape screening to the full height of the undercroft; - a maximum height at the perimeter of the building or structure of 3 metres above ground level.
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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	AO28 A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval located
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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.	outside the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00.
Dual occupancy (auxiliary unit) or Dwelling house located in the Water resource catchments overlay	
PO29 A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required, in the Water resource catchment areas identified on Water resource catchments overlay map OM-13.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.	AO29 A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required: a. that is not within a development envelope area approved by a development approval is located outside the Water resource catchment area, identified on Water resource catchments area overlay map OM-13.01; or b. is connected to reticulated sewerage; or c. is connected to an on-site waste water treatment or effluent disposal system that complies with Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.
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.
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.
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.
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	AO34 A domestic outbuilding is located outside a High flood risk area identified

overlay map OM-05.04 complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.	on Flood hazard overlay map OM-05.04.
PO35 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 is located and designed to avoid: - habitable rooms below the specified flood planning level; - the exposure of non-habitable rooms to potential inundation during the defined flood event; - 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.
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: - does not result in an increase in the existing number of bedrooms on the premises; - incorporates increased freeboard to provide resilience to potential flood risk, including taking into account the effects of climate change; or - 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: - does not involve an increase to the existing number of bedrooms on the premises; - complies with the Minimum flood planning levels in Table 9.3.2.3.3 - Minimum flood planning levels.
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: - is not located in a Low flood island identified on Flood hazard overlay map OM-05.01; - has a vehicle access and a vehicle evacuation route that is: - low flood hazard and leads to a suitable flood-free area that contains essential goods; or - flooded for less than 36 hours and provides shelter on-site that is located outside an area of flash flooding and above the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieving this performance outcome.	AO38.1 During the defined flood event, development other than a domestic outbuilding has: - flood-free vehicle access to a road above the flood level; - 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.

Figure 9.3.2.3.1 - Compliant dwelling with flood-free vehicle route

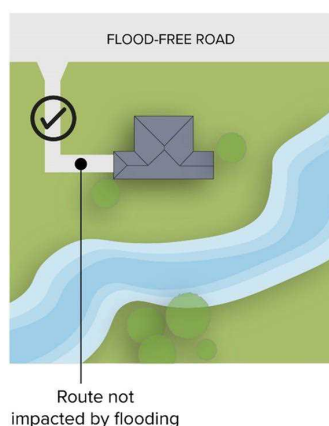


Figure 9.3.2.3.2 - Non-compliant dwelling with no flood-free vehicle route



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 20m³; b. a total area of 2,000m².
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.
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.

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