Logan Planning Scheme 2015
Auxiliary Unit Amendment
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Part 1  Preliminary

1.1.  Short title

(1) This amendment instrument may be cited as Auxiliary Unit Amendment.

1.2.  Purpose

(1) The purpose of this amendment is to revise the Logan Planning Scheme 2015 version 5.1 to give effect to Council’s decision of 17 April 2018 (Minute No. 102/2018). This amendment involves:

(a) amending the administrative definition of Auxiliary unit to prescribe the requirement for a minimum lot size of \(450m^2\);

(b) prescribing a requirement for a minimum frontage of 15m for the establishment of an auxiliary unit;

(c) requiring the provision of five on-site car parking spaces for an auxiliary unit;

(d) strengthening the provisions of the Dual occupancy and Dwelling house code relating to the siting of auxiliary units to minimise siting variations; and

(e) prescribing the provision of a minimum 5.5m driveway width for the full extent of the driveway where servicing an auxiliary unit.

(2) The planning scheme upon which this amendment is based incorporates proposed Miscellaneous Major Amendment No. 1 and proposed Miscellaneous Major Amendment No. 2.

1.3.  Commencement

(1) This amendment instrument commences on the day specified in the gazettal notice.
### Part 2  Amendment of Part 1 About the planning scheme

#### 2.1. Building work regulated under the planning scheme

(1) Item 1.6 Building work regulated under the planning scheme, Table 1.6.1—Building assessment provisions in the planning scheme, QDC alternative provisions:

<table>
<thead>
<tr>
<th>QDC alternative provisions</th>
<th>Dual occupancy and Dwelling house code, PO3/AO3 and PO4/AO4.</th>
<th>Section 33(2) BA.</th>
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<tbody>
<tr>
<td>Alternative provisions to the QDC site cover provisions</td>
<td>Dual occupancy and Dwelling house code:</td>
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<tr>
<td>(a) PO2/AO2—maximum gross floor area for class 10a buildings;</td>
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<td>(b) PO5/AO5—maximum site cover;</td>
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<tr>
<td>(c) PO8/AO8—maximum gross floor area for Dual occupancy (auxiliary unit) or secondary dwelling;</td>
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<tr>
<td>(d) PO9/AO9 for maximum distance between dwellings for Dual occupancy (auxiliary unit) or secondary dwelling.</td>
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</tbody>
</table>

| Provision about building height (performance criterion 4 under QDC part 1.1 and QDC part 1.2) | Dual occupancy and Dwelling house code, PO1/AO1. | Section 32(b) BA and section 10(2)(b) BR. |

omitted, insert:

<table>
<thead>
<tr>
<th>QDC alternative provisions</th>
<th>Dual occupancy and Dwelling house code, PO10/AO10, PO11/AO11, PO22/AO22, PO23/AO23, PO25/AO25 and PO26/AO26.</th>
<th>Section 33(2) BA.</th>
</tr>
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<tr>
<td>Alternative provisions to the QDC site cover provisions</td>
<td>Dual occupancy and Dwelling house code:</td>
<td>Section 33(2) BA.</td>
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</table>
### Logan Planning Scheme 2015
#### Auxiliary Unit Amendment

<table>
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<tr>
<th>Alternative provisions to the QDC on-site car parking provisions</th>
<th>Dual occupancy and Dwelling house code, PO19/AO19.</th>
<th>Section 33(2) BA.</th>
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<td>Provision about building height (performance criterion 4 under QDC part 1.1 and QDC part 1.2)</td>
<td>Dual occupancy and Dwelling house code, PO1/AO1.</td>
<td>Section 32(b) BA and section 10(2)(b) BR.</td>
</tr>
</tbody>
</table>

(a) PO2/AO2—maximum site cover;
(b) PO3/AO3—maximum gross floor area for class 10a buildings;
(c) PO12/AO12 and PO17/AO17—maximum gross floor area for Dual occupancy (auxiliary unit) or secondary dwelling;
(d) PO13/AO13 and PO18/AO18 for maximum distance between dwellings for Dual occupancy (auxiliary unit) or secondary dwelling.
Part 3 Amendment of Part 9 Development codes

3.1. Dual occupancy and Dwelling house code

(1) Item 9.3.1 Dual occupancy and Dwelling house code:

*omit, insert:*

Item 9.3.1 Dual occupancy and Dwelling house code as contained in Attachment 1 of this instrument.
### Auxiliary Unit: A Dual occupancy where both dwellings are owned by the same person on one land title and the Auxiliary unit:

- **Administrative definitions**
  - (a) has a maximum of two bedrooms;
  - (b) has no more than one kitchen;
  - (c) has no more than one living space;
  - (d) has a maximum gross floor area of:
    - (i) 70m² if in the residential zone category and on a lot less than 1,000m²; or
    - (ii) 70m² if in the Emerging community zone and on a lot less than 1,000m²; or
    - (iii) 100m² otherwise.

**Editor’s note**—A Dual occupancy that is an auxiliary unit differs from a secondary dwelling in that the two dwellings in a Dual occupancy that is an auxiliary unit may be occupied by different households. A secondary dwelling must be occupied by persons who form one household with the main dwelling.

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### Auxiliary unit: A Dual occupancy where both dwellings are owned by the same person on one land title and the Auxiliary unit:

- **Administrative definitions**
  - (a) is located on a lot with a minimum size of 450m²;
  - (b) has a maximum of two bedrooms;
  - (c) has no more than one kitchen;
  - (d) has no more than one living space;
  - (e) has a maximum gross floor area of:
    - (i) 70m² if in the residential zone category and on a lot less than 1,000m²; or
    - (ii) 70m² if in the Emerging community zone and on a lot less than 1,000m²; or
    - (iii) 100m² otherwise.

**Editor’s note**—A Dual occupancy that is an auxiliary unit differs from a secondary dwelling in that the two dwellings in a Dual occupancy that is an auxiliary unit may be occupied by different households. A secondary dwelling must be occupied by persons who form one household with the main dwelling.
Part 5 Amendment of Schedule 6 (Planning scheme policy 5—Infrastructure)

5.1. Design standards of access and driveways

(1) Item 3.4.5 Design standards for access and driveways, (2):

(2) The location of driveway crossovers complies with the following:

(a) for urban residential driveways, standard drawing IPWEA RS-049 and IPWEA RS-050 in Table 8.1.1.1–Standard drawings for movement infrastructure of Part 8–Standard drawings of this planning scheme policy and Guidelines for the Construction of Residential Driveways within Road Reserves fact sheet;

(b) for non urban residential driveways, standard drawings IPWEA RS-056, LCC 8-00395, LCC 8-00396 and LCC 8-00397 in Table 8.1.1.1–Standard drawings for movement infrastructure of Part 8–Standard drawings of this planning scheme policy;

(c) the approved operational work plans.

omit, insert:

(2) Where servicing a development other than a Dual occupancy (auxiliary unit), the design and location of driveway crossovers complies with the following:

(a) for urban residential driveways, standard drawing IPWEA RS-049 and IPWEA RS-050 in Table 8.1.1.1–Standard drawings for movement infrastructure of Part 8–Standard drawings of this planning scheme policy and Guidelines for the Construction of Residential Driveways within Road Reserves fact sheet;

(b) for non urban residential driveways, standard drawings IPWEA RS-056, LCC 8-00395, LCC 8-00396 and LCC 8-00397 in Table 8.1.1.1–Standard drawings for movement infrastructure of Part 8–Standard drawings of this planning scheme policy;

(c) the approved operational work plans.

(3) Where servicing a Dual occupancy (auxiliary unit) located on a lot 600m$^2$ in size or greater or located on a corner lot or located on a rear lot, the design and location of driveway crossovers complies with the following:

(a) for urban residential driveways, standard drawing IPWEA RS-049 and IPWEA RS-050 in Table 8.1.1.1–Standard drawings for movement infrastructure of Part 8–Standard drawings of this planning scheme policy and Guidelines for the Construction of Residential Driveways within Road Reserves fact sheet;

(b) for non urban residential driveways, standard drawings IPWEA RS-056, LCC 8-00395, LCC 8-00396 and LCC 8-00397 in Table 8.1.1.1–
Standard drawings for movement infrastructure of Part 8—Standard drawings of this planning scheme policy;

(c) the approved operational work plans.

(4) Where servicing a Dual occupancy (auxiliary unit) located on a lot less than 600m² in area or not located on a corner lot or not located on a rear lot, the design of a driveway and driveway crossover complies with the following:

(a) a driveway is constructed with a width of 5.5 metres for the full extent of the driveway from the kerb invert to the location of the undercover car parking spaces;

(b) Figure 3.4.5.1.1—Driveway prohibited locations;

(c) standard drawing IPWEA RS-050 in Table 8.1.1.1—Standard drawings for movement infrastructure of Part 8—Standard drawings of this planning scheme policy (with the exception of references to standard drawing IPWEA RS-049) and Guidelines for the Construction of Residential Driveways within Road Reserves fact sheet;

(d) the approved operational work plans.

(2) Item 3.4.5 Design standards for access and driveways, before 3.4.5.1 Queuing on a road:

insert:

Figure 3.4.5.1.1—Driveway prohibited locations

[Diagram of driveway prohibited locations]
Part 6  Attachment 1
9.3 Use code

9.3.1 Dual occupancy and Dwelling house code

9.3.1.1 Application

(1) This code applies to:
   (a) accepted development (subject to requirements) and assessable material change of use for a Dual occupancy [including Dual occupancy (auxiliary unit)] or Dwelling house for which the Dual occupancy and Dwelling house code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Part 5–Tables of assessment;
   (b) Building work in accordance with Table 5.7.1–Building work (including house extensions and class 10 structures).

(2) When using this code, reference should be made to section 5.3.2–Determining the category of development and category of assessment and, where applicable, section 5.3.3–Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5–Tables of assessment.

Editor’s note—in this code:
− a reference to “Dual occupancy (auxiliary unit)” is a reference to a Dual occupancy that is an auxiliary unit. “Auxiliary unit” is defined in Schedule 1–Definitions;
− unless otherwise specified, a reference to “Dual occupancy” covers both Dual occupancy (auxiliary unit) and any other form of Dual occupancy.

Editor’s note—All relevant benchmarks for assessable development and requirements for accepted development for a Dual occupancy (auxiliary unit) or Dwelling house as they relate to overlay codes have been included in this code to assist with ease of use.

Editor’s note—A Dual Occupancy that is not an auxiliary unit is subject to the benchmarks for assessable development and requirements for accepted development identified in Part 5 for the relevant overlays and zone or local plan.

9.3.1.2 Purpose

(1) The purpose of the code is to ensure that a Dual occupancy or Dwelling house is compatible with the surrounding area and to ensure a Dwelling house protects the environment, and the safety of people and property.

(2) The purpose of the code will be achieved through the following overall outcomes:
   (a) A Dual occupancy or Dwelling house:
      (i) is designed and sited to protect the amenity of adjoining premises and the streetscape;
      (ii) provides safe vehicle access to the premises;
      (iii) has an attractive built form that is consistent with the character of the applicable zone, local plan and precinct;
   (b) A Dual occupancy (auxiliary unit):
      (i) is sited to facilitate a high quality streetscape with high levels of amenity;
      (ii) provides sufficient space for on-site car parking to satisfy the needs of residents and visitors where located on a lot fronting a road;
   (b)(c) The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, has a maximum gross floor area of:
      (i) 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or
      (ii) 100m² otherwise;
   (c)(d) A Dual occupancy (auxiliary unit) or Dwelling house that is located in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map–OM–01.00:
      (i) avoids the disturbance of acid sulfate soils; or
      (ii) protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters;
(d)(e) A Dual occupancy (auxiliary unit) or Dwelling house that is located in an area identified on the Biodiversity areas overlap map—OM–02.00 protects and enhances:

(i) habitat values and biodiversity corridors;
(ii) native vegetation in the primary and secondary vegetation management area;
(iii) wildlife habitat and movement;
(iv) landscape values;

(e)(f) A Dual occupancy (auxiliary unit) or Dwelling house that is located in the Extractive resource separation area identified on Extractive resources overlay map—OM–04.01:

(i) does not result in an increase in the number of people living in the separation area;
(ii) does not impede the safe operation of an extractive industry;
(iii) minimises an adverse effect from an extractive industry on people working or congregating in the separation area;
(iv) does not compromise the function of the separation area, as a buffer between an extractive industry and an incompatible use outside the separation area;

(f)(g) A Dual occupancy (auxiliary unit) or Dwelling house with direct vehicular access to a transport route identified on Extractive resources overlay map—OM–04.01 does not adversely affect the safety and efficiency of vehicles transporting extractive resources;

(g)(h) A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood hazard overlay map—OM–05.00 does not result in people and premises being at an unacceptable risk during a defined flood event;

Editor’s note—Where a lot is affected by a Flooding and inundation area, a flood search report should be obtained from the local government to confirm the extent that is within the Flooding and inundation area. The flood search report will be determinative.

(h)(i) A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Landslide hazard and steep slope area overlay map—OM–08.00 is designed and located to:

(i) protect the safety of people and premises from risk of landslide, taking into account the risks associated with the natural physical process of land movement and erosion;
(ii) protect and enhance the visual amenity of adjoining premises, the streetscape and the locality;

Editor’s note—Where a lot is affected by a Landslide hazard and steep slope area identified on Landslide hazard and steep slope area overlay map—OM–08.00, a certificate can be obtained from the local government to confirm the extent that is within the Landslide hazard and steep slope area. The certificate will be determinative.

(i)(j) A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Regional infrastructure corridors and substations overlay map—OM–09.00:

(i) protects the health and safety of the community;
(ii) protects regional infrastructure;
(iii) provides access to regional infrastructure at all times;
(iv) provides and maintain buffers to regional infrastructure;

(j)(k) A Dual occupancy (auxiliary unit) or Dwelling house located within a Water resource catchment area identified on Water resource catchments area overlay map—OM–12.01 is designed, constructed and managed to:

(i) protect the health and safety of a water storage;
(ii) prevent pollutants from entering a water storage;

(k)(l) A Dual occupancy (auxiliary unit) or Dwelling house located within the mapped areas identified on Waterway corridors and wetlands overlay map—OM–13.00 is designed, constructed and managed to:

(i) protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
(ii) protect natural hydrological and geomorphological processes;
(iii) protect and enhance water quality of a waterway and wetland;
(iv) protect and enhance landscape values of a waterway and wetland.
Editor’s note—Where a lot is affected by a Waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map—OM–13.00, a certificate can be obtained from the local government to confirm the extent that is within the Waterway corridor and wetland area. The certificate will be determinative.

9.3.1.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A—Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

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

<table>
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<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
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<tr>
<td>For accepted development (subject to requirements) and assessable development</td>
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<tr>
<td>General</td>
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</tbody>
</table>

Building height – Environmental management and conversation 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:
(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:
(a) Environmental management and conservation zone;
(b) Cottage rural precinct of the Rural residential zone;
(c) Rural zone.

Site cover

PO2
A Dual occupancy or Dwelling house has a site cover compatible with adjoining premises.

AO2
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) 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:
   (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, Environmental management and conservation zone or Rural zone.

Domestic outbuildings

PO3

AO3
### Performance outcomes

A domestic outbuilding, being a shed or detached garage:
- (a) is of a scale and has a built form that is 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;
- (c) provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises.

### Acceptable outcomes

A single domestic outbuilding, being a shed or detached garage or multiple domestic outbuildings, being sheds or detached garages:
- (a) provide a total maximum floor area of:
  - (i) 110m² in the:
    - (A) Acreage precinct of the Low density residential zone;
    - (B) Small acreage precinct of the Low density residential zone;
    - (C) Park living precinct of the Rural residential zone;
    - (D) Park residential precinct of the Rural residential zone; or
  - (ii) 150m² in the:
    - (A) Emerging community zone;
    - (B) Environmental management and conservation zone;
    - (C) Carbrook precinct of the Rural residential zone;
    - (D) Cottage rural precinct of the Rural residential zone;
    - (E) Rural zone; or
- (b) where located in the Emerging community zone, Environmental management and conservation zone, Acreage precinct of the Low density residential zone, Small acreage precinct of the Low density residential zone, Rural zone or Rural residential zone provides minimum side and rear boundary clearances in accordance with Table 9.3.1.3.3–Minimum side and rear boundary clearances for large domestic outbuildings.

### Class 10a buildings

#### PO4

Class 10a buildings are located and designed to contribute positively to the streetscape.

#### AO4

An enclosed class 10a building that is primarily used or intended to be used for storage purposes is located to the rear of a Dual occupancy or Dwelling house when viewed from the primary street frontage.

Note—This does not include garages or carports.

### Location of development

#### PO5

Development is located to protect existing and planned infrastructure networks.

#### AO5

Development located outside:
- (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;
Part 9 Development codes—9.3.1 Dual occupancy and Dwelling house code
Logan Planning Scheme 2015 version 5.1 (incorporates proposed changes from Misc. Major Amd. No.1)  P9-6

<table>
<thead>
<tr>
<th>Performance outcomes</th>
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<tbody>
<tr>
<td>(c) a planned cycle network identified on Figure 3.4.1.2.1–Cycle network in planning scheme policy 5–Infrastructure;</td>
<td></td>
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<tr>
<td>(d) a planned network identified in Local government infrastructure plan map–LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3–Logan government infrastructure plan mapping and tables.</td>
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</tbody>
</table>

Reverse amenity

**PO6**
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.

**AO6**
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:
- (a) shares a common boundary with government supported transport infrastructure; or
- (b) is separated from a government supported transport infrastructure by only a road, access way service or utility easement or other undeveloped land such as a park or nature reserve; or
- (c) is within direct line of sight to government supported transport infrastructure; or
- (d) is within 100 metres of government supported transport infrastructure.

**PO7**
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).

**AO7**
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).

Boundary clearances for rear lots

**PO8**
Where located on a rear lot and sharing access, via an access strip, easement or common property, with three or more rear lots, a Dual occupancy or Dwelling house has a boundary clearance to the access driveway 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.

**AO8**
Where located on a rear lot and sharing access, via an access strip, easement or common property, with three or more rear lots, a Dual occupancy or Dwelling house has a boundary clearance to the access driveway of 6 metres.
<table>
<thead>
<tr>
<th>Performance outcomes</th>
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<tbody>
<tr>
<td><strong>Dwelling house</strong></td>
<td></td>
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<tr>
<td><strong>Design and siting</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PO9</strong></td>
<td><strong>AO9</strong></td>
</tr>
<tr>
<td>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 450m² in size complies with the Performance Criteria specified in QDC part MP 1.1; or (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.</td>
<td>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 450m² in size complies with the Acceptable Solutions specified in QDC part MP 1.1; or (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.</td>
</tr>
<tr>
<td>Note—References to QDC parts MP 1.1 and 1.2 for the purposes of PO9 are to be applied 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.</td>
<td>Note—Where Table 9.3.1.3.1 AO1, AO2, AO10, AO11, AO12 or AO13 applies, AO1, AO2, AO10, AO11, AO12 or AO13 prevail over AO9 to the extent of any inconsistency. Note—References to QDC parts MP 1.1 and 1.2 for the purposes of AO9 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 include a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.</td>
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<tr>
<td><strong>Road boundary clearance</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PO10</strong></td>
<td><strong>AO10</strong></td>
</tr>
<tr>
<td>A Dwelling house: (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.</td>
<td>A Dwelling house: (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 in the Low density residential, Low-medium density residential, Medium density residential and Emerging community zones and; (i) on a lot greater than 450m² and less than 1,000m²; (ii) maximum dimensions do not exceed 6m by 6m; (iii) maximum height does not exceed 3.5m; (iv) the carport remains entirely unenclosed except where the rear attaches to a structure; (c) has a minimum road boundary clearance of 10m 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 Road or Beenleigh - Redland Bay Road; (B) Park living precinct;</td>
</tr>
</tbody>
</table>
### Performance outcomes

<table>
<thead>
<tr>
<th><strong>Acceptable outcomes</strong></th>
</tr>
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<tbody>
<tr>
<td>(C) Park residential precinct; or</td>
</tr>
<tr>
<td>(d) has a minimum road boundary clearance of 20m in the:</td>
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<tr>
<td>(i) Environmental management and conservation zone;</td>
</tr>
<tr>
<td>(ii) Rural residential zone–Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh–Redland Bay Road;</td>
</tr>
<tr>
<td>(iii) Rural zone; or</td>
</tr>
<tr>
<td>(e) has a minimum road boundary clearance of 4m in the:</td>
</tr>
<tr>
<td>(i) Low density residential zone – Small lot precinct;</td>
</tr>
<tr>
<td>(ii) Low–medium density residential zone.</td>
</tr>
</tbody>
</table>

Note—For the purposes of the Queensland Development Code and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.

Editor's note—Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the plan of development.

### Side and rear boundary clearance

**PO11**
A 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;
(d) provides an area of landscaping;
(e) is consistent with the character for the relevant zone and precinct.

**AO11**
A 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:
   (i) Environmental management and conservation zone;
   (ii) Rural zone.

Editor's note—Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the plan of development.

### Secondary dwelling

**PO12**
Where development is a secondary dwelling, the subordinate dwelling has a maximum gross floor area of:
(a) 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or
(b) 100m² otherwise.

**AO12**
Where development is a secondary dwelling, the subordinate dwelling has a maximum gross floor area of:
(a) 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or
(b) 100m² otherwise.

**PO13**
A secondary dwelling:
(a) has a primary street setback equal to or greater than the Dwelling house or primary dwelling;

**AO13**
A secondary dwelling:
(a) has a primary street setback equal to or greater than the Dwelling house or primary dwelling;
### Part 9 Development codes—9.3.1 Dual occupancy and Dwelling house code

#### Logan Planning Scheme 2015 version 5.1 (incorporates proposed changes from Misc. Major Amd. No.1)

<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b) is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.</td>
<td>(b) is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.</td>
</tr>
<tr>
<td><strong>PO14</strong> A secondary dwelling is designed so that vehicular access and parking are not dominate features of the development when viewed from a road.</td>
<td><strong>AO14</strong> A secondary dwelling does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual frontage road.</td>
</tr>
</tbody>
</table>

#### Dual occupancy (auxiliary unit)

**Design and siting**

<table>
<thead>
<tr>
<th>PO15</th>
<th>AO15</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The siting of a Dual occupancy (auxiliary unit) facilitates a high quality streetscape with high levels of amenity and considers:</strong></td>
<td>A Dual occupancy (auxiliary unit) complies with the Acceptable Solutions specified in QDC part MP 1.3.</td>
</tr>
<tr>
<td>(a) bulk and scale to ensure the built form complements the character of the surrounding area;</td>
<td>Note—For the purpose of AO15, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</td>
</tr>
<tr>
<td>(b) separation of buildings and structures to ensure the impacts on residential amenity and privacy are minimised;</td>
<td>Note—Where Table 9.3.1.3.1 AO1, AO2, AO17, AO18, AO19, AO22 or AO23 applies, AO1, AO2, AO17, AO18, AO19, AO22 or AO23 prevail over AO15 to the extent of any inconsistency.</td>
</tr>
<tr>
<td>(c) the outlook and views of neighbouring residents;</td>
<td>Note—References to QDC parts MP 1.3 for the purposes of PO15 are to be applied as if these provisions applied to a Dual occupancy.</td>
</tr>
<tr>
<td>(d) access to natural light and ventilation;</td>
<td>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).</td>
</tr>
<tr>
<td>(e) provision for landscaping;</td>
<td>Note—For the purpose of AO15, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</td>
</tr>
<tr>
<td>(f) the location of existing infrastructure.</td>
<td>Note—Where Table 9.3.1.3.1 AO1, AO2, AO17, AO18, AO19, AO22 or AO23 applies, AO1, AO2, AO17, AO18, AO19, AO22 or AO23 prevail over AO15 to the extent of any inconsistency.</td>
</tr>
<tr>
<td>Note—For the purpose PO15, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</td>
<td>Editor's note—Examples of existing infrastructure include electrical poles and pillars, sewer mains, stormwater pipes, telecommunications pits and water mains.</td>
</tr>
<tr>
<td>Note—For the purpose PO15, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</td>
<td>Note—Where Table 9.3.1.3.1 AO1, AO2, AO17, AO18, AO19, AO22 or AO23 applies, AO1, AO2, AO17, AO18, AO19, AO22 or AO23 prevail over AO15 to the extent of any inconsistency.</td>
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<tr>
<td>Note—References to QDC parts MP 1.3 for the purposes of PO15 are to be applied as if these provisions applied to a Dual occupancy.</td>
<td>Note—Where Table 9.3.1.3.1 AO1, AO2, AO17, AO18, AO19, AO22 or AO23 applies, AO1, AO2, AO17, AO18, AO19, AO22 or AO23 prevail over AO15 to the extent of any inconsistency.</td>
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<tr>
<td>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).</td>
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</table>

<table>
<thead>
<tr>
<th>PO16</th>
<th>AO16</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A lot accommodating a Dual occupancy (auxiliary unit) is of a size, shape and dimension that ensures high levels of amenity, complements streetscape character and promotes a sense of openness.</strong></td>
<td><strong>Where fronting a road, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PO46PO17</th>
<th>AG46AO17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Where development is a Dual occupancy (auxiliary unit), the subordinate dwelling has a maximum gross floor area of:</strong></td>
<td><strong>Where development is a Dual occupancy (auxiliary unit), the subordinate dwelling has a maximum gross floor area of:</strong></td>
</tr>
<tr>
<td>(a) 70m$^2$ if in the residential zone category and on a lot that is less than 1,000m$^2$ in size; or</td>
<td>(a) 70m$^2$ if in the residential zone category and on a lot that is less than 1,000m$^2$ in size; or</td>
</tr>
<tr>
<td>(b) 100m$^2$ otherwise.</td>
<td>(b) 100m$^2$ otherwise.</td>
</tr>
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<table>
<thead>
<tr>
<th>PO47PO18</th>
<th>AO47AO18</th>
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</thead>
<tbody>
<tr>
<td><strong>A Dual occupancy (auxiliary unit):</strong></td>
<td><strong>A Dual occupancy (auxiliary unit):</strong></td>
</tr>
<tr>
<td>Performance outcomes</td>
<td>Acceptable outcomes</td>
</tr>
<tr>
<td>----------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>(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.</td>
<td>(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.</td>
</tr>
</tbody>
</table>

**PO19**
Where located on a lot fronting a road, a Dual occupancy (auxiliary unit) provides sufficient space for on-site car parking to satisfy the needs of residents and visitors considering: (a) the availability of public transport; (b) the availability of on-street car parking.

**AO19**
Where located on a lot fronting a road, a Dual occupancy (auxiliary unit) provides a minimum of five on-site car parking spaces with a minimum of two spaces being covered. Editor's note—The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.

**PO20**
A driveway servicing a Dual occupancy (auxiliary unit) is designed to: (a) be safe and functional; (b) promote practical on-site car parking and manoeuvring; and (c) consider the location of existing infrastructure.

**AO20**
A driveway servicing a Dual occupancy (auxiliary unit) is designed to comply with section 3.4.5 of Planning Scheme Policy 5—Infrastructure.

**PO49PO21**
A Dual occupancy (auxiliary unit) is designed so that vehicular access and parking are not dominate features of the development when viewed from a road.

**AO49AO21**
A Dual occupancy (auxiliary unit) does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual frontage road.

**Road boundary clearance**

**PO49PO22**
A Dual occupancy (auxiliary unit): (a) is located to protect existing and planned movement networks; (b) facilitates a high quality streetscape with high levels of amenity; (c) is located to complement the character of the surrounding area; (d) provides opportunity for appropriate on-site car parking; (e) has a road boundary clearance compatible with that of adjoining premises considers the location of existing infrastructure.

**AO49AO22**
A Dual occupancy (auxiliary unit): (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 in the Low density residential, Low-medium density residential, Medium density residential and Emerging community zones and: (i) on a lot greater than 450m² and less than 1,000m²; (ii) maximum dimensions do not exceed 6m by 6m; (iii) maximum height does not exceed 3.5m; (iv) the carport remains entirely unenclosed except where the rear attaches to a structure; (c) has a minimum road boundary clearance of 10m in the: (i) Emerging community zone; (ii) Low density residential zone: (A) Acreage precinct; (B) Small acreage precinct;
Performance outcomes | Acceptable outcomes
---|---

(iii) Rural residential zone:  
(A) Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh - Redland Bay Road;  
(B) Park living precinct;  
(C) Park residential precinct; or  
(d) has a minimum road boundary clearance of 20m in the:  
(i) Environmental management and conservation zone;  
(ii) Rural residential zone–Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh–Redland Bay Road;  
(iii) Rural zone; or  
(e) has a minimum road boundary clearance of 4m in the:  
(i) Low density residential zone – Small lot precinct;  
(ii) Low–medium density residential zone.

Note—For the purposes of the Queensland Development Code and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.

Editor's note—Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the plan of development.

Side and rear boundary clearance

PO20PO23  
A Dual occupancy (auxiliary unit) 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;  
(d) complements the character of the surrounding area consistent with the character for the relevant zone and precinct;  
(e) considers the location of existing infrastructure.

AG20AO23  
A Dual occupancy (auxiliary unit) 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:  
(i) Environmental management and conservation zone;  
(ii) Rural zone.

Editor's note—Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the plan of development.

Dual occupancy other than a Dual occupancy (auxiliary unit)

Design and siting

PO24PO24  
AG24AO24
Performance outcomes

A Dual occupancy (other than a Dual occupancy (auxiliary unit)) complies with the Performance Criteria specified in QDC part MP 1.3.

Note—For the purpose PO24, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.

Note—References to QDC parts MP 1.3 for the purposes of PO24 are to be applied as if 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).

Acceptable outcomes

A Dual occupancy (other than a Dual occupancy (auxiliary unit)) complies with the Acceptable Solutions specified in QDC part MP 1.3.

Note—For the purpose of AO24, a reference to “duplex” in QDC MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.

Note—Where Table 9.3.1.3.1 AO1, AO2, AO25 or AO26 applies, AO1, AO2, AO25 or AO26 prevail over AO24 to the extent of any inconsistency.

Note—References to QDC parts MP 1.3 for the purposes of AO21 are to be applied as if these provisions applied to a Dual occupancy.

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).

Road boundary clearance

PO22PO25

A Dual occupancy (other than a Dual occupancy (auxiliary unit)):
(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.

AO22AO25

A Dual occupancy (other than a Dual occupancy (auxiliary unit)):
(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 in the Low density residential, Low-medium density residential, Medium density residential and Emerging community zones and;
   (i) on a lot greater than 450m² and less than 1,000m²;
   (ii) maximum dimensions do not exceed 6m by 6m;
   (iii) maximum height does not exceed 3.5m;
   (iv) the carport remains entirely unenclosed except where the rear attaches to a structure;
(c) has a minimum road boundary clearance of 10m 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 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 and conservation zone;
   (ii) Rural residential zone—Carbrook precinct with a road frontage to Mount Cotton Road;
Part 9 Development codes—9.3.1 Dual occupancy and Dwelling house code
Logan Planning Scheme 2015 version 5.1 (incorporates proposed changes from Misc. Major Amd. No.1)  P9-13

### Performance outcomes

<table>
<thead>
<tr>
<th>Accepted outcomes</th>
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<tbody>
<tr>
<td>Cotton Road or Beenleigh–Redland Bay Road;</td>
</tr>
<tr>
<td>(iii) Rural zone; or</td>
</tr>
<tr>
<td>(e) has a minimum road boundary clearance of 4m in the:</td>
</tr>
<tr>
<td>(i) Low density residential zone – Small lot precinct;</td>
</tr>
<tr>
<td>(ii) Low–medium density residential zone.</td>
</tr>
</tbody>
</table>

Note—For the purposes of the Queensland Development Code and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.

Editor’s note—Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the plan of development.

### Side and rear boundary clearance

**PO23PO26**

A Dual occupancy (other than a Dual occupancy (auxiliary unit)) 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;

(d) provides an area of landscaping;

(e) is consistent with the character for the relevant zone and precinct.

**AO23AO26**

A Dual occupancy (other than a Dual occupancy (auxiliary unit)) 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:

(i) Environmental management and conservation zone;

(ii) Rural zone.

Editor’s note—Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the plan of development.

### Dual occupancy (auxiliary unit) and Dwelling house

**PO24PO27**

A Dual occupancy (auxiliary unit) or Dwelling house in the Potential and actual 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;

**AO24-1AO27.1**

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 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.
### Performance outcomes

<table>
<thead>
<tr>
<th>(ii) nutrients that contribute to coastal algal blooms.</th>
</tr>
</thead>
</table>


### Acceptable outcomes

<table>
<thead>
<tr>
<th>AO24.AO27.2</th>
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</thead>
</table>

A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual 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.

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

<table>
<thead>
<tr>
<th>PO25.PO28</th>
</tr>
</thead>
</table>

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) 4,000m² or less; or
   (ii) greater than 4,000m² where an environmental offset is provided in accordance with section 3.1–Environmental offset standards in planning scheme policy 3–Environmental management, for any the portion of the envelope that exceeds 4,000m².

Note—Compliance with Performance outcome PO12(c)(ii) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of planning scheme policy 3–Environmental management.

<table>
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<tr>
<th>AO25.AO28</th>
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</table>

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 Parts 5.8 and 5.10.2. Where clearing of native vegetation in the location of the development is accepted development, AO12 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.

<table>
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<tr>
<th>PO26.PO29</th>
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</table>

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 areas overlay map–OM–02.03 protects the Locally significant Melaleuca irbyana area identified

<table>
<thead>
<tr>
<th>AO26.AO29</th>
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</thead>
</table>

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.
<table>
<thead>
<tr>
<th>Performance outcomes</th>
<th>Acceptable outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td><strong>Dwelling house located in the Biodiversity area overlay</strong></td>
<td><strong>AO27AO30</strong> 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 500m² 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.</td>
</tr>
<tr>
<td><strong>Dual occupancy (auxiliary unit) or Dwelling house located in the Extractive resources overlay</strong></td>
<td><strong>AO28AO31</strong> 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.</td>
</tr>
<tr>
<td><strong>A Dual occupancy (auxiliary unit) or Dwelling house</strong></td>
<td><strong>AO29AO32</strong> A Dual occupancy (auxiliary unit) or Dwelling house located in the Flooding and inundation area identified on Flood Hazard overlay map–OM–05.00: (a) has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event; (b) has a finished non-habitable floor level that is equal to or greater than the defined flood event. Note—AO15 also applies to extensions to existing development.</td>
</tr>
<tr>
<td><strong>P029P032</strong> A Dual occupancy (auxiliary unit) or Dwelling house does not increase the level of risk of damage to property in the Flooding and inundation area identified on Flood hazard overlay map–OM–05.00.</td>
<td><strong>AO30.1AO33.1</strong> A Dual occupancy (auxiliary unit) or Dwelling house located in the Flood hazard overlay map–OM–05.00: (a) has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event; (b) has a finished non-habitable floor level that is equal to or greater than the defined flood event. Note—AO15 also applies to extensions to existing development.</td>
</tr>
<tr>
<td><strong>P030P033</strong> A dual occupancy (auxiliary unit) or Dwelling house does not:</td>
<td></td>
</tr>
</tbody>
</table>
### Performance outcomes

| (a) increase the risk of injury to life; | on Flood hazard overlay map-OM-05.00 ensures that the building is constructed in accordance with Queensland Development Code, MP 3.5—Construction of buildings in flood hazard areas |
| (b) add to the emergency management or evacuation burden during or after a flood event. |  |

### Acceptable outcomes

| on Flood hazard overlay map-OM-05.00 ensures that the building is constructed in accordance with Queensland Development Code, MP 3.5—Construction of buildings in flood hazard areas | A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified of Flood hazard overlay map-OM-05.00 provide flood-free vehicular access to a road that is above the flood level in the defined flood event. |

### A030-2AO33.2

A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified of Flood hazard overlay map-OM-05.00 ensure that the building is constructed in accordance with Queensland Development Code, MP 3.5—Construction of buildings in flood hazard areas.

### PQ34PO34

A floodplain is protected and maintained to ensure there is no adverse impact to the flooding characteristics of the waterway so as to adversely affect other premises, infrastructure and the environment.

### A034AO34

A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified of Flood hazard overlay map-OM-05.00 does not result in earthworks that increase flooding to other premises, infrastructure and the environment.

Editor's note—PSP5–Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.

### PQ32PO35

Development does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.

### A032AO35

A dual occupancy (auxiliary unit) or dwelling house located on a site that is affected by the Flooding and inundation area identified of Flood hazard overlay map-OM-05.00 provides surface water drainage ensuring that the following is not caused on the site or external to the site:

- (a) increased runoff; or
- (b) erosion or concentration of flow from or onto adjoining premises or infrastructure.

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

| PQ33PO36 | 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 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; | (a) is carried out in accordance with a site specific geotechnical report: |
| (b) to be responsive to the topography of the premises; | (i) prepared in accordance with section 2.2.6 of Planning scheme policy5–Infrastructure and is provided to the local government; |
| (c) to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; | (ii) that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; |
| (d) so that the undercroft of a building or is screened when viewed from adjoining premises or a road. |  |

### A033AO36

A Dual occupancy (auxiliary unit) or Dwelling house in the Landslide hazard and steep slope area overlay map–OM–08.00:
### Performance outcomes

**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.

### Acceptable outcomes

- (iii) 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 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) does not involve cut and fill of more than 40m³;
- (c) is designed to ensure 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 three metres above ground level..

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

- **PD34PO37**
  - 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;
    - (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.

- **AQ34AQ37**
  - 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.

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

- **PD35PO38**
  - A Dual occupancy (auxiliary unit) or Dwelling house in the Water resource catchment areas identified on Water resource catchments overlay map—OM—12.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.

- **AQ35AQ38**
  - A Dual occupancy (auxiliary unit) or Dwelling house:
    - (a) that is not within a development envelope area approved by a development approval is located outside the Water resource catchment area, identified on Water resource catchments area overlay map—OM—12.01;
    - (b) is connected to reticulated sewerage; or
    - (c) is connected to an on-site waste water treatment or effluent disposal system that

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**Part 9 Development codes—9.3.1 Dual occupancy and Dwelling house code**

Logan Planning Scheme 2015 version 5.1 (incorporates proposed changes from Misc. Major Amd. No.1)  P9-17
Performance outcomes | Acceptable outcomes
--- | ---
complies with Element 1 of the Seqwater Development Guidelines – Development Guidelines for Water Quality Management in Drinking Water Catchments

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

<table>
<thead>
<tr>
<th>Project no.</th>
<th>Map name</th>
<th>Drawing no.</th>
<th>Road section</th>
</tr>
</thead>
<tbody>
<tr>
<td>70–144</td>
<td>Loganlea Road (Nujooloo Road to Kingston Road)</td>
<td>5–7 of 9 plans</td>
<td>Loganlea Road between Armstrong Road ramp and Queens Road</td>
</tr>
</tbody>
</table>

#### Note
Table 9.3.1.3.2—Road encroachment maps identifies in Column 1 the project number, Column 2 the map name, Column 3 the number of encroachment maps prepared for the project (Column 1) and Column 4 the road section.

#### Disclaimer
Property boundary data for these drawings have been sourced from the Digital Cadastral Database supplied to Council by Department of Natural Resources and Mines (DNRM). Final horizontal/vertical alignments and any land requirements for roads are subject to prior survey, detailed road design and consultation with land owners. Planning layouts are constantly updated. Ensure the latest drawing version is used.

#### Table 9.3.1.3.3—Minimum side and rear boundary clearances for large domestic outbuildings

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum side and rear boundary clearance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emerging community zone</td>
<td>8 metres</td>
</tr>
<tr>
<td>Environmental management and conservation zone</td>
<td>20 metres</td>
</tr>
<tr>
<td>Low density residential zone (Acreage precinct)</td>
<td>8 metres</td>
</tr>
<tr>
<td>Low density residential zone (Small acreage precinct)</td>
<td>8 metres</td>
</tr>
<tr>
<td>Rural zone</td>
<td>20 metres</td>
</tr>
<tr>
<td>Rural residential zone (Park living precinct)</td>
<td>8 metres</td>
</tr>
<tr>
<td>Rural residential zone (Park residential precinct)</td>
<td>8 metres</td>
</tr>
<tr>
<td>Rural residential zone (Carbrook precinct)</td>
<td>10 metres</td>
</tr>
<tr>
<td>Rural residential zone (Cottage rural precinct)</td>
<td>10 metres</td>
</tr>
</tbody>
</table>