

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

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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.

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

- All criteria are potentially relevant unless specifically nominated as only applying to a Class 10 Building 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><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>-----</p> <p>-----</p> <p>-----</p> <p>-----</p> <p>Council and RiskSmart consultant comment only:</p> <p>-----</p> <p>-----</p> <p>-----</p> <p>-----</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

Class 10 buildings

Performance outcomes	Acceptable outcomes	Comments
<p>P02</p> <p>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</p> <p>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;"> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 150px;"></div>

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"> 60 percent in the Low density residential zone – Small lot precinct; 40 percent in the Low density residential zone–Large suburban precinct; 35 percent in the Low density residential zone–Small acreage precinct; 20 percent 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 percent or 700m², whichever is greater, in the Park living precinct or Park residential precinct; or 10 percent or 700m², whichever is greater, in the Carbrook precinct or Cottage rural precinct; 10 percent 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;"> <input type="checkbox"/> Complies with Acceptable Outcomes <input type="checkbox"/> N/A </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 Class 10 buildings)

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;"> <input type="checkbox"/> Complies with Acceptable Outcomes <input type="checkbox"/> N/A </div> <p>Council and RiskSmart consultant comment only:</p> <div style="border: 1px solid black; height: 150px;"></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> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <p>Council and RiskSmart consultant comment only:</p> <hr/> <hr/> <hr/>

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> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <p>Council and RiskSmart consultant comment only:</p> <hr/> <hr/> <hr/>
<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> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <p>Council and RiskSmart consultant comment only:</p> <hr/> <hr/> <hr/>

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> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <p>Council and RiskSmart consultant comment only:</p> <hr/> <hr/> <hr/>

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> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <p>Council and RiskSmart consultant comment only:</p> <hr/> <hr/> <hr/>

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> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <p>Council and RiskSmart consultant comment only:</p> <hr/> <hr/> <hr/>

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

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 - Development Assessment 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