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STEP 1 — PRE-PLANNING ASSESSMENT



PPR.

THE OUTHAUS
Pre-Planning
Report

SUBJECT SITE

Address withheld Petrie QLD 4502

Lot [REDACTED] · 648 m² · Moreton Bay City Council · General Residential

VERDICT
Site viable

Summary

Overview of information most relevant to the report

| | |
|----------------------------|--|
| Prepared for | Outhaus Modular Pty Ltd |
| Registered title holder | [REDACTED] |
| Address | [REDACTED] Petrie QLD 4502 |
| Lot on plan number | [REDACTED] |
| Council region | Moreton Bay City Council |
| Zoning | General residential — Suburban neighbourhood |
| Available infrastructure | <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Stormwater |
| Proposal overview | New Class 1a single storey secondary dwelling |
| Category of development | Building Work: Accepted Development Subject to Requirements |
| Further approvals required | <input checked="" type="checkbox"/> Yes |

This development is considered **Accepted Development Subject to Requirements**, meaning no further Development Applications are required to be submitted to Council prior to the Building Approval. However, a Concurrence Agency Referral is required to be submitted due to council's Amenity and Aesthetics Policy for any prefabricated building, which will form part of the Building Certification Scope and should not pose an issue.

No further applications or referrals are required if adhering to:

- The Secondary Dwelling requirements (Secondary Dwelling)
- The Flood Overlay minimum FFL heights (Flood)
- The protected vegetation provisions (Protected Vegetation & Koala Habitat)
- The infrastructure minimum setback distance requirements (Underground Infrastructure)
- The Design and Siting Requirements

Additional consultants required for development

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> Soil Classifier | <input type="checkbox"/> Wastewater Designer | <input checked="" type="checkbox"/> Structural Engineer |
| <input type="checkbox"/> Geotechnical Engineer | <input type="checkbox"/> Flood Engineer | <input checked="" type="checkbox"/> Service Locator |
| <input checked="" type="checkbox"/> Energy Efficiency | <input type="checkbox"/> Ecologist | <input checked="" type="checkbox"/> Surveyor (FFL) |
| <input type="checkbox"/> Town Planner | <input type="checkbox"/> Acoustic Engineer | <input type="checkbox"/> Heritage Consultant |
| <input type="checkbox"/> Traffic Engineer | <input checked="" type="checkbox"/> Bushfire | <input type="checkbox"/> Civil Engineer |

Table of *contents*

| | |
|---|---------|
| Summary | Page 2 |
| Introduction | Page 4 |
| Planning, building & modular terms | Page 5 |
| Development and Site Details | Page 6 |
| Current Aerial Photography and Street View | Page 7 |
| Planning Framework / Interests | Page 8 |
| Secondary Dwelling Requirements | Page 9 |
| Overlays — Heritage, Acid Sulfate, Bushfire | Page 10 |
| Overlays — Flooding | Page 11 |
| Overlays — Protected Vegetation & Environmental Areas | Page 12 |
| Overlays — Koala Habitat & Koala Priority Area | Page 13 |
| Underground Infrastructure & Stormwater | Page 14 |
| Contour Mapping & Proposed Building Location | Page 15 |
| Active Transport & Other | Page 16 |
| Design and Siting Requirements | Page 17 |
| Compliance Snapshot (Canibuild zoning pre-check) | Page 18 |
| Site Plan, Floor Plan & Contour (Canibuild) | Page 19 |
| Terms & Conditions | Page 20 |

Introduction

An accredited building certifier has been engaged to perform a preliminary Town Planning assessment of this property. This entails analysing the proposed construction works against local Council's Planning Scheme, available documents on Council's Online Property Development Portal, Infrastructure Owners' mapping systems, and the State Government's Planning Provisions.

This report is **not** a Building Approval or Council Approval but simply gives a clear picture of how the development rules and restrictions apply to the property before investing heavily in design or approvals. This report is also not a fully comprehensive Building Code assessment and is limited to the parts of the code that can affect the design and siting of the buildings such as Fire Separation.

Please see the Summary on Page 2 for the most relevant information related to the property.

Should you wish to discuss anything herein, please contact your Outhaus project lead.

Domestic Certification Classifications

Class 1a: Any detached or attached dwelling that is not located above or below another dwelling.

Class 1b: One or more buildings which together constitute a boarding house, guest house, hostel or the like that accommodates not more than 12 people, with a total area not more than 300 m²; or four or more single dwellings on one allotment used for short-term holiday accommodation.

Class 10a: A non-habitable building including a garage, carport, shed, deck, veranda or the like.

Class 10b: Includes fences, retaining walls, outdoor spas, swimming pools and the like.

Relevant Building and Planning Legislation in Queensland

[Building Act 1975](#) · [Building Regulations 2021](#) · [Building Fire Safety Regulation 2008](#) · [National Construction Code Volume 2](#) · [ABCB Housing Provisions](#) · [Planning Act 2016](#) · [Planning Regulations 2017](#) · [State Development Assessment Provisions](#) · [Queensland Development Codes](#) · [Local Government's Planning Scheme](#)

Planning, building & *modular terms*

BAL Bushfire Attack Level. The site's bushfire risk rating, set by a bushfire consultant; drives construction requirements.

BA Building Approval. The certifier's approval to build, issued before any construction starts.

DA Development Application. A higher-level council application, lodged by a town planner when required.

CAR Concurrence Agency Referral. A minor council application to relax a rule, usually a boundary setback.

A&A Amenity & Aesthetics. A council policy (here Moreton Bay) requiring a referral for prefabricated buildings.

Overlay A mapped layer (flood, bushfire, koala and more) that adds requirements to a site.

Setback The minimum distance a structure must sit from a front, side or rear boundary.

Secondary dwelling A smaller self-contained dwelling on the same lot as a primary dwelling. The Outhaus product. Not "granny flat" or "ADU".

BLE Building Location Envelope. A council-nominated area on the lot where you may build.

ROL Reconfiguration of a Lot. Subdividing or reshaping land titles.

POD Plan of Development. Site-specific rules carried from a prior approval.

SDAP State Development Assessment Provisions. The state's rules for referable development.

MSES / MLES Matters of State / Local Environmental Significance. Mapped values that restrict clearing.

GFA Gross Floor Area. Total building area to external walls; usually excludes decks and patios.

FFL Finished Floor Level. The height of the floor, given in AHD.

AHD Australian Height Datum. Height above mean sea level.

NGL Natural Ground Level. The existing ground height (AHD).

DFL Defined Flood Level. The modelled 1-in-100-year flood height (AHD).

FPL Flood Planning Level. The level the floor must sit above (DFL plus freeboard).

AEP Annual Exceedance Probability. Flood likelihood per year; 1% AEP is a 1-in-100-year event.

NCC National Construction Code. The building code; Volume 2 covers houses.

QDC Queensland Development Code. State siting and design provisions.

RPEQ Registered Professional Engineer of Queensland. Required to certify engineering.

Form 15 / 16 An engineer's design (15) and inspection (16) compliance certificates.

Soil class Site classification to AS 2870 (A, S, M, H1, H2, E, P) for footing design.

Wind class Site wind rating to AS 4055 (N1 to N4 / C1 to C3).

NatHERS Nationwide House Energy Rating Scheme. The energy-efficiency assessment.

Module The factory-built building unit, delivered complete.

Subframe The steel base the module sits on.

Service location report Locates underground sewer, water and stormwater before footings are set.

QBCC Queensland Building and Construction Commission. Licenses the builder for onsite works.

QLeave Portable long service leave levy charged on building work.

Development and *site details*

Site details

| | |
|-------------|----------------------------|
| Address | [REDACTED] Petrie QLD 4502 |
| Lot on plan | [REDACTED] |
| Site area | 648 m ² |

Planning framework

| | |
|------------------------------|---|
| Local government | Moreton Bay City Council |
| Zoning | General Residential |
| Neighbourhood / precinct | Suburban Neighbourhood |
| Infrastructure owner(s) | Sewer Mains — UnityWater · Water Mains — UnityWater · Stormwater Mains — Moreton Bay City Council |
| Council overlays | Acid Sulfate soils · Active Transport · Building Heights · Bushfire Hazard · Environmental Areas · Flood Hazard (Balance & Medium Risk) · Stormwater Catchments |
| State designations | Active transport corridor · Wildlife habitat (endangered or vulnerable / special least concern animal / koala habitat areas — core) · Regulated vegetation (category B) · Regulated vegetation (essential habitat) · Flood hazard area — local government flood mapping area · Bushfire prone area · Regulated vegetation management map (Category A and B extract) · Koala priority area · Core koala habitat area · Urban Footprint · Water resource planning area boundaries |
| Planning scheme version | Version 7.1 |
| Defined use / classification | Dwelling House (Secondary Dwelling) / 1a |
| Report author | Accredited building certifier |
| Date of assessment | Monday, 1 June 2026 |
| Report version | 1 |

Current aerial imagery and *street view*



Current aerial imagery — subject lot outlined (address withheld in this sample).



Street view — site frontage.

Planning *interests*

Planning framework

| | |
|------------------------------|---|
| Category of development | Building Work |
| Sch. 6 Planning Regs applies | <input type="text" value="N/A"/> |
| Existing DAs | <input type="text" value="N/A"/> |
| Cancelled Lot ROLs | <input type="text" value="N/A"/> |
| Building Envelope | <input type="text" value="N/A"/> |
| Priority Development Area | <input type="text" value="N/A"/> |
| Plan of Development | <input type="text" value="N/A"/> |
| TLPIs | <input type="text" value="N/A"/> |
| Covenants | <input type="text" value="N/A"/> None identified from mapping systems, council archives, title or survey plans. |
| Easements | <input type="text" value="N/A"/> |
| Amenity and Aesthetics | <input checked="" type="checkbox"/> Yes Moreton Bay Council A&A Policy applies — any prefabricated building requires a Referral Application submission to council. This will be taken care of at the Certification stage and will not pose an issue. |
| Relocated Building | <input type="text" value="N/A"/> |

Secondary dwelling *requirements*

Secondary Dwelling — applies (Yes).

Secondary dwelling requirements:

- Located within 10 m of primary dwelling — Yes
- Maximum GFA < 45 m² — Yes

The primary dwelling and secondary dwelling share a single (common):

- water connection and meter
- electricity connection and meter
- wastewater connection / system
- street number and letterbox
- vehicle access driveway
- pedestrian access point to the lot

This will be a condition of approval.

RAD24

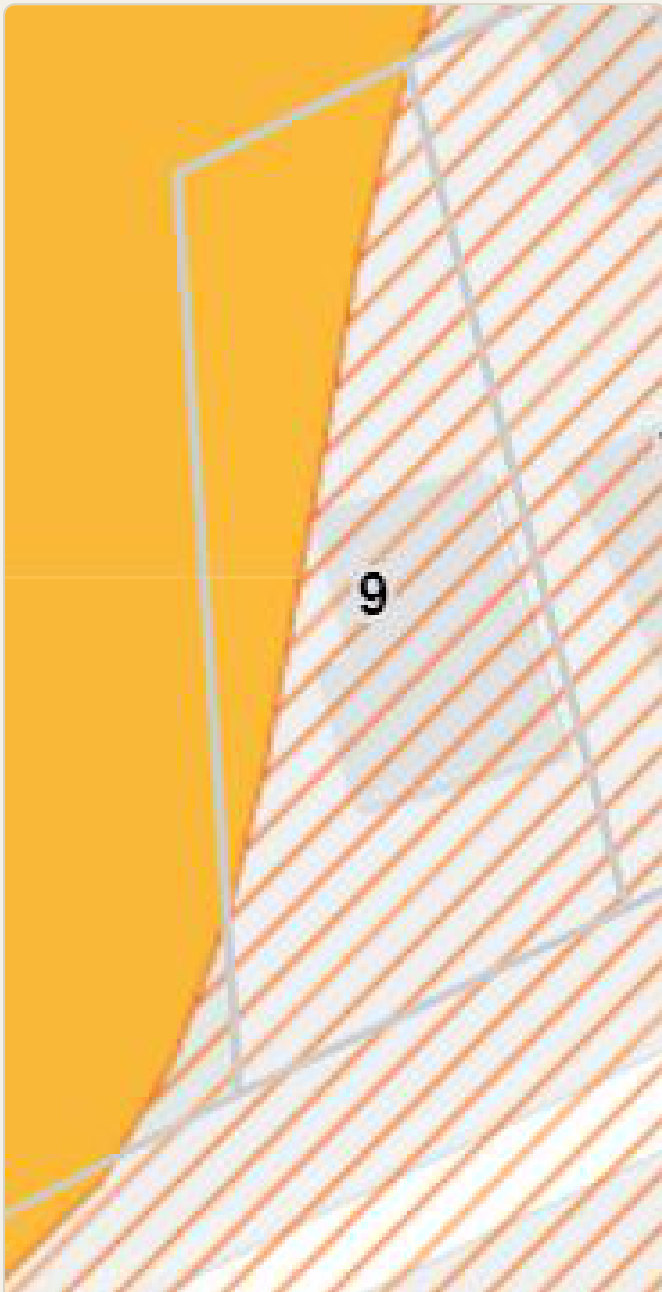
Secondary dwellings, where freestanding and in the Suburban neighbourhood precinct or Coastal communities precinct of the General residential zone, orientate primary entry, or any patio, balcony or deck inwardly within the lot so that it faces the primary dwelling and not adjoining properties.

This should not pose an issue as orientation on the site plan currently faces Recreation and open space Zoned Land.

Overlays *affecting the site*

| | |
|--------------------------------|---|
| Heritage | N/A |
| Traditional Building Character | N/A |
| Acid Sulfate Soils | <input checked="" type="checkbox"/> Yes Must not excavate more than 100 m ³ of soil. |

Bushfire Hazard Yes



Bushfire Hazard Overlay — Medium Potential Bushfire Intensity / Potential Impact Buffer.

Bushfire report required to determine BAL Rating.

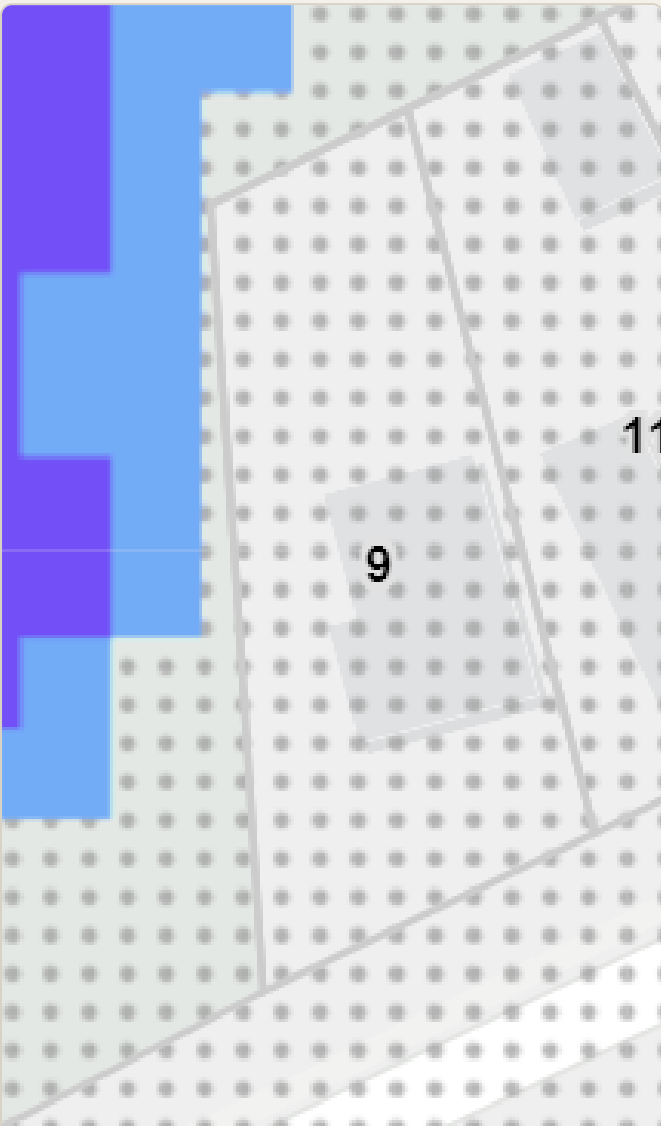
Standard provisions which apply to most BAL ratings (subject to additional requirements after the bushfire report is complete):

- All exposed water pipes (including any connection to/from a pump to a water tank) are required to be metallic — expensive to fix after the fact, so important to get correct from the start.
- All openable windows will be required to be permanently screened with metallic screens.
- Any decks/landings decking boards in front of glazed doors are required to be non-combustible material (either a hardwood species nominated in AS 3959 or other non-combustible material compliant with AS 1530.1).

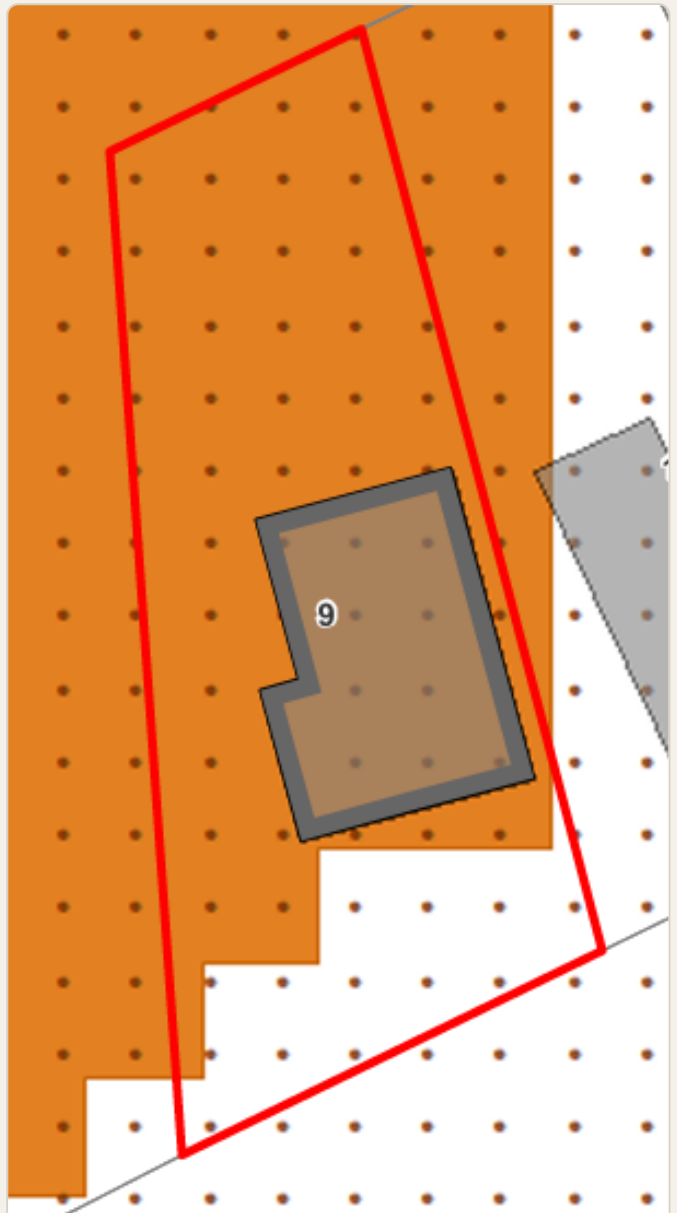
| | |
|-----------------|-----|
| Coastal Erosion | N/A |
|-----------------|-----|

Overlays — *flooding*

Flooding or Storm Tide Affected Yes



Balance flood planning area.



Flood check result — Future Flood extent, 1% AEP.

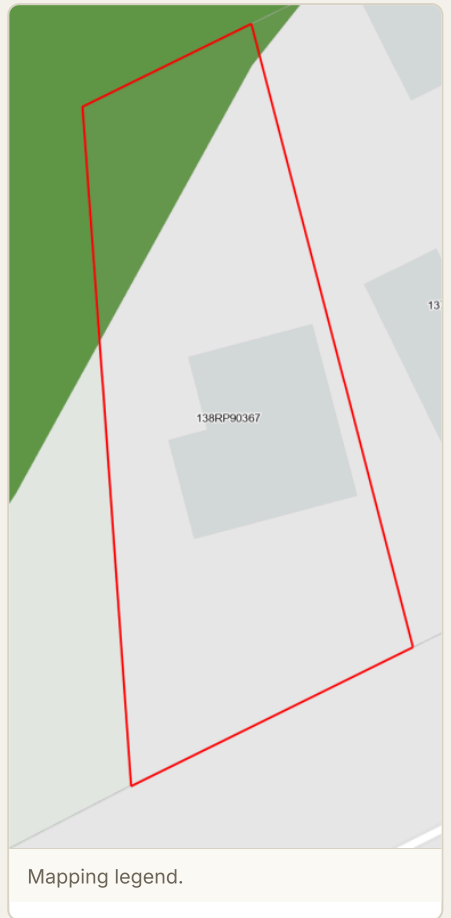
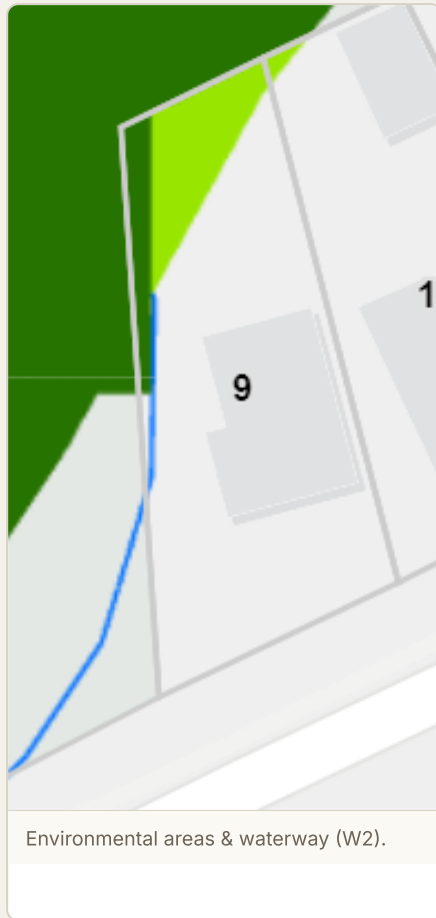
Minimum Flood Level in accordance with Flood Development Report.

Flood Planning Level (m AHD): **13.35**. Finished Floor Level to be set above this level; the AHD detail survey confirms FFL.

| | |
|---------------------------------|-----|
| Landslide Hazard or Steep Slope | N/A |
| Transport Noise Corridor | N/A |

Protected vegetation & *environmental areas*

Protected Vegetation Yes



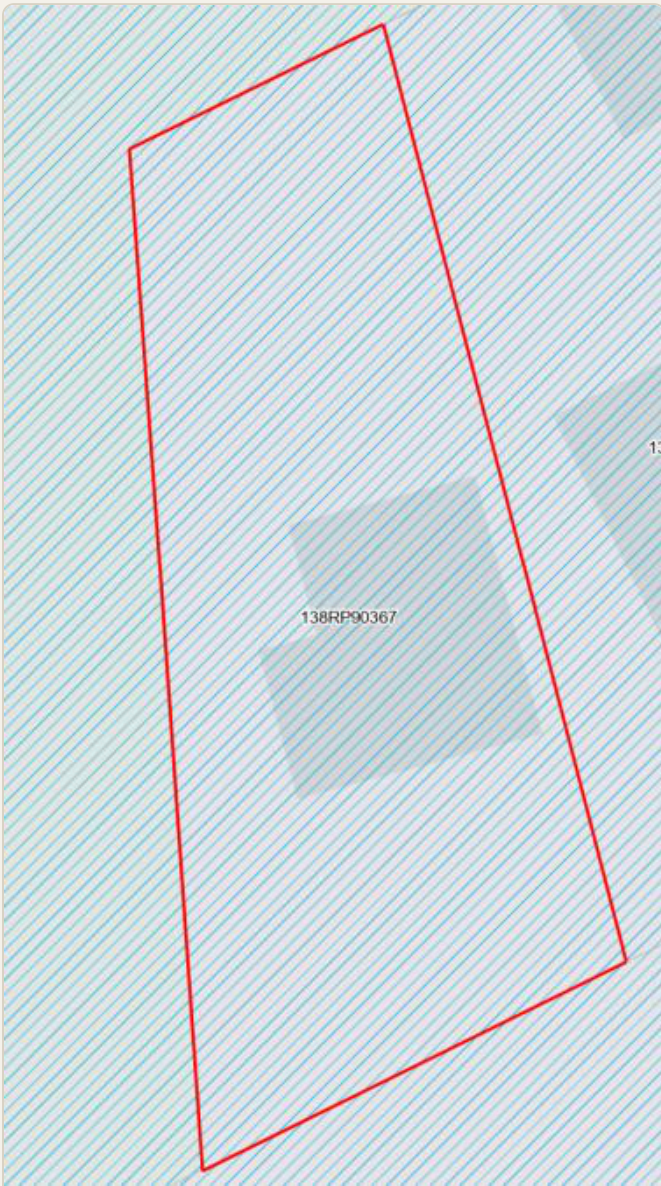
RAD28

Where no suitable land cleared of native vegetation exists, clearing of native vegetation in a High Value Area or Value Area is for the purpose of a new dwelling house or extension to an existing dwelling house only on lots less than 750 m².

| | |
|-------------------------|-----|
| Mining Constrained Area | N/A |
|-------------------------|-----|

Koala habitat & *koala* priority area

Koala Habitat Yes



Core Koala Habitat (green) over the rear of the lot.



Proposed siting relative to the overlay, with boundary dimensions.

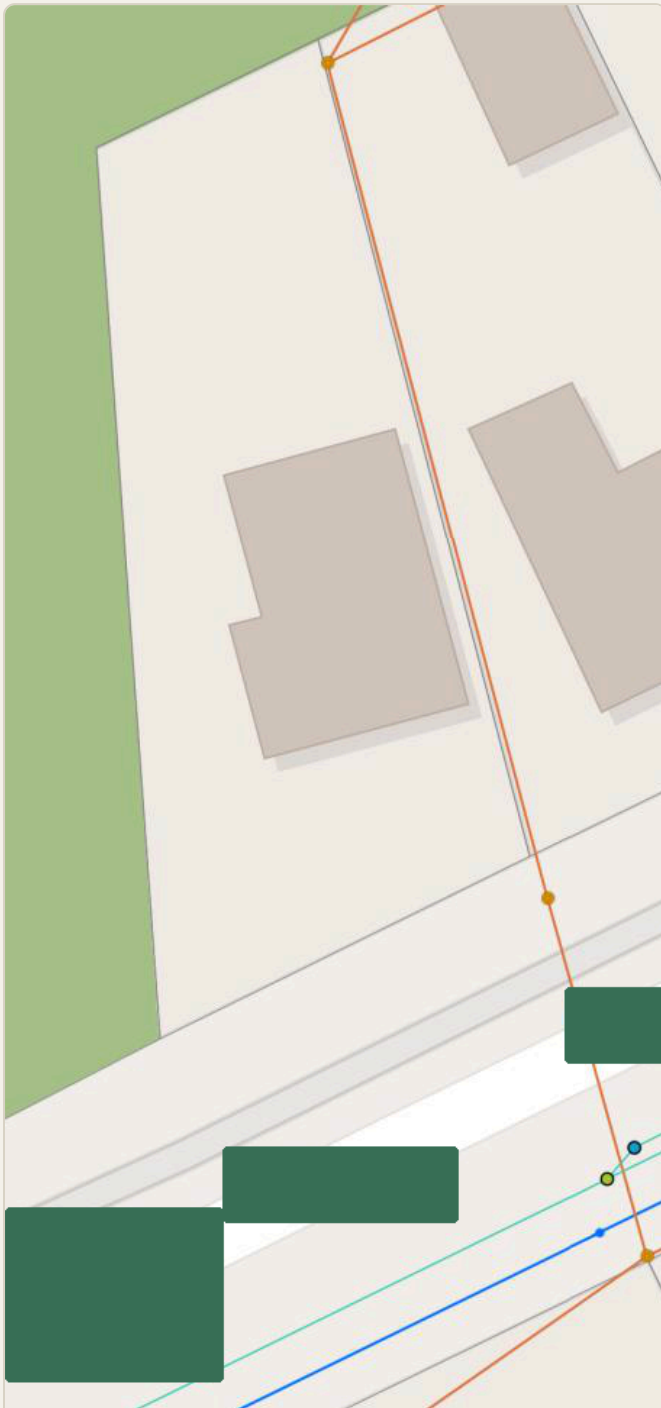
Proposed location slightly encroaches into this overlay. Advise moving this slightly down outside of the overlay to avoid potential state planning triggers for core koala habitat.

This development may fall under 'exempt development' — development that results in a total area on the premises of 500 m² or less of 1 or more koala habitat areas being cleared of native vegetation since 7 February 2020.

Koala Priority Area Yes

See previous provisions for Core Koala Habitat.

Underground infrastructure & *stormwater*



| | |
|-----------------|--------------------------------|
| Sewer main | 150 mm reticulation sewer main |
| Water main | 150 mm reticulation water main |
| Stormwater main | 300 mm stormwater main |

Build over or near asset. A service location report will be required to determine the actual location of the sewer main on the boundary and the connection point. Building to remain a minimum of **1.2 m** from the centre of the sewer line and **1 m** from the tip of the sewer connection point.

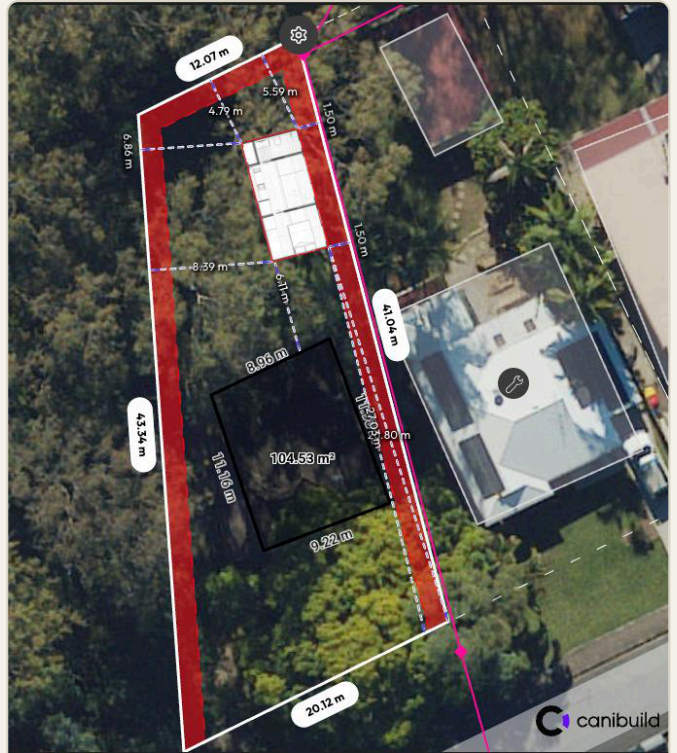
Underground infrastructure mapping — road frontage.

| | |
|------------------------------------|---|
| Water Storage Required | <input type="text" value="N/A"/> |
| On-site treatment required | <input type="text" value="N/A"/> |
| Corrosion Protection | <input type="text" value="N/A"/> |
| Stormwater Management Requirements | <input checked="" type="checkbox"/> Yes Stormwater (including any overflow from any water storage tanks) to be directed to kerb and channel. |

Contour mapping & *proposed building location*



Contour mapping (lot details redacted).



Proposed building location with boundary setbacks (Canibuild).

Active transport & *other*



Active transport network adjacent to the lot.

Active transport. Primary Active Transport Network runs along the frontage; Secondary Active Transport Network nearby. No construction constraint on the dwelling.

Design and *siting requirements*

Design and siting — prevailing legislation

| | |
|---------------------|---|
| QDC MP 1.1 | N/A |
| QDC MP 1.2 | <input checked="" type="checkbox"/> Yes |
| Planning Scheme | <input checked="" type="checkbox"/> Yes 9.3.1 Dwelling house code · 8.2.2 Flood hazard overlay code |
| Small Lot Code | N/A |
| Plan of Development | N/A |
| PDA Dev Scheme | N/A |
| Building Envelope | N/A |

Setback & design requirements

| AREA | REQUIRED | PROVIDED | COMPLIANCE | COMMENTS |
|---------------------|-------------------|----------|---|---|
| Front Setback | ≥ 4.5 m | >>> | <input checked="" type="checkbox"/> Yes | Located behind primary dwelling toward rear of lot |
| Side Setback | ≥ 1.5 m | = | <input checked="" type="checkbox"/> Yes | Recommend building 1.7 m from boundary to avoid surveyor requirement |
| Rear Setback | ≥ 1.5 m | >> | <input checked="" type="checkbox"/> Yes | |
| Existing Structures | ≥ 1.8 m / ≥ 0.9 m | >>>> | <input checked="" type="checkbox"/> Yes | 1.8 m from existing dwellings; 0.9 m from existing class 10a structures already less than 0.9 m from boundary |
| Site Coverage | ≤ 50% | <<< | <input checked="" type="checkbox"/> Yes | Approx 26% with proposed development |
| Building Height | ≤ 8.5 m | <<< | <input checked="" type="checkbox"/> Yes | Modular homes usually under 4.5 m in height |

Compliance *snapshot*

Automated zoning pre-check, Canibuild AI Compliance Engine · Report ID CZRA-1923330 · placed design Haus 8.4 × 4.0.

COMPLIANT

The proposed Detached Granny Flat appears compliant under all assessed planning pathways within the General residential — Suburban neighbourhood zone, with applicable development standards satisfied based on automated zoning checks.

PATHWAY

ADU — Moreton Bay QLD Yes

Lot area 647.57 m² (0.16 ha) · Lot width 15.40 m · Building area 33.60 m²

Compliance table — ADU, Moreton Bay QLD

| RULE | REQUIREMENT (PER CODE) | PROPOSED / EXISTING | STATUS |
|--------------------|--|--|--|
| Land Zoning | General residential — Suburban neighbourhood | General residential — Suburban neighbourhood | <input type="button" value="Compliant"/> |
| Lot Area | ≥ 600.00 m ² | 647.57 m ² | <input type="button" value="Compliant"/> |
| Gross Floor Area | ≤ 45.00 m ² | 33.60 m ² | <input type="button" value="Compliant"/> |
| Front Setback | ≥ 0.00 m | 22.95 m | <input type="button" value="Compliant"/> |
| Left Side Setback | ≥ 1.50 m | 1.96 m | <input type="button" value="Compliant"/> |
| Right Side Setback | ≥ 1.50 m | 7.11 m | <input type="button" value="Compliant"/> |
| Rear Setback | ≥ 1.50 m | 8.51 m | <input type="button" value="Compliant"/> |
| Height | ≤ 8.50 m | 4.00 m | <input type="button" value="Compliant"/> |

Site affected by

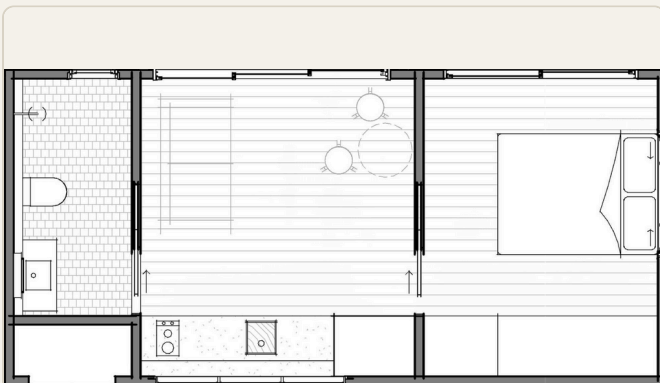
| AFFECTED BY | LAYER DETAIL | SOURCE |
|---------------------------|--|---|
| Acid Sulphate Soil | Area 2 | City of Moreton Bay Data Hub |
| Flood | Balance flood planning area, Flood planning area | City of Moreton Bay Datahub |
| Wetland Area | Contains wetlands [1 to 50%] | Queensland Spatial Catalogue — QSpatial |
| Environmental Area | MLES (Local) & MSES (State) Environmental Significance, MLES Waterway Buffer | City of Moreton Bay Data Hub |
| Biodiversity Significance | True | ArcGIS Rest Server |

Site plan, floor plan & *contour*

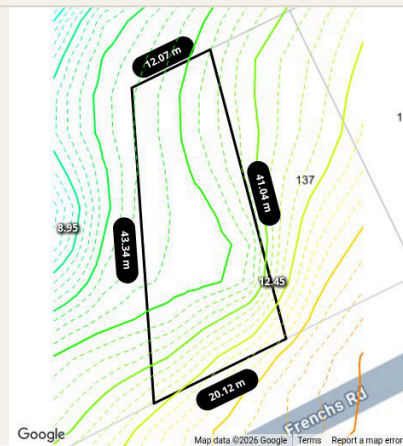
Site plan — ADU, Moreton Bay QLD (ground floor)



Proposed siting with boundary setback dimensions. Not to scale (Canibuild).



Ground floor plan — Haus 8.4 × 4.0.



Contour & parcel boundary with dimensions.

Terms & conditions

About this report. Your Pre-Planning Report (PPR) is a preliminary, certifier-led desktop assessment prepared for Outhaus Modular by an accredited building certifier. It is not a Building Approval, Development Approval or any council approval, and it is not a full Building Code assessment. It shows how the planning rules and overlays apply to your site before you invest in design or approvals.

No guarantee of approval. Outhaus does not guarantee that any building or development approval, referral or council outcome will be granted, or the timeframe in which it will be granted. Those decisions rest with the certifier, council and referral agencies.

Current at the date of assessment. This report reflects the council, state and mapping data available on its preparation date. Planning schemes and overlays change. If the report is out of date when you apply for approval, a reassessment may be required.

Third-party data and reports. Findings rely on the certifier's assessment and, where shown, the Canibuild zoning pre-check. Parcel boundaries, setbacks, dimensions and siting shown on the maps are approximations from third-party data, not surveys, and must be confirmed by a licensed surveyor and the relevant council. Outhaus is not responsible for the accuracy of third-party data.

Recommendations and costs. Recommendations in this report are indicative. They are confirmed and costed in your Build Plan, where approvals, consultants, building upgrades and onsite works are scoped. A binding price only exists once confirmed in a written agreement signed by both parties.

Your fee. The PPR is \$750 + GST, a one-off fee payable before the assessment commences, and credited toward your build if you proceed with Outhaus. As the report is work performed on your behalf, the fee is not refundable once the assessment has commenced.

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Full terms. This summary sits alongside the full Outhaus Terms & Conditions at outhaus.com.au/terms-conditions.
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