

Dual Occupancy and Dwelling House Code

Dual Occupancy and Dwelling House Code

Performance Outcomes and Acceptable Outcomes:

Table 9.3.1.3.1–Dual occupancy and Dwelling house code: accepted development (subject to requirements) and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
For accepted development (subject to requirements) and assessable development				
General				
Building Height – Environmental management and conservation zone, Cottage rural precinct of the Rural residential zone and Rural zone				
PO1 A building has a height in the Environmental management and conservation zone, Cottage rural precinct of the Rural residential zone and Rural zone that: <ul style="list-style-type: none"> a. does not dominate the landscape, bushland, semi-rural or rural setting for the zone or precinct; b. is responsive to the topography of the area and site slope. 	AO1 A building has a maximum height of 12 metres in the: <ul style="list-style-type: none"> a. Environmental management and conservation zone; b. Cottage rural precinct of the Rural residential zone; c. Rural zone. 	Not Applicable	Not Applicable with A01 The proposed development is for a Dwelling House in the Low Density Residential Zone – Suburban Precinct.	
Site Cover				
PO2 A Dual occupancy or Dwelling house has a site cover compatible with adjoining	AO2 A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site	✓	Complies with A02 The proposed development for a Dwelling House will have a maximum site cover of 60 percent. The current proposed site cover is 45%. A	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
premises.	cover of: <ul style="list-style-type: none"> a. 60 percent in the Low density residential zone–Small lot precinct; b. 40 percent in the Low density residential zone–Large suburban precinct; c. 35 percent in the Low density residential zone–Small acreage precinct; d. 20 percent in the Low density residential zone–Acreage precinct; e. in the Rural residential zone: <ul style="list-style-type: none"> i. 20 percent or 700m², whichever is greater, in the Park living precinct or Park residential precinct; or ii. 10 percent or 700m², whichever is greater, in the Carbrook precinct or Cottage rural precinct; f. 10 percent or 700m², whichever is greater, in the Emerging community zone, 		proposed building envelope has been nominated.	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
	Environmental management and conservation zone or Rural zone.			
Domestic outbuildings				
<p>PO3 A domestic outbuilding, being a shed or detached garage:</p> <ul style="list-style-type: none"> a. is of a scale and has a built form that is compatible with the premises and adjoining premises having regard to: <ul style="list-style-type: none"> 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; <p>provides sufficient setbacks for large scale domestic outbuildings</p>	<p>AO3 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> <ul style="list-style-type: none"> a. has a total maximum floor area of 150m²; or b. where the floor area exceeds 150m²: <ul style="list-style-type: none"> i. provides minimum side and rear boundary clearances in accordance with Table 9.3.1.3.3– Minimum side and rear boundary 	✓	<p>Complies with AO3 The proposed development for a Dwelling House does not propose a single domestic outbuilding. If in the future such a building was considered it would need to be located within the proposed building envelope.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✘)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
to mitigate adverse visual impact to adjoining premises.	ii. clearances for large domestic outbuildings; has a total maximum floor area of 300m ² .			
Location of Development				
PO4 Development is located to protect existing and planned infrastructure networks.	AO4 Development is located outside: <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- 	✓	Complies with AO4 The proposed development is located outside any planned networks. The development is a proposed Dwelling House on a new lot created by a proposed Reconfiguration of a Lot. A proposed building envelope is nominated.	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
	03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 – Logan government infrastructure plan mapping and tables.			
Reverse amenity				
PO5 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.	AO5 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: <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 	✓	Complies with AO5 The proposed development complies as the Department of Transport and Main Roads built an acoustic barrier along the M1 as part of their last upgrade.	

Dual Occupancy and Dwelling House Code



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
	c. as a park or nature reserve; or is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure.			
PO6 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).	AO6 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).	✓	Complies with AO6 The proposed development of a 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).	
Boundary clearances for rear lots				
P07 Where located on a rear lot and sharing access, via an access strip, easement or common	A07 Where located on a rear lot and sharing access, via an access strip, easement or common property, with	Not Applicable	Not Applicable with AO10 The proposed development does not comprise any rear lots.	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>property, with four or more rear lots, a Dual occupancy or Dwelling house has a boundary clearance to the access driveway that:</p> <ul style="list-style-type: none"> 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. 	<p>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>			
Dwelling House				
Design and Siting				
<p>PO8 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house):</p> <ul style="list-style-type: none"> a. that is on a lot that is less 	<p>AO8 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house):</p> <ul style="list-style-type: none"> a. that is on a lot that is less than 450m² in size complies with 	✓	<p>Complies with AO8 The proposed development of a Dwelling House is on a lot that is less than 450m² in size, and a proposed building envelope has been proposed to assist with the future dwelling complying with the Acceptable Solutions specified in QDC part MP 1.1.</p>	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>than 450m² in size complies with the Performance Criteria specified in QDC part MP 1.1; or</p> <p>b. 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> <p>Note—References to QDC parts MP 1.1 and 1.2 for the purposes of PO8 are to be applied if these provisions applied to a secondary dwelling.</p> <p>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.</p>	<p>the Acceptable Solutions specified in QDC part MP 1.1; or</p> <p>b. 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> <p>Note—Where Table 9.3.1.3.1 AO1, AO2, AO3, AO7, AO9, AO10, AO11 or AO12 applies, AO1, AO2, AO3, AO7, AO9, AO10, AO11 or AO12 prevail over AO8 to the extent of any inconsistency.</p> <p>Note—References to QDC parts MP 1.1 and 1.2 for the purposes of AO8 are to be applied as if these provisions applied to a secondary dwelling.</p> <p>Editor's note—A building or structure ancillary to a Dwelling house include a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.</p>			
Road Boundary Clearance				

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>PO9 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>AO9 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 9.3.1.3.2–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; 	<p>✓</p>	<p>Complies with AO9 The proposed development of a Dwelling House is on a lot that is less than 450m² in size, and a proposed building envelope has been proposed to assist with the future dwelling complying with the Acceptable Solutions specified in QDC part MP 1.1.</p> <p>No road widening is proposed. Please refer to the proposal plan which indicates the proposed road boundary clearance of 3m.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
	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 			



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
		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: i. Environmental management		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
	<ul style="list-style-type: none"> 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. 			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✘)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
	<p>Note—For the purposes of the <i>Queensland Development Code</i> and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.</p> <p>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.</p>			
Side and rear boundary clearance				
<p>PO10 A Dwelling house 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 	<p>AO10 A Dwelling house 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 	<p>✓</p>	<p>Complies with AO10 The proposed development is in the Low Density Residential Precinct – Suburban Precinct.</p> <p>The proposed development of a Dwelling House is on a lot that is less than 450m² in size, and a proposed building envelope has been proposed to assist with the future dwelling complying with the Acceptable Solutions specified in QDC part MP 1.1.</p> <p>No road widening is proposed. Please refer to the proposal plan which indicates the proposed</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>natural light and ventilation;</p> <p>d. provides an area of landscaping;</p> <p>e. is consistent with the character for the relevant zone and precinct.</p>	<p>b. 10 metres in the:</p> <p>i. Environmental management and conservation zone;</p> <p>ii. Rural zone.</p> <p>Note—AO10 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with AO3(b).</p> <p>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.</p>		<p>road boundary clearance of 3m, with a side setback of 2m from the eastern Lot boundary and 1.5m from the western Lot boundary.</p>	
Secondary Dwelling				
<p>PO11 Where development is a secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p> <p>a. 70m² if in the residential zone category and on a lot that is less than</p>	<p>AO11 Where development is a secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p> <p>a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or</p>	<p>Not Applicable</p>	<p>Not Applicable with A011 The proposed development is not for a secondary dwelling.</p>	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>1,000m² in size; or</p> <p>b. 100m² otherwise.</p>	<p>b. 100m² otherwise.</p>			
<p>P012 A secondary dwelling:</p> <p>a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling;</p> <p>is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.</p>	<p>A012 A secondary dwelling:</p> <p>a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling;</p> <p>is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.</p>	<p>Not Applicable</p>	<p>Not Applicable with A012 The proposed development is not for a secondary dwelling.</p>	
<p>P013 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>A013 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>Not Applicable</p>	<p>Not Applicable with A012 The proposed development is not for a secondary dwelling.</p>	
Dual Occupancy (auxiliary unit)				

Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✘)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
Design and siting				
PO14 to PO20	AO14 to AO20	Not Applicable (n/a)	Not Applicable with AO14 to AO20 as for a Dwelling house and not a Dual Occupancy (auxiliary unit).	
Road boundary clearance				
PO21	AO21	Not Applicable (n/a)	Not Applicable with AO21 as for a Dwelling house and not a Dual Occupancy (auxiliary unit).	
Side and rear boundary clearance				
PO22	AO22	N/A	Not Applicable with AO22 as the proposed development is for a Dwelling house and not a Dual Occupancy (auxiliary unit).	

Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
Dual Occupancy other than a Dual occupancy (auxiliary unit)				
Design and siting				
PO23	AO23	N/A	Not Applicable with AO23 As the proposed development is for a Dwelling house and not a Dual Occupancy.	
Road boundary clearance				
PO24	AO24	N/A	Not Applicable with AO24 As the proposed development is for a Dwelling house and not a Dual Occupancy.	
Side and rear boundary clearance				
PO25	AO25	N/A	Complies with AO25 As the proposed development is for a Dwelling house and not a Dual Occupancy.	
Dual occupancy (auxiliary unit) and Dwelling house				
Dual occupancy (auxiliary unit) or Dwelling house located in the Acid sulfate soils overlay				
PO26 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	AO26.1 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-	✓	Complies with AO26.1 The proposed development is for a Dwelling House on proposed Lot 62. The proposal complies as stated in Section 6 of the Conceptual Site Based Stormwater Management Plan from Formation Civil dated June 2020. In summary, Council overlay mapping indicates the site	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>AHD:</p> <ul style="list-style-type: none"> a. avoids disturbing acid sulfate soils; or b. is managed to avoid or minimise the release of: <ul style="list-style-type: none"> i. acid and metal contaminants; ii. nutrients that contribute to coastal algal blooms. <p>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.</p>	<p>01.01 does not involve:</p> <ul style="list-style-type: none"> a. excavating or otherwise removing 100m³ or more of soil or sediment; or b. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. 		<p>is located within OM-01.01 (>5m AHD <=20M AHD). Acid Sulfate Soils (ASS's) are normally found in Holocene sediments and are generally found at levels lower than 5.0m AHD. The minimum level of the site is approximately 17.5m AHD, and it is proposed to have minimal deep trench excavation or ground disturbance proposed.</p> <p>Therefore, it is not expected that actual ASS will be encountered. However, if acid sulphate soils are encountered on the site, a suitable Acid Sulphate Soils Management Plan will be developed by an appropriately qualified consultant. In addition, management of the acid sulphate soil will be required by the principal contractor in accordance with the requirements of the State Planning Policy involving ASS's.</p>	

Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
	<p>AO26.2 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 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>Complies with AO26.2 The proposed development is for a Dwelling House on proposed Lot 62. The proposal complies as stated in Section 2.4 of the Conceptual Site Based Stormwater Management Plan from Formation Civil dated April 2020.</p> <p>In summary, Council overlay mapping indicates the site is located within OM-01.01 (>5m AHD <=20M AHD). Acid Sulfate Solis (ASS's) are normally found in Holocene sediments and are generally found at levels lower than 5.0m AHD. The minimum level of the site is approximately 17.5m AHD, and it is proposed to have minimal deep trench excavation or ground disturbance proposed.</p> <p>Therefore, it is not expected that actual ASS will be encountered. However, if acid sulphate soils are encountered on the site, a suitable Acid Sulphate Soils Management Plan will be developed by an appropriately qualified consultant. In addition, management of the acid sulphate soil will be required by the principal contractor in accordance with the requirements of the State Planning Policy involving ASS's.</p>	
Dual occupancy (auxiliary unit) or Dwelling house located in the Biodiversity areas overlay				
<p>PO27 A Dual occupancy (auxiliary unit)</p>	<p>AO27 A Dual occupancy (auxiliary</p>		<p>Not Applicable for AO27 The proposed development is not located within the</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>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> <ul style="list-style-type: none"> a. is approved by Council; or b. is sited and operated with regard to: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. 4,000m² or less; or ii. greater than 4,000m² where an environmental offset is provided in accordance with section 3.1– Environmental 	<p>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> <ul style="list-style-type: none"> 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. <p>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</p>	<p>N/A</p>	<p>Biodiversity areas overlay.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>offset standards in planning scheme policy 3–Environmental management, for any the portion of the envelope that exceeds 4,000m².</p> <p>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.</p>	<p>of the development is accepted development, AO27 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.</p>			
<p>PO28 A Dual occupancy (auxiliary unit) or Dwelling house in:</p> <ul style="list-style-type: none"> a. a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: <ul style="list-style-type: none"> i. provide for habitat links; ii. facilitate safe wildlife 	<p>AO28 A Dual occupancy (auxiliary unit) or Dwelling house that is not located within a development envelope area approved by a development approval is:</p> <ul style="list-style-type: none"> a. located outside a Biodiversity corridor as identified on Biodiversity areas overlay map OM- 	<p>N/A</p>	<p>Not Applicable with AO28 The proposed development is not located within the Biodiversity areas overlay.</p>	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<ul style="list-style-type: none"> iii. movement; 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 areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: <ul style="list-style-type: none"> i. edge effects; or c. Development is designed and located to protect and enhance the landscape values of: <ul style="list-style-type: none"> i. a ridgeline; ii. native vegetation. <p>Note--Compliance with this performance outcome is to</p>	<p>02.02;</p> <p>located outside the Locally significant Melaleuca irbyana 50 metre buffer area identified on Biodiversity areas overlay map OM-02.03.</p>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of planning scheme policy 3 – Environmental management.				
Dwelling house located in the Biodiversity area overlay				
P029 Dwelling house in a Koala corridor identified on Biodiversity area overlay map OM-02.02 is: <ul style="list-style-type: none"> a. designed and located to protect and enhance koala habitat; b. designed to minimise adverse light impacts on native fauna. 	AO29 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 500m ² of native vegetation in a Koala corridor identified on Biodiversity area overlay map OM-02.02. Note—The maximum cleared area in the Koala corridor includes clearing for the bushfire protection inner zone.	N/A	Not Applicable with AO29 The proposed development is not located within the Biodiversity areas overlay.	



Dual Occupancy and Dwelling House Code

Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/*)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
Dual occupancy (auxiliary unit) or Dwelling house located in the Extractive resources overlay				
PO30 A Dual occupancy (auxiliary unit) or Dwelling house, 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.	AO30 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.	N/A	Not Applicable with AO30 The proposed development is not located within the Extractive resources overlay.	

Dual Occupancy and Dwelling House Code

Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✘)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
Dual occupancy (auxiliary unit) or Dwelling house located in the Flood hazard overlay				
PO31	AO31	✓	Not Applicable with A031 to A034 The proposed development is not located within the Flood hazard overlay.	
Dual occupancy (auxiliary unit) or Dwelling house located in the Landslide hazard and steep slope area overlay				
PO35 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;	AO35 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: a. 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	✓	Complies with AO35 The proposed development is for a Dwelling House on proposed Lot 62. Approximately, 20% of the site is affected by Overlay OM – 08.01 – Landslide >=15% slope. The proposal complies as stated in Sections 5 & 6 of the Conceptual Site Based Stormwater Management Plan from Formation Civil dated June 2020. In summary, the site is sloping from the Winnetts Road frontage to the rear of the development. There is approximately 2m fall from the south to north. A geotechnical investigation is not available at the time of preparing this report; however, one will be	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>d. so that the undercroft of a building or is screened when viewed from adjoining premises or a road.</p> <p>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.</p>	<p>ii. is provided to the local government; that assesses the suitability of the proposed development based on existing geotechnical conditions of the site;</p> <p>iii. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term;</p> <p>iv. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development</p>		<p>undertaken prior to commencement of site works and building works.</p> <p>Soil conditions are expected to reflect existing classifications in the area and have a potential for erosion. Specific Erosion and Sediment control measures will be put in place during construction and will be monitored by the supervising engineer.</p>	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
	<p>the subject of the report has a factor of safety greater than 1.5 against geotechnical failure;</p> <p>b. does not involve cut and fill of more than 40m³;</p> <p>c. is designed to ensure the undercroft of the building or structure has:</p> <ul style="list-style-type: none"> 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 three metres above ground level. 			
Dual Occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure corridors and substations overlay.				
<p>PO36 A Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure and</p>	<p>AO36 A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope</p>	✓	<p>Complies with AO36 The proposed development for a Dwelling House is within a proposed building envelope area. Written advice has been received from Seqwater on</p>	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00:</p> <ul style="list-style-type: none"> a. prevents an unacceptable health or safety risk to the community; 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: <ul style="list-style-type: none"> i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities. 	<p>area approved by a development approval is located outside the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00.</p>		<p>28 November 2019, regarding their infrastructure and they advised that it is located well clear of the boundaries of the subject properties.</p>	
Dual Occupancy (auxiliary unit) or Dwelling house located in the Water resource catchments overlay.				
<p>PO37 A Dual occupancy (auxiliary unit) or Dwelling house in the Water</p>	<p>AO37 A Dual occupancy (auxiliary unit) or Dwelling house:</p>	<p>NOT APPLICABLE</p>	<p>Not Applicable with AO37 The proposed development is for a Dwelling house within a proposed building envelope. The existing Lot</p>	



Dual Occupancy and Dwelling House Code

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
<p>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.</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-13.01; or</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>and two (2) proposed Lots are not within the Water resource catchments overlay.</p>	
<p>Dual Occupancy (auxiliary unit) or Dwelling house located in the Waterway corridors and wetlands overlay.</p>				
<p>PO38 A Dual occupancy (auxiliary unit) or Dwelling house located inside an area mapped on Waterway</p>	<p>AO38 A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope</p>	<p>✓</p>	<p>Complies with AO38 The proposed development for a dwelling house is not located within a Waterway corridor or the wetlands overlay.</p>	

Dual Occupancy and Dwelling House Code



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	ACCEPTABLE OUTCOMES COMPLIANCE (✓/✗)	ALTERNATIVE OUTCOMES / COMMENTS	COUNCIL USE ONLY
corridors and wetlands overlay map OM-14.00 protects ecosystem processes, water quality, function, scenic amenity and landscape values.	area approved by a development approval is located outside the mapped area identified on Waterway corridors and wetlands overlay map OM-14.00.		A proposed building envelope is proposed for the new Dwelling house.	