FORM: Residential (MCU, BWAP) Checksheet

Updated March 2025 for Logan Planning Scheme 2015 v9.1 with TLPI No. 1/2024

This form will help people preparing an application for a proposed development in Logan which:

☐	Is a **Material Change of Use** (MCU) for a new Dwelling house (and/or Secondary dwelling) or Dual occupancy (may be an Auxiliary unit) OR Is **Building work assessable against the Planning Scheme** (BWAP) for a Class 10A structure (such as carports and sheds) or an extension to a Dwelling house (may include a Secondary dwelling) or Dual Occupancy (may include an Auxiliary unit)

AND meets **ANY** of the following criteria:

☐	Requires assessment by Logan City Council against one or more of the acceptable outcomes listed in Section 3, according to Part 5 of the Logan Planning Scheme 2015; OR
☐	Is located **outside** of the Low density residential zone, Low-medium density residential zone and Rural residential zone (for new dwellings only – not applicable for Class 10A structures); OR
☐	Involves a basement or underground parking area.

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Section 1: Development Details

Address	74 Learmonth Drive, 'Davidsons at Belivah Estate' Belivah QLD 4207
Zone and precinct	Emerging community
Description of proposal	Proposed double storey dual occupancy *E.g. Carport – reduced front setback.*
RiskSmart	Is this a RiskSmart application? ☐ Yes ■ No
Properly Made requirements	All properly made requirements are satisfied as per the *Planning Act 2016*? ■ Yes ***Note:*** *To learn more visit Application forms and lodgement and Properly made applications on Council's website.*
Lodgement	Applications are to be lodged online. ■ Yes ***Note:*** *Please fill-out this document electronically, save as a renamed document and send electronically.* ***Do not*** *print, fill-out and scan this form.*

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Section 2: Using this checksheet

All criteria are relevant unless specified otherwise.

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.

The table below lists the applicable outcomes (appearing in Section 3) which apply to residential development meeting the criteria listed at the top of this form. Please refer to the Residential (CAR) Checksheet for proposals which are non-compliant with all other provisions.

Application Type	Outcomes to apply
Material change of use (MCU) for new dwellings and secondary dwellings (where identified as being applicable)	AO20, AO21, AO22, AO27, AO30, AO31.1, AO31.2, AO32, AO33, AO34, AO35, AO36, AO37, AO38.1, AO38.2 AO39, AO40, AO41 (see Note 1 and 4)
Building work (BWAP) - Class 10A (structures such as sheds and carports) and extensions	AO7.1 (excluding (b)(i)), AO7.2, AO8, AO9, AO10, AO12, AO14, AO15, AO16, AO17, AO18, AO19.1, AO19.2, AO20, AO21, AO22, AO23, AO27, AO28, AO29, AO30, AO31.1, AO31.2, AO32, AO33, AO34, AO35, AO36, AO37, AO38.1, AO38.2, AO39, AO40, AO41 (see Note 2 and 4)

Notes:

1) These outcomes include provisions relating to the Biodiversity areas overlay, Flood hazard overlay, Heritage overlay, Landslide hazard and steep slope area overlay and Waterway corridors and wetlands overlay. They apply only to the extent that those overlays impact the site of the proposed development.

2) For BWAP, these outcomes include all overlay provisions, applicable to the extent that they impact the site of the proposed work.

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3) If the development also requires Council referral under Schedule 9, Part 3, Division 2, Table 3 Design and Siting of the *Planning Regulation* 2017, it will be assessed as an **early concurrence response** as part of the same MCU/BWAP application. Please refer to **Table 3B** below for the applicable outcomes, which include AO1, AO2, AO3, AO4, AO5, AO6 and AO7.1 (b)(i).

4) Temporary Local Planning Instrument No.1/2024 has suspended PO24/AO24, PO25/AO25.1 and AO25.2 and PO26/AO26.1 and AO26.2 of the Dual occupancy and Dwelling house code. Temporary Local Planning Instrument No.1/2024 has introduced PO31/AO31.1 and AO31.2, PO32/AO32, PO33/AO33, PO34/AO34, PO35/AO35, PO36/AO36, PO37/AO37, PO38/AO38.1 and AO38.2, PO39/AO39, PO40/AO40 and PO41/AO41.

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Section 3: Assessment benchmarks

3A: Table for accepted development (subject to requirements) and assessable development

Note: only the relevant outcomes are listed here. To view the full development code refer to the Logan ePlan.

Performance outcomes	Acceptable outcomes	Comments
PO7 A **domestic outbuilding**: a. is of a scale and built form compatible with the premises and adjoining premises having regard to: i. height, mass and proportion; ii. roof form and pitch; iii. building materials; b. maintains or contributes positively to the streetscape and amenity of adjoining premises; c. provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises.	**AO7.1** A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages: a. has a total maximum floor area of 150m^2; or b. where the floor area exceeds 150m^2: i. provides minimum side and rear boundary clearances in accordance with Table 2 - Minimum side and rear boundary clearances for large domestic outbuildings (see Table 2 below); ii. has a maximum building height of 5.5 metres; iii. has a total maximum floor area of 300m^2.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
	Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises. **AO7.2** A domestic outbuilding is not in the form of a shipping container.	
PO8 Where development is a **Dual occupancy (auxiliary unit) or secondary dwelling**, the subordinate dwelling has a maximum gross floor area of: a. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or b. 100m^2 otherwise.	**AO8** Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or b. 100m^2 otherwise.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO9 A Dual occupancy (auxiliary unit) or secondary dwelling: a. has a **primary street setback** equal to or greater than the Dwelling house or primary dwelling; b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.	**AO9** A Dual occupancy (auxiliary unit) or secondary dwelling: a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling; b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A
PO10 A Dual occupancy (auxiliary unit) or secondary dwelling is designed so that **vehicular access and parking** are not dominant features of the development when viewed from a road.	**AO10** A Dual occupancy (auxiliary unit) or secondary dwelling does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO12 Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides sufficient space for on-site car parking to satisfy the needs of residents and visitors considering: a. the availability of public transport; b. the availability of on-street car parking.	**AO12** Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides a minimum of five on-site car parking spaces with a minimum of two spaces being covered. Editor's note - The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A
PO14 Development: a. allows for safe and convenient vehicular access; b. is located to protect trunk infrastructure networks.	**AO14** Development: a. is connected to a constructed road; b. is located outside a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Logan government infrastructure plan mapping and tables.	Applicant justification: ■ Complies with Acceptable Outcomes ☐ N/A The proposal is connected to existing network. Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO15 A Dual occupancy (auxiliary unit) or Dwelling house maintains the operational integrity of the government supported **transport infrastructure and corridor** by mitigating the adverse impacts of the infrastructure.	**AO15** A Dual occupancy (auxiliary unit) or Dwelling house within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria for accommodation activities identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A
PO16 **Filling and excavation** works including batters and retaining walls: a. do not adversely affect infrastructure, including any services; b. do not create a public health hazard; c. maintain the amenity of the surrounding area and adjoining premises; d. are safe, stable and easily maintained.	**AO16** Filling and excavation works involving batters and retaining walls greater than 1 metre in height from ground level are designed and constructed in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure.	Applicant justification: ■ Complies with Acceptable Outcomes ☐ N/A will comply Officer comment: (Council use only) ☐ N/A

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PO17 A Dual occupancy or Dwelling house complies with the Performance Criteria specified in QDC MP 1.4.	**AO17** A Dual occupancy or Dwelling house complies with the Acceptable Solutions specified in QDC MP 1.4. Editor's note - QDC MP 1.4 applies to development located **near a sewer, water main, stormwater drain or combined sanitary drain.**	Applicant justification: ☒ Complies with Acceptable Outcomes ☐ N/A The proposal will be clear off council infrastructure in accordance with QDC MP 1.4 Officer comment: (Council use only) ☐ N/A
PO18 A Dual occupancy or Dwelling house is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.	**AO18** A Dual occupancy or Dwelling house: a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water	Applicant justification: ☒ Complies with Acceptable Outcomes ☐ N/A The proposal is connected to water network. Officer comment: (Council use only) ☐ N/A

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	Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part F1 of the Queensland Plumbing and Wastewater Code.	
PO19 A Dual occupancy (auxiliary unit) or Dwelling house in the **Potential and actual acid sulfate soil area** identified on Acid sulfate soils overlay map OM-01.00 that involves disturbing soil or sediment at or below 5 metres AHD: a. avoids disturbing acid sulfate soils; or b. is managed to avoid or minimise the release of: i. acid and metal contaminants; ii. nutrients that contribute to coastal algal blooms. Editor's note - For assessable development, undertake an acid sulfate soils investigation conforming to the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the Queensland Acid Sulfate Soil	**AO19.1** A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils below 5 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve: a. excavating or otherwise removing 100m^3 or more of soil or sediment; or b. filling of land involving 500m^3 or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. **AO19.2** A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils above 5 metres and below 20 metres AHD area identified on Acid sulfate soils overlay map	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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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.	OM-01.01 does not involve excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5 metres AHD.	
PO20 A Dual occupancy (auxiliary unit) or Dwelling house in the **Primary or Secondary vegetation management area** identified on Biodiversity areas overlay map OM-02.01 is confined within an development envelope area that: a. is approved by Council; or b. is sited and operated with regard to: i. the protection of native vegetation; ii. the potential impacts of other overlays mapped within the development envelope area c. results in a total cleared area of: i. 4,000m^2 or less; or ii. greater than 4,000m^2 where an environmental offset is provided in accordance with section 3.1 -	**AO20** A Dual occupancy (auxiliary unit) or Dwelling house located in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, that is not located within a development envelope area approved by a development approval: a. is located to avoid the need to clear any native vegetation in the Primary vegetation management area; b. is located to avoid the need to clear any native trees or native habitat trees in the Secondary vegetation management area. Editor's note - Operational work for clearing of native vegetation may be accepted development in accordance with	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Environmental offset standards in Planning scheme policy 3 - Environmental management, for any the portion of the envelope that exceeds 4,000m^2. Note - Compliance with Performance outcome PO20(c)(ii) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	Parts 5.8 and 5.10.2. Where clearing of native of vegetation in the location of the development is accepted development, AO20 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.	
PO21 A Dual occupancy (auxiliary unit) or Dwelling house in: a. a **Biodiversity corridor** identified on Biodiversity areas overlay map OM-02.02 is designed and located to: i. provide for habitat links; ii. facilitate safe wildlife movement; iii. facilitate wildlife refuge; iv. enhance habitat values; v. rehabilitate degraded areas with native vegetation; or b. the Locally significant Melaleuca irbyana buffer area identified on Biodiversity	**AO21** A Dual occupancy (auxiliary unit) or Dwelling house that is not located within a development envelope area approved by a development approval is: a. located outside a Biodiversity corridor as identified on Biodiversity areas overlay map OM-02.02; b. located outside the Locally significant Melaleuca irbyana 50 metre buffer area identified on Biodiversity areas overlay map OM-02.03.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A

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areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: i. edge effects; or c. Development is designed and located to protect and enhance the landscape values of: i. a ridgeline; ii. native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.		Officer comment: (Council use only) ☐ N/A
PO22 Dwelling house in a **Koala corridor** identified on Biodiversity area overlay map OM-02.02 is: a. designed and located to protect and enhance koala habitat; b. designed to minimise adverse light impacts on native fauna.	**AO22** Dwelling house that is not located within a development envelope area approved by a development approval is located to avoid the need to have a cleared area of greater that 500m^2 of native vegetation in a Koala corridor identified on Biodiversity area overlay map OM-02.02.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A The land is currently vacant and the proposal does not need the clearing of any vegetation.

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Performance outcomes	Acceptable outcomes	Comments
	Note - The maximum cleared area in the Koala corridor includes clearing for the bushfire protection inner zone.	Officer comment: (Council use only) ☐ N/A
PO23 A Dual occupancy (auxiliary unit), excluding a domestic outbuilding: a. does not increase the number of people living in the **Extractive resource separation area** identified on Extractive resources overlay map OM-04.01; 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.	**AO23** A Dual occupancy (auxiliary unit), excluding a domestic outbuilding, is not located in an Extractive resource separation area or Transport route separation area identified on Extractive resources overlay map OM-04.01.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO27 A Dual occupancy (auxiliary unit) or Dwelling house is designed: a. to take into account the risks associated with the natural physical processes of land movement and erosion; b. to be responsive to the topography of the premises; c. to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; d. so that the undercroft of a building is screened when viewed from adjoining premises or a road. 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.	**AO27** Where a Dual occupancy (auxiliary unit) or Dwelling house is proposed to be located in a Steep slope area identified on **Landslide hazard and steep slope area** overlay map OM-08.00 and the gradient is equal to or greater than 12 percent or located in a Historical landslide area identified on Landslide hazard and steep slope area overlay map OM-08.01: a. development is carried out in accordance with a site specific geotechnical report: i. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; ii. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; iii. that identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; iv. that includes a certification by a Registered Professional Engineer	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
	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; b. development does not involve cut and fill of more than $40m^3$; c. development is designed to ensure that the undercroft of the building or structure has: i. skirting or landscape screening to the full height of the undercroft; ii. a maximum height at the perimeter of the building or structure of 3 metres above ground level.	
PO28 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: a. prevents an unacceptable health or safety risk to the community;	**AO28** 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.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A

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Performance outcomes	Acceptable outcomes	Comments
b. takes into account the impacts of "sag" and "swing" of 110kv and 275kv powerlines; c. protects the operation of water and petroleum pipelines; d. ensures access is provided to the infrastructure provider at all times for: i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities.		Officer comment: (Council use only) ☐ N/A
PO29 A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required, in the **Water resource catchment areas** identified on Water resource catchments overlay map OM-13.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.	**AO29** A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required: a. that is not within a development envelope area approved by a development approval is located outside the Water resource catchment area, identified on Water resource catchments area overlay map OM-13.01; or b. is connected to reticulated sewerage; or c. is connected to an on-site waste water treatment or effluent disposal system	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
	that complies with Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.	
PO30 A Dual occupancy (auxiliary unit) or Dwelling house located inside an area mapped on Waterway corridors and wetlands overlay map OM-14.00 protects ecosystem processes, water quality, function, scenic amenity and landscape values.	**AO30** A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval is located outside the mapped area identified on Waterway corridors and wetlands overlay map OM-14.00.	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments

The following provisions (PO31 – PO41) apply to development located in the Flood hazard overlay and involving:

a. **a material change of use in a:**
   i. **High flood risk area identified on Flood hazard overlay map OM-05.04; or**
   ii. **Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or**
   iii. **Flood investigation area identified on Flood hazard overlay map OM-05.04; or**
   iv. **Low flood island identified on Flood hazard overlay map OM-05.01; or**

b. **building work exceeding 25m² in a:**
   i. **High flood risk area identified on Flood hazard overlay map OM-05.04; or**
   ii. **Moderate flood risk area identified on Flood hazard overlay map OM-05.04; or**
   iii. **Flood investigation area identified on Flood hazard overlay map OM-05.04; or**

c. **building work:**
   i. **located in a High flow area on Flood hazard overlay map OM-05.02; or**
   ii. **enclosing an undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04.**

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Performance outcomes	Acceptable outcomes	Comments
PO31 Development, other than fences, is located outside of a high flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.	**AO31.1** Buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02. **AO31.2** Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.	Applicant justification: ☒ Complies with Acceptable Outcomes ☐ N/A The proposal is outside the high flow area. Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO32 An undercroft in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not involve works that would obstruct, alter or worsen water flow characteristics during flood events up to and including the defined flood event; b. may involve works where limited to a gate or screening for security purposes where it is demonstrated that the screen or gate: i. will not impede flows; ii. will not rely on manual intervention to allow for the passage of floodwater. Note - Guidance on undercroft design is provided in Planning scheme policy 10 - Flood.	**AO32** An undercroft is not walled and remains open in a High flood risk area identified on Flood hazard overlay map OM-05.04.	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO33 Development in a High flood risk area identified on Flood hazard overlay map OM-05.04: a. does not increase the existing number of bedrooms or dwellings in a High risk area; b. complies with the Minimum flood planning levels in Table 1 - Minimum flood planning levels; c. provides RPEQ certification demonstrating the Dual occupancy (auxiliary unit) or Dwelling house is structurally designed to withstand the hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event.	**AO33** Development, other than a domestic outbuilding, is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	Applicant justification: ☒ Complies with Acceptable Outcomes ☐ N/A The proposal is outside high flood risk area Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO34 A domestic outbuilding in a High flood risk area identified on Flood hazard overlay map OM-05.04 complies with the Minimum flood planning levels in Table 1 - Minimum flood planning levels.	**AO34** A domestic outbuilding is located outside a High flood risk area identified on Flood hazard overlay map OM-05.04.	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A
PO35 Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 is located and designed to avoid: a. habitable rooms below the specified flood planning level; b. the exposure of non-habitable rooms to potential inundation during the defined flood event; c. risk to people and minimise damage to property during the defined flood event.	**AO35** Development, including a secondary dwelling and domestic outbuildings, in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04 complies with the flood planning levels in Table 1 - Minimum flood planning levels.	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO36 Development for a new dwelling in a Flood investigation area identified on Flood hazard overlay map OM-05.04 is demonstrated to be compatible with the level of flood risk and achieves the outcomes as relevant for a High flood risk area and Moderate flood risk area. Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.	**AO36** A new dwelling is located outside a Flood investigation area identified on Flood hazard overlay map OM-05.04.	Applicant justification: ☒ Complies with Acceptable Outcomes ☐ N/A The proposal is outside flood investigation area Officer comment: (Council use only) ☐ N/A
PO37 Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not result in an increase in the existing number of bedrooms on the premises;	**AO37** Development, other than for a new dwelling, in a Flood investigation area identified on Flood hazard overlay map OM-05.04: a. does not involve an increase to the existing number of bedrooms on the premises;	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A

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Performance outcomes	Acceptable outcomes	Comments
b. incorporates increased freeboard to provide resilience to potential flood risk, including taking into account the effects of climate change; or c. demonstrates buildings will not be exposed to potential inundation during the defined flood event, and where applicable, any increase in bedroom numbers is compatible with the level of flood risk. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies is to determine the relevant defined flood event and demonstrate compliance with performance outcome 37(c). Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this outcome.	b. complies with the Minimum flood planning levels in Table 1 - Minimum flood planning levels.	Officer comment: (Council use only) ☐ N/A

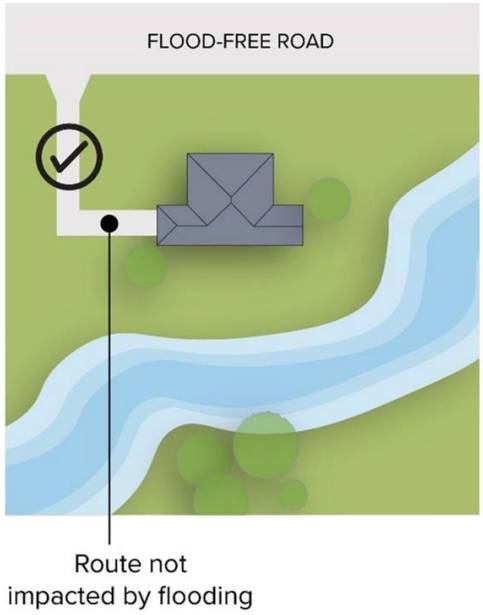
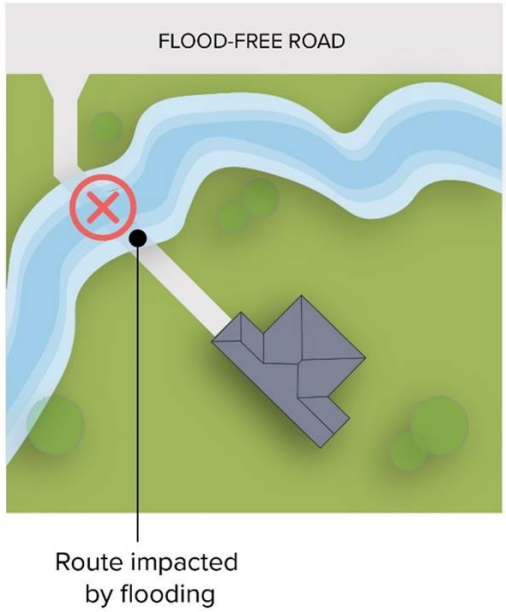
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Performance outcomes	Acceptable outcomes	Comments
Access and evacuation requirements where development involves: • **a new Dual occupancy (auxiliary unit); or** • **a new Dwelling house (including a secondary dwelling); or** • **an increase in the number of bedrooms.**		
PO38 During the defined flood event, development other than a domestic outbuilding: a. is not located in a Low flood island identified on Flood hazard overlay map OM-05.01; b. has a vehicle access and a vehicle evacuation route that is: i. low flood hazard and leads to a suitable flood-free area that contains essential goods; or ii. flooded for less than 36 hours and provides shelter on-site that is located outside an area of flash flooding and above the defined flood event.	**AO38.1** During the defined flood event, development other than a domestic outbuilding has: a. flood-free vehicle access to a road above the flood level; b. a flood-free vehicle route that leads to a suitable flood-free area that contains essential goods. **AO38.2** During the defined flood event, development has a flood-free vehicle or pedestrian route from dwellings to the flood-free road. Editor's note – Figure 1 illustrates an example of a development complying with this acceptable outcome.	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
Note - Planning scheme policy 10 - Flood provides guidance to achieving this performance outcome.	Editor's note – Figure 2 illustrates an example of a development that does not comply with this acceptable outcome.	
Figure 1 - Compliant dwelling with flood-free vehicle route  	**Figure 2 - Non-compliant dwelling with no flood-free vehicle route**  	

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Performance outcomes	Acceptable outcomes	Comments
Preservation of floodplain function		
PO39 Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	**AO39** Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation does not exceed: a. a total volume of 20m^3; b. a total area of 2,000m^2.	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A
PO40 Development does not involve earthworks that would either directly or indirectly adversely impact floodplain function below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance to achieve this performance outcome.	**AO40** The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO41 Development does not involve works that would either directly or indirectly: a. concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. adversely impact the role and function of the floodplain, waterways and areas of ecological significance; d. adversely affect adjoining premises, infrastructure or the environment. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.	**AO41** Development below the defined flood event does not concentrate, obstruct or divert floodwaters onto adjoining premises, infrastructure or the environment.	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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Table 1 – Minimum flood planning levels

Flood assessment area	Minimum finished habitable floor level	Minimum finished non-habitable floor level	Domestic outbuilding (other than carport) – Minimum floor level	Domestic outbuilding (being a carport)
Where in a High flood risk area or Moderate flood risk area identified on Flood hazard overlay map OM-05.04	Defined flood event + 500mm freeboard	Above the defined flood event	a. Above the defined flood event; or b. Below the defined flood event, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event	a. Roof structure is above the defined flood event; or b. Roof structure is below the defined flood event, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event
Where in Flood investigation area identified on Flood hazard overlay map OM-05.04	1% AEP + 1m freeboard	1% AEP + 300mm freeboard	a. 1% AEP +300mm; or b. Below the 1% AEP +300mm freeboard, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event	a. Roof structure is located above 1% AEP +300mm; or b. Roof structure below 1% AEP +300mm freeboard, only where RPEQ certification demonstrates that development is structurally designed to withstand hydrodynamic and hydrostatic loads of the hazard up to and including the defined flood event

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3B: Table for accepted development (subject to requirements) and assessable development – Design and Siting Provisions

Note: these outcomes apply where an early concurrence response is required under Schedule 9, Part 3, Division 2, Table 3 of the *Planning Regulation 2017*.

Performance outcomes	Acceptable outcomes	Comments
PO1 A **Dwelling house**: a. that is: i. on a lot that is less than 450m^2 in size complies with the Performance Criteria specified in QDC MP 1.1; or ii. on a lot that is 450m^2 or greater in size complies with the Performance Criteria specified in QDC MP 1.2; b. being a secondary dwelling is visually integrated with the primary dwelling. Note - References to QDC MP 1.1 and 1.2 for the purposes of PO1 are to be applied as if these provisions applied to a secondary dwelling.	**AO1** A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is on a lot that is less than 450m^2 in size complies with the Acceptable Solutions specified in QDC MP 1.1; or b. that is on a lot that is 450m^2 or greater in size complies with the Acceptable Solutions specified in QDC MP 1.2. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO1 to the extent of any inconsistency. Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
	clearance of a corner lot is the narrower frontage. Note - References to QDC MP 1.1 and 1.2 for the purposes of AO1 are to be applied as if these provisions applied to a secondary dwelling. Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.	
PO2 A **Dual occupancy**: a. complies with the Performance Criteria specified in QDC MP 1.3; b. being a Dual occupancy (auxiliary unit) is visually integrated with the primary dwelling. Note - For the purpose of PO2, a reference to "duplex" in QDC MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note - References to QDC MP 1.3 for the purposes of PO2 are to be applied as if	**AO2** A Dual occupancy complies with the Acceptable Solutions specified in QDC MP 1.3. Note - For the purpose of AO2, a reference to "duplex" in QDC MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO2 to the extent of any inconsistency.	Applicant justification: ☐ Complies with Acceptable Outcomes ☐ N/A does not comply-please refer to report Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
these provisions applied to a Dual occupancy. Editor's note - Zone code provisions may prevail over this performance outcome to the extent of any inconsistency in accordance with section 1.5(1).	Note - References to QDC MP 1.3 for the purposes of AO2 are to be applied as if these provisions applied to a Dual occupancy. Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage. Editor's note - Zone code provisions may prevail over this acceptable outcome to the extent of any inconsistency in accordance with section 1.5(1).	
PO3 A Dual occupancy (auxiliary unit) or Dwelling house has a **site cover** that: a. is compatible with adjoining premises; b. supports residential amenity including access to natural light and ventilation; c. facilitates adequate private open space; d. facilitates landscaping to visually soften the built form.	**AO3** A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site cover of: a. 60 percent in the Low density residential zone - Small lot precinct; b. 35 percent in the Low density residential zone - Small acreage precinct; c. 20 percent in the Low density residential zone - Acreage precinct; d. 700m^2 in the Emerging community zone, Environmental management and	Applicant justification: ☐ Complies with Acceptable Outcomes ■ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
	conservation zone, Rural zone or Rural residential zone.	
PO4 A Dual occupancy or Dwelling house: a. is located to protect movement networks; b. facilitates a high quality streetscape with high levels of amenity; c. is located to complement the character of the surrounding area; d. provides opportunity for appropriate on-site car parking; e. has a **road boundary clearance** compatible with that of adjoining premises.	**AO4** A Dual occupancy or Dwelling house: a. being a carport may be built to the front boundary where: i. maximum dimensions do not exceed 6 metres by 6 metres; ii. maximum height does not exceed 3.5 metres; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; b. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone; c. has a minimum road boundary clearance of 10 metres in the: i. Emerging community zone; ii. Low density residential zone: A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: A. Carbrook precinct excluding a lot with a frontage to Mount Cotton	Applicant justification: ☐ Complies with Acceptable Outcomes ☐ N/A does not comply with AO4. please refer to MCU report Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
	Road or Beenleigh-Redland Bay Road; B. Cottage rural precinct; C. Park living precinct; D. Park residential precinct; or d. has a minimum road boundary clearance of 20 metres in the: i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone.	
PO5 A Dual occupancy or Dwelling house has a **side and rear boundary clearance** that: a. is compatible with that of adjoining premises; b. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; c. provides access to natural light and ventilation;	**AO5** A Dual occupancy or Dwelling house has the following minimum side and rear boundary clearances: a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: i. Acreage; ii. Small acreage precinct; or b. 10 metres in the:	Applicant justification: ☐ Complies with Acceptable Outcomes ☐ N/A does not comply wth AO5, please refer to report

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Performance outcomes	Acceptable outcomes	Comments
d. provides an area of landscaping; e. is consistent with the character for the relevant zone and precinct.	i. Environmental management and conservation zone; ii. Rural zone. Note - AO5 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with AO7.1(b). Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.	Officer comment: (Council use only) ☐ N/A
PO6 Where located on a **rear lot** and sharing access, via an access strip, easement or common property, with four or more rear lots, a Dual occupancy or Dwelling house has a **setback** to the accessway that: a. provides opportunity for on-site visitor car parking within the rear lot; b. is consistent with the character of the nearby streetscape; c. includes landscaping opportunities to enhance visual amenity.	**AO6** Where located on a rear lot and sharing access, via an access strip, easement or common property, with four or more rear lots, the garage of a Dual occupancy or Dwelling house has a minimum setback to the accessway of 4.9 metres.	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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Performance outcomes	Acceptable outcomes	Comments
PO7 A **domestic outbuilding**: a. is of a scale and built form compatible with the premises and adjoining premises having regard to: i. height, mass and proportion; ii. roof form and pitch; iii. building materials; b. maintains or contributes positively to the streetscape and amenity of adjoining premises; c. provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises	**AO7.1** A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages: a. has a total maximum floor area of 150m^2; or b. where the floor area exceeds 150m^2: i. provides minimum side and rear boundary clearances in accordance with Table 2 - Minimum side and rear boundary clearances for large domestic outbuildings (see Table 2 below); ii. has a maximum building height of 5.5 metres; iii. has a total maximum floor area of 300m^2. Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises	Applicant justification: ☐ Complies with Acceptable Outcomes ☒ N/A Officer comment: (Council use only) ☐ N/A

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Table 2 – Minimum side and rear boundary clearances for large domestic outbuildings

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

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Section 4: Assessment Notes and Approvals
(Council and RiskSmart Consultant Use Only)

Assessment Notes	
Further Approvals Required	

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Name and role 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 **Growth, Economy, and Sustainability** **AS DELEGATE OF THE COUNCIL**

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