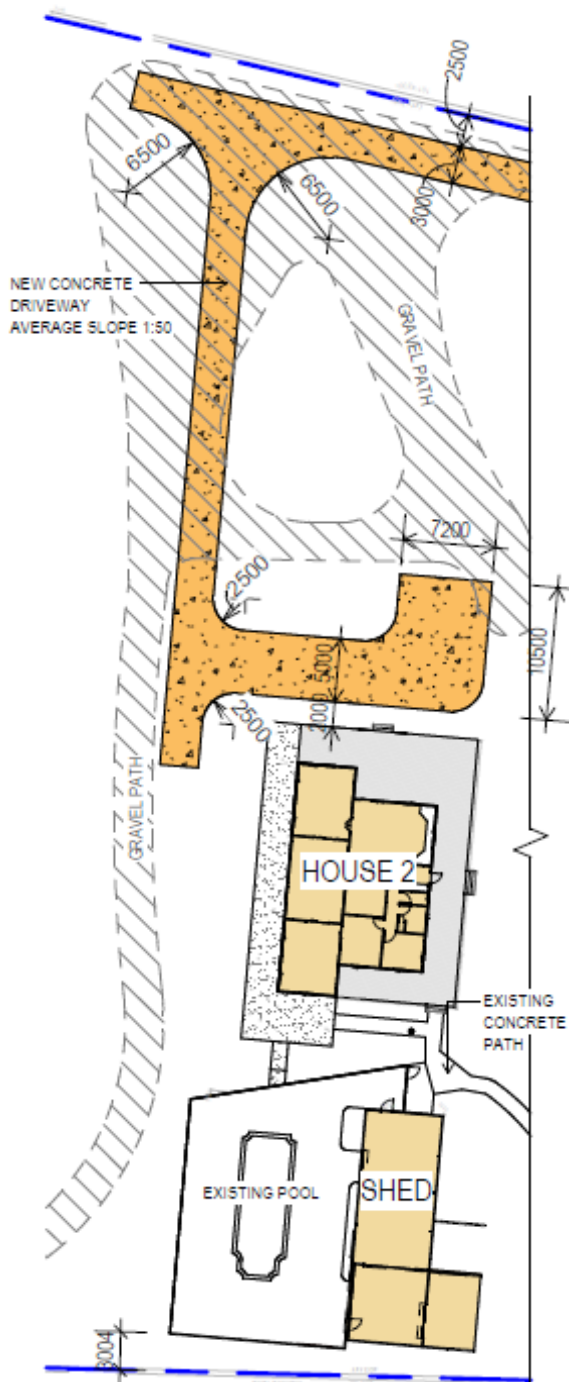




2025

TOWN PLANNING REPORT FOR MCU 42-46 Violet Road, Greenbank QLD 4124



Bernard Perera- Building Certifier
Building Approval South East Pty Ltd
1/1/2025

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Executive Summary

Application to classify two separate dwellings on the same property as a duplex. The subject property is in Rural Residential Zone – Park Living. The property has few encumbered overlays.

Both dwellings are existing, and only one has been approved. The purpose of the application is to obtain approval for the second house as a secondary to primary dwelling. The development has changed from accepted to assessable as the secondary dwelling (existing) does not meet the performance requirement of the code; oversized and located over 20m away from the primary dwelling. The existing primary dwelling has been approved by LCC Ref BW/1633 in 1985.

Location of two existing dwellings meets all overlay requirements and QDC parts MP 1.2 and 1.3. The completed Check sheet (Residential (MCU, BWAP) provides further information against relevant parts of PO & AO. Also have provided brief statements how non-compliant are met in the relevant justification boxes.

“For the purpose of Schedule 6, Part 2, of Planning Regulation - Development local categorising instrument is prohibited from stating assessable development.

Part 2 (3) A material change of use for a dual occupancy, if-

- a) The use is for residential purpose in a residential zone; and*
- b) Either-*
 - i. The material change of use involves repairing, renovating, altering or adding to the dual occupancy in a way that does not change the classification of dual occupancy under the building code; or*
 - ii. If the dual occupancy is made of 2 **attached dwellings** – the local government for the local government area where the premises are, by resolution, decided to apply this subsection to the premises.*

The two dwellings are detached, therefore must be acceptable, but the benchmark of the code suggests otherwise; Needs to comply with (A020 – A040) and all encumbered overlays.

Description of Locality and Acceptable outcome of Rural Residential zone

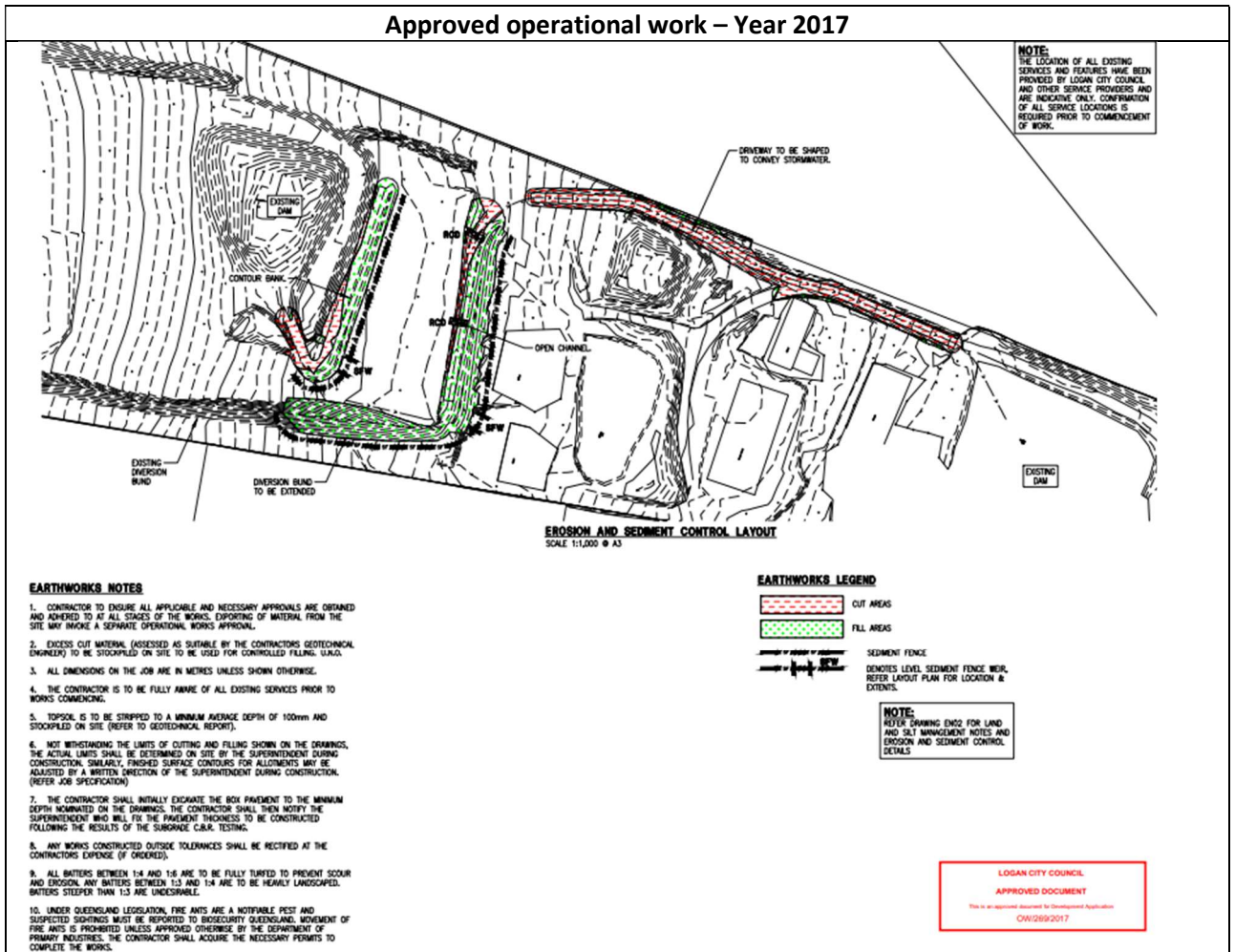
The expectation in this zoning is to promote variety of dwelling houses on large lots particularly in Park Residential precincts; Dual occupancy, Auxiliary units and Dwelling houses and protect rural residential amenity.

Description of the proposal-

The current situation

The property is located at 42-46 Violet Road Greenbank and described as Lot 18 on RP 132777. The land measures 289400M². The primary dwelling (existing) had been approved by LCC in 1985 along with Domestic Septic. In 2017, LCC has approved operational work application for already completed earth work at time of approval.

Approved operational work – Year 2017



The new application

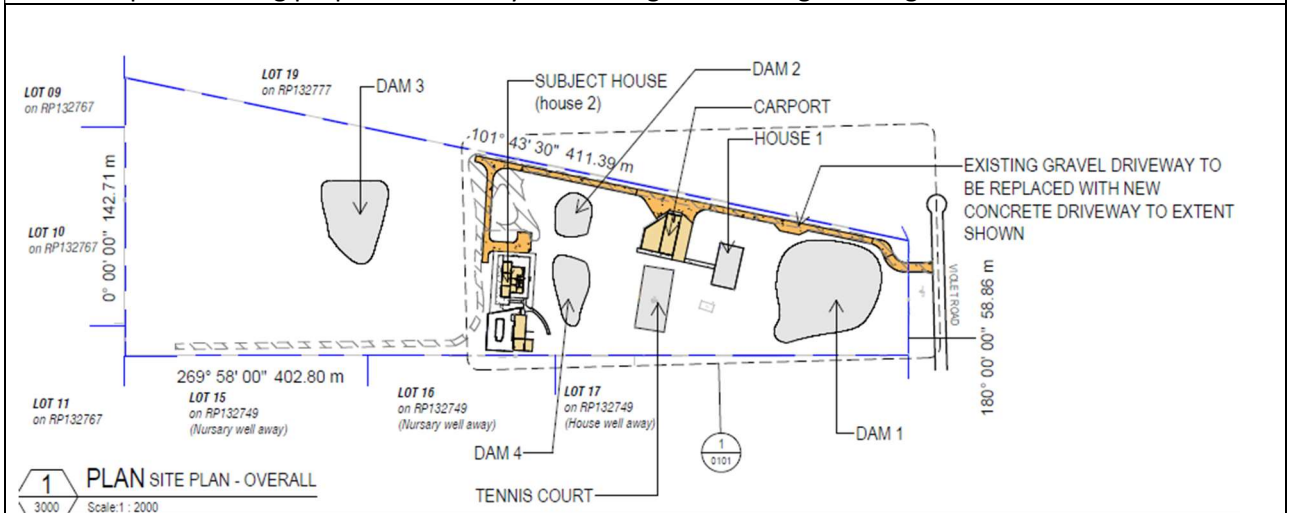
The existing dwellings are detached, the new application is only for the secondary dwelling and the outbuildings associate with both dwellings. The secondary dwelling (existing) is located at the rear of primary dwelling on high ground and away from flood area. Therefore, the secondary dwelling had been located further up on the land to avoid flood.

This report intends to explore the performance outcomes of all relevant codes and offer acceptable solutions in support of the development.

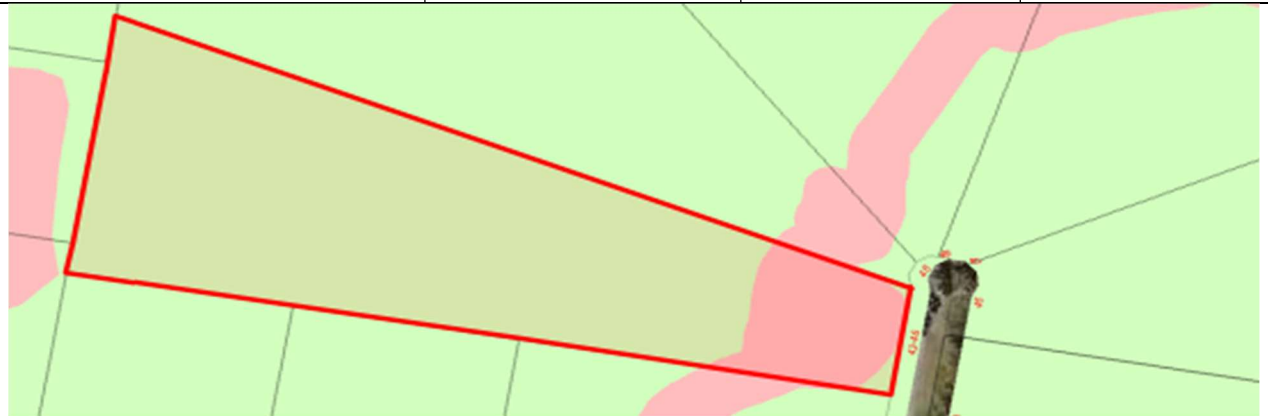
The existing site plan



New site plan showing proposed driveway connecting two existing dwellings



OVERLAY ASSESSMENT		Site Area 40,650		Total Site cover Area 858 m
OVERLAY		Affected area	Portion affected	
OM-02.01-Primary vegetation management area		4,873.3 m ²	12.2%	Building work 2%
OM-02.01-Secondary vegetation management area		35,056.9 m ²	87.8%	2%



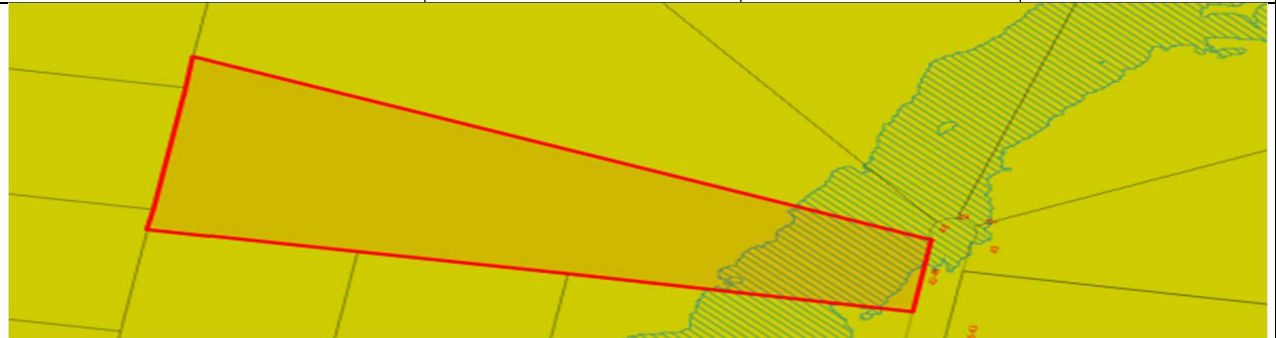
OM-02.04-Matters of state significant		N/A	N/A	2%
OM-02.04-Matters of local environmental significance		27,188.3 m ²	68.1%	2%
OM-02.01-Matters of both state & local gov		12,741.8 m ²	32.9%	2%
OM-02.01-Matters of both state and local government significance (A linear MSES of LSES feature also intersects this property but area and percentage cannot be generated for this element)				N/A



OM-03.01-Bushfire hazard-medium potential	4,867 m ²	12.2%	2%
OM-03.01-Bushfire hazard-potential impact buffer	34,843.2 m ²	87.3%	2%



OM-06.00-Greenbank Training Area buffer	39,930.2 m ²	39,930.2 m ²	2%
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OM-08.01-Landslide 12% slope investigation area	39,930.2 m ²	100%	2%
OM-08.01-Landslide > = 12% slope	924.6 m ²	2.3%	2%
OM-08.01-Landslide > = 15% slope	562.3 m ²	1.4%	2%



OM-10.01-Residential overlay	39,930.2 m ²	100%	2%
OM-14.01-Minor waterway	4,875.9m ²	12.2%	2%



SUMMERY OF ASSESSMENT - OVERLAYS	
Primary and secondary vegetation	Approved operational plan has been issued
Matters of state and local government	Not applicable
Bushfire	Affected only 2% and is away from all class 1 buildings
Green training buffer area	Affected only 2%
Land slide	Affected only 2%
Residential	Affected only 2%
Minor waterway	Affected only 2%

Conclusion

This application seeks Logan City Council's approval for a development permit for a Material Change of uses (Dual occupancy – two separate dwellings) at 42-46 Violet Road, Greenbank QLD

The primary dwelling is existing and has a building approval. The secondary dwelling has been built further up on the property (behind the primary dwelling) to avoid the flood issue. Hence the location is ideal apart from the extended distance between primary dwelling and the secondary dwelling. Also, the existing secondary dwelling exceeds 100m² GFA.

Since the unapproved secondary dwelling does not meet the Dual Occupancy Dwelling House Code A20-A40, the application triggers MCU.

According to BASE findings, there had been operational work approval for completed work and the overlays are less impacting in terms of percentage, we respectfully request Logan City Council's favourable decision with regards to this development application, subject to reasonable conditions.

APPLICATION SUMMARY

SITE OVERVIEW	
Street Address	42-46 Violet Road, Greenbank QLD 4124
Real Property Description	Lot 18 RP 132777
Registered Landowner	Peninsula Pty Ltd
Current development	Dual Occupancy
Local Government Authority	Logan City Council
Applicable Planning Scheme	2015-Version 9.1
Area classification	40,650m ²
Applicable overlays	As outlined
APPLICATION DETAILS	
Description of proposal	Duplex
Type of application	MCU
Level of assessment	Code
Applicant	Building Approval South East Pty Ltd
Contact person	Bernard Perera
Approval sought	Development Approval for Material Change of Use