

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, save as a renamed document and 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 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.

General

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>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use 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

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Site cover

Performance outcomes	Acceptable outcomes	Comments
<p>PO2</p> <p>A Dual occupancy or Dwelling house has a site cover compatible with adjoining premises.</p>	<p>A02</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 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>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <hr/> <hr/> <hr/> <hr/> <p>Officer comment: (Council use only)</p> <hr/> <hr/> <hr/> <hr/> <hr/>

Domestic outbuildings

Performance outcomes	Acceptable outcomes	Comments
<p>PO3</p> <p>A domestic outbuilding, being a shed or detached garage:</p> <ol style="list-style-type: none"> is of a scale and has a built form that is compatible with the premises and adjoining premises having regard to: <ol style="list-style-type: none"> height, mass and proportion; roof form and pitch; building materials; maintains or contributes positively to the streetscape and amenity of adjoining premises; provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises. 	<p>A03</p> <p>A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages, in the Acreage precinct or Small acreage precinct of the Low density residential zone, Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone:</p> <ol style="list-style-type: none"> has a total maximum floor area of 150m²; or where the floor area exceeds 150m²: <ol style="list-style-type: none"> provides minimum side and rear boundary clearances in accordance with Table 1—Minimum side and rear boundary clearances for large domestic outbuildings; has a total maximum floor area of 300m². 	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <hr/> <hr/> <hr/> <hr/> <p>Officer comment: (Council use only)</p> <hr/> <hr/> <hr/> <hr/> <hr/>

Table 1—Minimum side and rear boundary clearances for large domestic outbuildings

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

Location of development

Performance outcomes	Acceptable outcomes	Comments
<p>P04</p> <p>Development is located to protect existing and planned infrastructure networks.</p>	<p>A04</p> <p>Development is located outside:</p> <ul style="list-style-type: none"> a. planned widening of a road or new road identified in Table 7.3.1.1–Road encroachment maps of Planning Scheme Policy 5–Infrastructure; b. planned public transport network identified on Figure 3.4.1.3.1–Public transport network in Planning Scheme Policy 5–Infrastructure; c. a planned cycle network identified on Figure 3.4.1.2.1–Cycle network in Planning Scheme Policy 5–Infrastructure; d. a planned 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. 	<p>Internal use only</p> <p>Officer comment:</p> <div style="border: 1px solid black; height: 200px; margin-top: 5px;"></div>

Reverse amenity

Performance outcomes	Acceptable outcomes	Comments
<p>P05</p> <p>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.</p>	<p>A05</p> <p>Development, being a Dual occupancy (auxiliary unit) or Dwelling house, complies with the noise and vibration criteria for accommodation activities identified in section 7–Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it:</p> <ul style="list-style-type: none"> a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure. 	<p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <input type="checkbox"/> Complies with Acceptable Outcomes <input type="checkbox"/> N/A </div> <p>Officer comment: (Council use only)</p> <div style="border: 1px solid black; height: 100px; margin-top: 5px;"></div>
<p>P06</p> <p>A Dual occupancy or Dwelling house does not adversely affect the ongoing operation of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</p>	<p>A06</p> <p>A Dual occupancy or Dwelling house is not located within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</p>	<p>Comments</p> <p>Applicant justification:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <input type="checkbox"/> Complies with Acceptable Outcomes <input type="checkbox"/> N/A </div> <p>Officer comment: (Council use only)</p> <div style="border: 1px solid black; height: 100px; margin-top: 5px;"></div>

Boundary clearances for rear lots

Performance outcomes	Acceptable outcomes	Comments
<p>P07</p> <p>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 boundary clearance to the access driveway that:</p> <ol style="list-style-type: none"> provides opportunity for on-site visitor car parking within the rear lot; is consistent with the character of the nearby streetscape; includes landscaping opportunities to enhance visual amenity. 	<p>A07</p> <p>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 boundary clearance to the access driveway of 4.9 metres.</p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

Dwelling house

Design and siting

Advice note: P09/A09 and P010/A010 may vary the effect of P08/A08.

Performance outcomes	Acceptable outcomes	Comments
<p>P08</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 P08 are to be applied if these provisions applied to a secondary dwelling.</i></p> <p><i>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.</i></p>	<p>A08</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 A01, A02, A03, A07, A09, A010, A011 or A012 applies, A01, A02, A03, A07, A09, A010, A011 or A012 prevail over A08 to the extent of any inconsistency.</i></p> <p><i>Note—References to QDC parts MP 1.1 and 1.2 for the purposes of A08 are to be applied as if these provisions applied to a secondary dwelling.</i></p> <p><i>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.</i></p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

Road boundary clearance

Performance outcomes	Acceptable outcomes	Comments
<p>P09</p> <p>A Dwelling house:</p> <ul style="list-style-type: none"> a. is located to protect existing and planned movement networks; b. provides opportunity for appropriate on-site car parking; c. has a road boundary clearance compatible with that of adjoining premises. 	<p>A09</p> <p>A Dwelling house:</p> <ul style="list-style-type: none"> a. is located outside planned widening of a road and a new road identified in Table 2—Road encroachment maps; b. being a carport may be built to the front boundary where: <ul style="list-style-type: none"> i. maximum dimensions do not exceed 6m by 6m; ii. maximum height does not exceed 3.5m; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; c. has a minimum road boundary clearance of 10m in the: <ul style="list-style-type: none"> i. Emerging community zone; ii. Low density residential zone: <ul style="list-style-type: none"> a. Acreage precinct; b. Small acreage precinct; iii. Rural residential zone: <ul style="list-style-type: none"> a. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh - Redland Bay Road; b. Park living precinct; c. Park residential precinct; or d. has a minimum road boundary clearance of 20m in the: <ul style="list-style-type: none"> 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; or e. has a minimum road boundary clearance of 4m in the: <ul style="list-style-type: none"> i. Low density residential zone – Small lot precinct; ii. Low–medium density residential zone. <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><i>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.</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>Officer comment: (Council use only)</p> <div style="border: 1px solid black; height: 150px;"></div>

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Side and rear boundary clearance

Performance outcomes	Acceptable outcomes	Comments
<p>PO10</p> <p>A Dwelling house has a side and rear boundary clearance that:</p> <ol style="list-style-type: none"> is compatible with that of adjoining premises; allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; provides access to natural light and ventilation; provides an area of landscaping; is consistent with the character for the relevant zone and precinct. 	<p>AO10</p> <p>A Dwelling house has the following minimum side and rear boundary clearances:</p> <ol style="list-style-type: none"> 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: <ol style="list-style-type: none"> Acreeage; Small acreage precinct; or 10 metres in the: <ol style="list-style-type: none"> Environmental management and conservation zone; Rural zone. <p><i>Note—AO10 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with AO3(b).</i></p> <p><i>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.</i></p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <hr/> <hr/> <hr/> <p>Officer comment: (Council use only)</p> <hr/> <hr/> <hr/> <hr/>

Secondary dwelling

Performance outcomes	Acceptable outcomes	Comments
<p>PO11</p> <p>Where development is a secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p> <ol style="list-style-type: none"> 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or 100m² otherwise. 	<p>AO11</p> <p>Where development is a secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p> <ol style="list-style-type: none"> 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or 100m² otherwise. 	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <hr/> <hr/> <hr/> <p>Officer comment: (Council use only)</p> <hr/> <hr/> <hr/> <hr/>
<p>PO12</p> <p>A secondary dwelling:</p> <ol style="list-style-type: none"> has a primary street setback equal to or greater than the Dwelling house or primary dwelling; is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling. 	<p>AO12</p> <p>A secondary dwelling:</p> <ol style="list-style-type: none"> has a primary street setback equal to or greater than the Dwelling house or primary dwelling; is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling. 	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <hr/> <hr/> <hr/> <p>Officer comment: (Council use only)</p> <hr/> <hr/> <hr/> <hr/>
<p>PO13</p> <p>A secondary dwelling is designed so that vehicular access and parking are not dominant features of the development when viewed from a road.</p>	<p>AO13</p> <p>A secondary dwelling does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.</p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <hr/> <hr/> <hr/> <p>Officer comment: (Council use only)</p> <hr/> <hr/> <hr/> <hr/>

Dual occupancy (auxiliary unit)

Design and siting

Advice note: P021/A021 and P022/A022 may vary the effect of P014/A014.

Performance outcomes	Acceptable outcomes	Comments
<p>P014</p> <p>The siting of a Dual occupancy (auxiliary unit) facilitates a high quality streetscape with high levels of amenity and considers:</p> <ol style="list-style-type: none"> bulk and scale to ensure the built form compliments the character of the surrounding area; separation of buildings and structures to ensure the impacts on residential amenity and privacy are minimised; the outlook and views of neighbouring residents; access to natural light and ventilation; provision for landscaping; the location of existing infrastructure. <p><i>Note—For the purpose P014, a reference to “duplex” in QDC MP1.3 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 P014 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><i>Editor’s note—Examples of existing infrastructure include electrical poles and pillars, sewer mains, stormwater pipes, telecommunications pits and water mains.</i></p>	<p>A014</p> <p>A Dual occupancy (auxiliary unit) complies with the Acceptable Solutions specified in QDC part MP 1.3.</p> <p><i>Note—For the purpose of A014, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</i></p> <p><i>Note—Where A01, A02, A03, A07, A016, A017, A018, A021 or A022 applies, A01, A02, A03, A07, A016, A017, A018, A021 or A022 prevail over A014 to the extent of any inconsistency.</i></p> <p><i>Note—References to QDC parts MP 1.3 for the purposes of A014 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>Officer comment: (Council use only)</p>
<p>P015</p> <p>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.</p>	<p>A015</p> <p>Where fronting a road, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.</p>	<p>Comments</p> <p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <p>Officer comment: (Council use only)</p>
<p>P016</p> <p>Where development is a Dual occupancy (auxiliary unit), the subordinate dwelling has a maximum gross floor area of:</p> <ol style="list-style-type: none"> 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or 100m² otherwise. 	<p>A016</p> <p>Where development is a Dual occupancy (auxiliary unit), the subordinate dwelling has a maximum gross floor area of:</p> <ol style="list-style-type: none"> 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or 100m² otherwise. 	<p>Comments</p> <p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <hr/> <p>Officer comment: (Council use only)</p>

Performance outcomes	Acceptable outcomes	Comments
<p>P017</p> <p>A Dual occupancy (auxiliary unit):</p> <ol style="list-style-type: none"> has a primary street setback equal to or greater than the Dwelling house or primary dwelling; is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling. 	<p>A017</p> <p>A Dual occupancy (auxiliary unit):</p> <ol style="list-style-type: none"> has a primary street setback equal to or greater than the Dwelling house or primary dwelling; is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling. 	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>
<p>P018</p> <p>Where located on a lot fronting a road, a Dual occupancy (auxiliary unit) provides sufficient space for on-site car parking to satisfy the needs of residents and visitors considering:</p> <ol style="list-style-type: none"> the availability of public transport; the availability of on-street car parking. 	<p>A018</p> <p>Where located on a lot fronting a road, a Dual occupancy (auxiliary unit) provides a minimum of five on-site car parking spaces with a minimum of two spaces being covered.</p> <p><i>Editor's note—The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.</i></p>	<p>Comments</p> <p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>
<p>P019</p> <p>A driveway servicing a Dual occupancy (auxiliary unit) is designed to:</p> <ol style="list-style-type: none"> be safe and functional; promote practical on-site car parking and manoeuvring; consider the location of existing infrastructure. 	<p>A019</p> <p>A driveway servicing a Dual occupancy (auxiliary unit) is designed to comply with section 3.4.5 of Planning Scheme Policy 5—Infrastructure.</p>	<p>Comments</p> <p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>
<p>P020</p> <p>A Dual occupancy (auxiliary unit) is designed so that vehicular access and parking are not dominant features of the development when viewed from a road.</p>	<p>A020</p> <p>A Dual occupancy (auxiliary unit) does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.</p>	<p>Comments</p> <p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

Road boundary clearance

Performance outcomes	Acceptable outcomes	Comments
<p>P021</p> <p>A Dual occupancy (auxiliary unit):</p> <ol style="list-style-type: none"> a. is located to protect existing and planned 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. considers the location of existing infrastructure. <p><i>Editor's note—Examples of existing infrastructure include electrical poles and pillars, sewer mains, stormwater pipes, telecommunications pits and water mains.</i></p>	<p>A021</p> <p>A Dual occupancy (auxiliary unit):</p> <ol style="list-style-type: none"> a. is located outside planned widening of a road and a new road identified in Table 2—Road encroachment maps; b. being a carport may be built to the front boundary where: <ol style="list-style-type: none"> i. maximum dimensions do not exceed 6m by 6m; ii. maximum height does not exceed 3.5m; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; c. has a minimum road boundary clearance of 10m in the: <ol style="list-style-type: none"> i. Emerging community zone; ii. Low density residential zone: <ol style="list-style-type: none"> a. Acreage precinct; b. Small acreage precinct; iii. Rural residential zone: <ol style="list-style-type: none"> a. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh - Redland Bay Road; b. Park living precinct; c. Park residential precinct; or d. has a minimum road boundary clearance of 20m in the: <ol style="list-style-type: none"> 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; or e. has a minimum road boundary clearance of 4m in the: <ol style="list-style-type: none"> i. Low density residential zone – Small lot precinct; ii. Low–medium density residential zone. <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><i>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.</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>Officer comment: (Council use only)</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>

Side and rear boundary clearance

Performance outcomes	Acceptable outcomes	Comments
<p>P022</p> <p>A Dual occupancy (auxiliary unit) has a side and rear boundary clearance that:</p> <ol style="list-style-type: none"> allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; provides access to natural light and ventilation; provides an area of landscaping; complements the character of the surrounding area; considers the location of existing infrastructure. <p><i>Editor's note—Examples of existing infrastructure include electrical poles and pillars, sewer mains, stormwater pipes, telecommunications pits and water mains.</i></p>	<p>A022</p> <p>A Dual occupancy (auxiliary unit) has the following minimum side and rear boundary clearances:</p> <ol style="list-style-type: none"> 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: <ol style="list-style-type: none"> Acreage; Small acreage precinct; or 10 metres in the: <ol style="list-style-type: none"> Environmental management and conservation zone; Rural zone. <p><i>Note—A022 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with A03(b).</i></p> <p><i>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.</i></p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

Dual occupancy other than a Dual occupancy (auxiliary unit)

Design and siting

Performance outcomes	Acceptable outcomes	Comments
<p>P023</p> <p>A Dual occupancy (other than a Dual occupancy (auxiliary unit)) complies with the Performance Criteria specified in QDC part MP 1.3.</p> <p><i>Note—For the purpose of P023, a reference to “duplex” in QDC MP1.3 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 P023 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 the performance outcome to the extent of any inconsistency in accordance with section 1.5(1).</i></p>	<p>A023</p> <p>A Dual occupancy (other than a Dual occupancy (auxiliary unit)) complies with the Acceptable Solutions specified in QDC part MP 1.3.</p> <p><i>Note—For the purpose of P023, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</i></p> <p><i>Note—Where Table 9.3.1.3.1 A01, A02, A03, A07, A024 or A025 applies, A01, A02, A03, A07, A024 or A025 prevail over A023 to the extent of any inconsistency.</i></p> <p><i>Note—References to QDC parts MP 1.3 for the purposes of A023 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 the performance 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> <p>Officer comment: (Council use only)</p>

Road boundary clearance

Performance outcomes	Acceptable outcomes	Comments
<p>P024</p> <p>A Dual occupancy (other than a Dual occupancy (auxiliary unit)):</p> <ul style="list-style-type: none"> a. is located to protect existing and planned movement networks; b. provides opportunity for appropriate on-site car parking; c. has a road boundary clearance compatible with that of adjoining premises. 	<p>A024</p> <p>A Dual occupancy (other than a Dual occupancy (auxiliary unit)):</p> <ul style="list-style-type: none"> a. is located outside planned widening of a road and a new road identified in Table 2—Road encroachment maps; b. being a carport may be built to the front boundary where: <ul style="list-style-type: none"> i. maximum dimensions do not exceed 6m by 6m; ii. maximum height does not exceed 3.5m; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; c. has a minimum road boundary clearance of 10m in the: <ul style="list-style-type: none"> i. Emerging community zone; ii. Low density residential zone: <ul style="list-style-type: none"> a. Acreage precinct; b. Small acreage precinct; iii. Rural residential zone: <ul style="list-style-type: none"> a. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh - Redland Bay Road; b. Park living precinct; c. Park residential precinct; or d. has a minimum road boundary clearance of 20m in the: <ul style="list-style-type: none"> 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; or e. has a minimum road boundary clearance of 4m in the: <ul style="list-style-type: none"> i. Low density residential zone – Small lot precinct; ii. Low–medium density residential zone. <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><i>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.</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>Officer comment: (Council use only)</p> <div style="border: 1px solid black; height: 150px;"></div>

Side and rear boundary clearance

Performance outcomes	Acceptable outcomes	Comments
<p>P025</p> <p>A Dual occupancy (other than a Dual occupancy (auxiliary unit)) has a side and rear boundary clearance that:</p> <ul style="list-style-type: none"> 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. 	<p>A025</p> <p>A Dual occupancy (other than a Dual occupancy (auxiliary unit)) has the following minimum side and rear boundary clearances:</p> <ul style="list-style-type: none"> a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: <ul style="list-style-type: none"> i. Acreage; ii. Small acreage precinct; or b. 10 metres in the: <ul style="list-style-type: none"> i. Environmental management and conservation zone; ii. Rural zone. <p><i>Note—A025 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with A03(b).</i></p> <p><i>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.</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>Officer comment: (Council use only)</p> <div style="border: 1px solid black; height: 100px;"></div>

Dual occupancy (auxiliary unit) and Dwelling house

Dual occupancy (auxiliary unit) or Dwelling house located in the Acid sulfate soils overlay

Performance outcomes	Acceptable outcomes	Comments
<p>PO26</p> <p>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:</p> <p>a. avoids disturbing acid sulfate soils; or</p> <p>b. is managed to avoid or minimise the release of:</p> <ol style="list-style-type: none"> acid and metal contaminants; nutrients that contribute to coastal algal blooms. <p><i>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.</i></p>	<p>A026.1</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>A026.2</p> <p>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.</p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>PO27</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> <ol style="list-style-type: none"> the protection of native vegetation; the potential impacts of other overlays mapped within the development envelope area <p>c. results in a total cleared area of:</p> <ol style="list-style-type: none"> 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. <p><i>Note—Compliance with Performance outcome PO27(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>A027</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> <ol style="list-style-type: none"> 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. <p><i>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, A027 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.</i></p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

Performance outcomes	Acceptable outcomes	Comments
<p>PO28</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> <ol style="list-style-type: none"> provide for habitat links; facilitate safe wildlife movement; facilitate wildlife refuge; enhance habitat values; rehabilitate degraded areas with native vegetation; or <p>b. the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map-OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map-OM-02.03 from:</p> <ol style="list-style-type: none"> edge effects; or <p>c. Development is designed and located to protect and enhance the landscape values of:</p> <ol style="list-style-type: none"> a ridgeline; native vegetation. <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>A028</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 outside the Locally significant Melaleuca irbyana 50 metre buffer area identified on Biodiversity areas overlay map-OM-02.03.</p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

Dwelling house located in the Biodiversity area overlay

Performance outcomes	Acceptable outcomes	Comments
<p>PO29</p> <p>Dwelling house in a Koala corridor identified on Biodiversity area overlay map-OM-02.02 is:</p> <p>a. designed and located to protect and enhance koala habitat;</p> <p>b. designed to minimise adverse light impacts on native fauna.</p>	<p>A029</p> <p>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.</p> <p><i>Note—The maximum cleared area in the Koala corridor includes clearing for the bushfire protection inner zone.</i></p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P030</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house, excluding a domestic outbuilding:</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>A030</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house, 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.</p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P031</p> <p>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.</p>	<p>A031</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house located in the Flooding and inundation area identified on Flood Hazard overlay map-OM-05.00:</p> <p>a. has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event;</p> <p>b. has a finished non-habitable floor level that is equal to or greater than the defined flood event.</p> <p><i>Note—A031 also applies to extensions to existing development.</i></p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>
<p>P032</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house does not:</p> <p>a. increase the risk of injury to life;</p> <p>b. add to the emergency management or evacuation burden during or after a flood event.</p>	<p>A032.1</p> <p>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</p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>
	<p>A032.2</p> <p>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.</p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

<p>P033</p> <p>A floodplain is protected and maintained 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.</p>	<p>A033</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation are identified of Flood hazard overlay map-OM-05.00 does not result in earthworks that increase flooding to other premises, infrastructure and the environment.</p> <p><i>Editor's note—PSP 5—Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.</i></p>	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>
<p>P034</p> <p>Development does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.</p>	<p>A034</p> <p>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:</p> <ol style="list-style-type: none"> increased runoff; or erosion or concentration of flow from or onto adjoining premises or infrastructure. 	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P035</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house is designed:</p> <ol style="list-style-type: none"> 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 or is screened when viewed from adjoining premises or a road. <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>A035</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house in a Steep slope area identified on Landslide hazard and steep slope area overlay map-OM-08.00:</p> <ol style="list-style-type: none"> is carried out in accordance with a site specific geotechnical report: <ol style="list-style-type: none"> 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; 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; does not involve cut and fill of more than 40m³; is designed to ensure the undercroft of the building or structure has: <ol style="list-style-type: none"> skirting or landscape screening to the full height of the undercroft; a maximum height at the perimeter of the building or structure of three metres above ground level. 	<p>Applicant justification:</p> <p><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P036</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>A036</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><input type="checkbox"/> Complies with Acceptable Outcomes</p> <p><input type="checkbox"/> N/A</p> <p>Officer comment: (Council use only)</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P037</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>A037</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> <p>Officer comment: (Council use only)</p>

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

Performance outcomes	Acceptable outcomes	Comments
<p>P038</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>A038</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> <p>Officer comment: (Council use only)</p>

QDC MP 1.4 – Building over or near relevant infrastructure

Performance outcomes	Acceptable outcomes	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;"> <input type="checkbox"/> Complies with Acceptable Outcomes <input type="checkbox"/> N/A </div> <p>Officer comment: (Council use only)</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>

Table 2—Road encroachment maps

Column 1 Project no.	Column 2 Map name	Column 3 Drawing no.	Column 4 Road section
70–144	Loganlea Road (Nujooloo Road to Kingston Road)	5–7 of 9 plans	Loganlea Road between Armstrong Road ramp and Queens Road

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 and Sustainable Planning Act 2009 and Planning Act 2016 - Development Assessment and Dispute Resolution.

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**