

Logan Planning Scheme 2015

Dual Occupancy (Auxiliary Unit) and Dwelling House Assessment Checksheet

Council use only:

Application Number

* Includes Building Works assessable against the planning scheme where associated with a Dual occupancy (Auxiliary unit) or Dwelling house

Page 1 of 11

This form has been developed to assist people preparing development applications for Dwelling houses and other domestic structures such as carports and secondary dwellings. The use of this form will reduce assessment timeframes.

1 Development Details

Address

Description of Proposal (eg carport – reduced front setback)

Zone and Precinct

2 Is this a RiskSmart Planning application? No Yes

3 All properly made requirements as per the *Planning Act 2016*

Note: Council has a Lodgement and Properly Made Applications Fact Sheet which may also assist applicants.

4 Applications are to be lodged [online](#)

Note: Please fill-out this document electronically and save as a renamed document, then send electronically. Do not print, fill-out and scan this form.

Council will aim to process the application within 10 business days providing that all of the relevant parts of this form have been completed and Council requires no further information.

5 Table for accepted development (subject to requirements) and assessable development

- All criteria are potentially relevant unless specifically nominated as only applying to a Domestic outbuilding or a Dual occupancy.
- When the proposal complies with the Acceptable outcome, please tick "Complies with Acceptable Outcomes" in the justification box.
- When the proposal does not comply with the Acceptable outcome, please write a statement addressing the Performance outcome in the justification box.

Building height

Performance outcomes	Acceptable outcomes	Comments
<p>P01</p> <p>A building has a height in the Environmental management and conservation zone, Cottage rural precinct of the Rural residential zone and Rural zone that:</p> <p>a. does not dominate the landscape, bushland, semi-rural or rural setting for the zone or precinct;</p> <p>b. is responsive to the topography of the area and site slope.</p>	<p>A01</p> <p>A building has a maximum height of 12 metres in the:</p> <p>a. Environmental management and conservation zone;</p> <p>b. Cottage rural precinct of the Rural residential zone;</p> <p>c. Rural zone.</p> <p><i>Refer to A06/P06, A07/P07 for the height requirements of other zones.</i></p>	<p>Applicant justification:</p> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> <p>Council and RiskSmart consultant comment only:</p>

NOTE: Logan City Council is collecting your business details for development application purposes only. Logan City Council will use this information to process the application of your proposed development and this information will only be accessed by employees of Logan City Council for Council related business activities only. Your information will not be given to any other person or agency unless you have given us permission or we are required by law.

Development Assessment Enquiry Counter

Phone: (07) 3412 5269

Email: development@logan.qld.gov.au

Address: Logan City Council
PO Box 3226
Logan City DC QLD 4114

Domestic outbuildings

Performance outcomes	Acceptable outcomes	Comments
<p>P02 A domestic outbuilding, being a shed or detached garage:</p> <p>a. is of a scale and has a built form that is compatible with the premises and adjoining premises having regard to:</p> <ul style="list-style-type: none"> i. height, mass and proportion; ii. roof form and pitch; iii. building materials; <p>b. maintains or contributes positively to the streetscape.</p>	<p>A02 A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages, provide a total maximum floor area of:</p> <ul style="list-style-type: none"> a. 40m² on a lot 400m² or smaller; or b. 60m² in the following precincts in the Low density residential zone: <ul style="list-style-type: none"> i. Large suburban precinct; ii. Small lot precinct on a lot greater than 400m²; iii. Suburban precinct on a lot greater than 400m²; iv. Village precinct; or c. 110m² in the following precincts in the Low density residential zone: <ul style="list-style-type: none"> i. Acreage precinct; ii. Small acreage precinct; or d. 110m² in the following precincts in the Rural residential zone: <ul style="list-style-type: none"> i. Park living precinct; ii. Park residential precinct; or e. 150m² in the: <ul style="list-style-type: none"> i. Emerging community zone; ii. Environmental management and conservation zone; iii. following precincts in the Rural residential zone: <ul style="list-style-type: none"> a. Carbrook precinct; b. Cottage rural precinct; iv. Rural zone. 	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">Complies with Acceptable Outcomes</p> <p style="text-align: center;">N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>

Road boundary clearance

Performance outcomes	Acceptable outcomes	Comments
<p>P03</p> <p>A Dual occupancy or Dwelling house:</p> <p>a. is located to protect existing and planned movement networks;</p> <p>b. has a road boundary clearance compatible with that of adjoining premises.</p>	<p>A03</p> <p><i>Refer to A06/P06 for the road boundary clearance of other zones.</i></p> <p>A Dual occupancy or Dwelling house:</p> <p>a. Is located outside of the planned widening of Loganlea Road (between Nujooloo Road to Kingston Road);</p> <p>b. has a minimum road boundary clearance of 10m in the:</p> <p>i. Low density residential zone:</p> <p>a. Acreage precinct;</p> <p>b. Small acreage precinct;</p> <p>ii. Rural residential zone:</p> <p>a. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh - Redland Bay Road;</p> <p>b. Park living precinct;</p> <p>c. Park residential precinct; or</p> <p>c. has a minimum road boundary clearance of 20m in the:</p> <p>i. Emerging community zone;</p> <p>ii. Environmental management and conservation zone;</p> <p>iii. Rural residential zone—Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh—Redland Bay Road;</p> <p>iv. Rural zone; or</p> <p>d. has a minimum road boundary clearance of 4m in the:</p> <p>i. Low density residential zone – Small lot precinct;</p> <p>ii. Low–medium density residential zone.</p> <p><i>Note—For the purposes of the Queensland Development Code and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.</i></p>	<p>Applicant justification:</p> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> <p>Council and RiskSmart consultant comment only:</p>

Side and rear boundary clearance

Performance outcomes	Acceptable outcomes	Comments
<p>P04</p> <p>A Dual occupancy or Dwelling house has a side and rear boundary clearances that:</p> <p>a. is compatible with that of adjoining premises;</p> <p>b. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised;</p> <p>c. provides access to natural light and ventilation;</p> <p>d. provides an area of landscaping;</p> <p>e. is consistent with the character for the relevant zone and precinct.</p>	<p>A04</p> <p>A Dual occupancy or Dwelling house has the following minimum side and rear boundary clearances:</p> <p>a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone:</p> <p>i. Acreage;</p> <p>ii. Small acreage precinct; or</p> <p>b. 10 metres in the:</p> <p>i. Environmental management and conservation zone;</p> <p>ii. Rural zone.</p> <p><i>Refer to A06/P06, A07/P07 for the side and rear boundary clearance of other zones.</i></p>	<p>Applicant justification:</p> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> <p>Council and RiskSmart consultant comment only:</p>

Site cover

Performance outcomes	Acceptable outcomes	Comments
<p>P05</p> <p>A Dual occupancy or Dwelling house has a site cover compatible with adjoining premises.</p>	<p>A05</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site cover of:</p> <ol style="list-style-type: none"> 40 per cent in the Low density residential zone—Large suburban precinct; 35 per cent in the Low density residential zone—Small acreage precinct; 20 per cent or 700m², whichever is greater, in the Low density residential zone—Acreage precinct; in the Rural residential zone: <ol style="list-style-type: none"> 20 per cent or 700m², whichever is greater, in the Park living precinct or Park residential precinct; or 10 per cent or 700m², whichever is greater, in the Carbrook precinct or Cottage rural precinct; 10 per cent or 700m², whichever is greater, in the Emerging community zone, Environmental management and conservation zone or Rural zone. <p><i>Refer to A06/P06, A07/P07 for the maximum site coverage of other zones.</i></p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 100px;"></div>

Design and siting for a Dwelling house (including secondary dwellings and domestic outbuildings)

Performance outcomes	Acceptable outcomes	Comments
<p>P06</p> <p>A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house):</p> <ol style="list-style-type: none"> that is on a lot that is less than 450m² in size complies with the Performance Criteria specified in QDC part MP 1.1; or that is on a lot that is 450m² or greater in size complies with the Performance Criteria specified in QDC part MP 1.2. <p><i>Note—References to QDC parts MP 1.1 and 1.2 for the purposes of P06 are to be applied if these provisions applied to a secondary dwelling.</i></p>	<p>A06</p> <p>A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house):</p> <ol style="list-style-type: none"> that is on a lot that is less than 450m² in size complies with the Acceptable Solutions specified in QDC part MP 1.1; or that is on a lot that is 450m² or greater in size complies with the Acceptable Solutions specified in QDC part MP 1.2. <p><i>Note—Where Table 9.3.1.3.1 A01, A03, A04, A05, A08 or A09 applies, A01, A03, A04, A05, A08 or A09 prevail over A06 to the extent of any inconsistency.</i></p> <p><i>Note—References to QDC part MP 1.1 and QDC part MP 1.2 for the purposes of A06 are to be applied as if these provisions applied to a secondary dwelling.</i></p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 100px;"></div>

Design and siting for a Dual Occupancy (including auxiliary units)

Performance outcomes	Acceptable outcomes	Comments										
<p>P07</p> <p>A Dual occupancy complies with the Performance Criteria specified in QDC part MP 1.3.</p> <p><i>Note—For the purpose of P07, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</i></p> <p><i>Note—References to QDC parts MP 1.3 for the purposes of P07 are to be applied as if these provisions applied to a Dual occupancy.</i></p> <p><i>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).</i></p>	<p>A07</p> <p>A Dual occupancy complies with the Acceptable Solutions specified in QDC part MP 1.3.</p> <p><i>Note—For the purpose of A07, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</i></p> <p><i>Note—Where T 9.3.1.3.1 A01, A03, A04, A05, A08 or A09 applies, A01, A03, A04, A05, A08 or A09 prevail over A07 to the extent of any inconsistency.</i></p> <p><i>Note—References to QDC parts MP 1.3 for the purposes of A07 are to be applied as if these provisions applied to a Dual occupancy.</i></p> <p><i>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).</i></p>	<p>Applicant justification:</p> <table border="1"> <tr><td>Complies with Acceptable Outcomes</td></tr> <tr><td>N/A</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table> <p>Council and RiskSmart consultant comment only:</p> <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Complies with Acceptable Outcomes	N/A								
Complies with Acceptable Outcomes												
N/A												

Dual occupancy (auxiliary unit) or a secondary dwelling

Performance outcomes	Acceptable outcomes	Comments										
<p>P08</p> <p>Where development is a Dual occupancy (auxiliary unit) or a secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p> <p>a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or</p> <p>b. 100m² otherwise.</p>	<p>A08</p> <p>Where development is a Dual occupancy (auxiliary unit) or a secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p> <p>a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or</p> <p>b. 100m² otherwise.</p>	<p>Applicant justification:</p> <table border="1"> <tr><td>Complies with Acceptable Outcomes</td></tr> <tr><td>N/A</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table> <p>Council and RiskSmart consultant comment only:</p> <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Complies with Acceptable Outcomes	N/A								
Complies with Acceptable Outcomes												
N/A												
<p>P09</p> <p>A Dual occupancy (auxiliary unit) or a secondary dwelling:</p> <p>c. has a primary street setback equal to or greater than the Dwelling house or primary dwelling;</p> <p>d. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.</p>	<p>A09</p> <p>A Dual occupancy (auxiliary unit) or a secondary dwelling:</p> <p>a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling;</p> <p>b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.</p>	<p>Applicant justification:</p> <table border="1"> <tr><td>Complies with Acceptable Outcomes</td></tr> <tr><td>N/A</td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table> <p>Council and RiskSmart consultant comment only:</p> <table border="1"> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> <tr><td> </td></tr> </table>	Complies with Acceptable Outcomes	N/A								
Complies with Acceptable Outcomes												
N/A												

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

Performance outcomes	Acceptable outcomes	Comments
<p>P012</p> <p>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:</p> <p>a. is approved by Council; or</p> <p>b. is sited and operated with regard to:</p> <p>i. the protection of native vegetation;</p> <p>ii. the potential impacts of other overlays mapped within the development envelope area</p> <p>c. has a size of:</p> <p>i. 4,000m² or less; or</p> <p>ii. 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.</p> <p><i>Note—Compliance with Performance outcome P012(c)(ii) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3—Environmental management</i></p>	<p>A012</p> <p>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:</p> <p>a. is located to avoid the need to clear any native vegetation in the Primary vegetation management area;</p> <p>b. is located to avoid the need to clear any native trees or native habitat trees in the Secondary vegetation management area.</p> <p><i>Note—Operational work for clearing of native vegetation may be exempt in accordance with Parts 5.8 and 5.10.2. Where clearing of native of vegetation in the location of the development is exempt, A012 would not apply to the development as the vegetation may be lawfully cleared as exempt operational works.</i></p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 100px;"></div>
<p>P013</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house in:</p> <p>a. a Biodiversity corridor identified on Biodiversity areas overlay map—OM—02.02 is designed and located to:</p> <p>i. provide for habitat links;</p> <p>ii. facilitate safe wildlife movement;</p> <p>iii. facilitate wildlife refuge;</p> <p>iv. enhance habitat values;</p> <p>v. rehabilitate degraded areas with native vegetation; or</p> <p>b. a Koala corridor identified on Biodiversity areas overlay map—OM—02.02 is:</p> <p>i. designed and located to protect and enhance koala habitat;</p> <p>ii. designed to minimise adverse light impacts on native fauna; or</p> <p>c. 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:</p> <p>i. edge effects; or</p> <p>d. Development is designed and located to protect and enhance the landscape values of:</p> <p>i. a ridgeline;</p> <p>ii. native vegetation.</p> <p><i>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.</i></p>	<p>A013</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house that is not located within a development envelope area approved by a development approval is:</p> <p>a. located outside a Biodiversity corridor as identified on Biodiversity areas overlay map—OM—02.02;</p> <p>b. located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map—OM—02.02;</p> <p>c. located outside the Locally significant Melaleuca irbyana 50 metre buffer area identified on Biodiversity areas overlay map—OM—02.03.</p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 100px;"></div>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P014</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house:</p> <p>a. does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map-OM-04.01;</p> <p>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.</p>	<p>A014</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house is not located in an Extractive resource separation area or Transport route separation area identified on Extractive resources overlay map-OM-04.01.</p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 60px;"></div>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P015</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house:</p> <p>a. ensures a building floor level of a habitable room has adequate allowance for the hydraulic gradient above the main floodway;</p> <p>b. must not increase the level of risk of injury to life or risk damage to property;</p> <p>c. does not add to the emergency management or evacuation burden during and after a flood event.</p>	<p>A015</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood Hazard overlay map-OM-05.00:</p> <p>a. has a finished habitable floor level a minimum of 500mm above the defined flood event;</p> <p>b. does not result in:</p> <p>i. an increase in the number of people at risk from flooding up to and including the defined flood event; or</p> <p>ii. an increase in the number of people that need evacuation up to and including the defined flood event.</p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 60px;"></div>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P016</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house is designed:</p> <p>a. to be responsive to the topography of the premises;</p> <p>b. to be responsive to the visual amenity of adjoining premises, the streetscape and the locality;</p> <p>c. so that the undercroft of a building is screened when viewed from adjoining premises or a road.</p> <p><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></p>	<p>A016</p> <p>If a Dual occupancy (auxiliary unit) or Dwelling house is not located within a development envelope area approved by a development approval and is in a location:</p> <p>a. identified as "Historical landslide areas" on Landslide hazard and steep slope area overlay map—OM-08.01; or</p> <p>b. where the gradient is equal to or greater than 12 percent and the development is identified on the Landslide hazard and steep slope area overlay map—OM08.01 as:</p> <p>i. "Equal to or greater than 12 percent slope hazard areas"; or</p> <p>ii. "12 percent slope investigation areas"; or</p> <p>c. where the gradient is equal to or greater than 15 percent and the development is identified on the Landslide hazard and steep slope area overlay map—OM-08.01 as "Equal to or greater than 15 percent slope hazard areas" the:</p> <p>i. development is carried out in accordance with a site-specific engineering report that includes a certification by a Registered Professional Engineer of Queensland with expertise in geotechnical engineering;</p> <p>ii. development does not involve cut and fill;</p> <p>iii. undercroft of the building or structure has:</p> <p>a. skirting or landscape screening to the full height of the undercroft;</p> <p>b. a maximum height at the perimeter of the building or structure of 3 metres.</p>	<p>Applicant justification:</p> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> <p>Council and RiskSmart consultant comment only:</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P017</p> <p>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:</p> <p>a. prevents an unacceptable health or safety risk to the community;</p> <p>b. takes into account the impacts of "sag" and "swing" of 110kv and 275kv powerlines;</p> <p>c. protects the operation of water and petroleum pipelines;</p> <p>d. ensures access is provided to the infrastructure provider at all times for:</p> <p>i. 110kv and 275kv powerlines;</p> <p>ii. substations;</p> <p>iii. wastewater facilities.</p>	<p>A017</p> <p>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.</p>	<p>Applicant justification:</p> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> <p>Council and RiskSmart consultant comment only:</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P018</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house in the Water resource catchment areas identified on Water resource catchments overlay map—OM—12.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.</p>	<p>A018</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house:</p> <p>(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—12.01;</p> <p>(b) is connected to reticulated sewerage; or</p> <p>(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.</p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 60px;"></div>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P019</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house located inside an area mapped on Waterway corridors and wetlands overlay map—OM—13.00 protects ecosystem processes, water quality, function, scenic amenity and landscape values.</p>	<p>A019</p> <p>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—13.00.</p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 60px;"></div>

QDC MP 1.4 – Building over or near relevant infrastructure

Performance requirement	Acceptable solution	Comments
<p>PR20</p> <p>A Dual occupancy (auxiliary unit) or a Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house) complies with Performance Criteria specified in QDC, part MP 1.4.</p>	<p>AS20</p> <p>A Dual occupancy (auxiliary unit) or a Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house) complies with the Acceptable Solutions specified in QDC, part MP 1.4.</p>	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px;"> <p>Complies with Acceptable Outcomes</p> <p>N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 60px;"></div>

Assessment notes and further approvals required - Council and RiskSmart consultant use only

Further approvals required:

Council and RiskSmart consultant use only

DM#10311901

Name of assessing officer or name of RiskSmart consultant

Delegation of Authority

This submission is referred for exercise of delegated authority in accordance with the Delegation titled:
Integrated Planning Act 1997, Sustainable Planning Act 2009 and Planning Act 2016 - Management of Integrated Development Assessment System and Dispute Resolution.

Decision

Having considered the application detailed above, the matters set out in the submission to the Delegate and the recommendation of the officer, I am satisfied that the application accords with relevant standards and the *Planning Act 2016* where applicable and as such approve the application subject to the conditions attached.

Dated the day of , 20

[Name of signing officer]

[Signature of signing officer]

[Title of officer]

Strategy and Sustainability
AS DELEGATE OF THE COUNCIL