

# HEALTH CARE SERVICE AMENDMENT

## EXPLANATORY REPORT

LOGAN PLANNING SCHEME 2015



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# 1 About the amendment

## 1.1. Short title

- (1) This amendment may be cited as the Health Care Service Amendment.

## 1.2. Purpose

- (1) The purpose of this amendment is to introduce a new development code to regulate Health care services providing particular guidance on location, design and amenity. The proposed code also includes focussed provisions that seek to regulate pharmacotherapy clinics with respect to location, separation distances, indoor waiting area size and mechanical surveillance.

## 1.3. Commencement

- (1) This amendment commences on the day specified in the gazettal notice.

## 1.4. This report

- (1) This explanatory report is provided to the Minister for State Development, Infrastructure, Local Government and Planning in accordance with section 20 of the *Planning Act 2016* and the Minister's Guidelines and Rules.
- (2) The report provides a statement addressing:
  - (a) the nature and details of the proposed amendment;
  - (b) how the amendment reflects state interests in ShapingSEQ and State Planning Policy July 2017 (SPP).
- (3) In this document, the proposed changes to the planning scheme are presented as a strikethrough (eg. ~~strikethrough~~) where text is being omitted and underlined where text is being inserted.
- (4) Where new provisions have been inserted, subsequent outcomes have been renumbered but are not shown in this document. Refer to the full planning scheme amendment documents for these changes.
- (5) Where changes have been made following public notification, those changes are identified in **yellow highlighting**.
- (6) Where maps or figures are part of the proposed changes, an image of the map or figure has been included, with an embedded hyperlink. Activating the hyperlink will display the PDF map or figure to facilitate a more detailed review.

## 2 Explanation

### 2.1. Background

Health care services, such as a medical centres and dental clinics, are non-residential uses which are supported in residential areas as they directly support the day to day needs of the immediate community. However, these uses can cause impacts, such as traffic generation, car parking, noise and visual aesthetics that are inconsistent with the community's expectations for a residential area. For the community to maintain high levels of access to these vital services but preserve residential amenity levels, Council proposes to introduce a health care code to address particular aspects of the use.

The Health care service use definition also provides for methadone clinics and similar services. There is a need to provide for such services within the community, but it is proposed to limit their location and impose requirements to address the safety of the immediate community.

Currently, the Logan Planning Scheme 2015 (planning scheme) does not have a specific use code regulating these uses but rather relies on limited provisions in the zone codes to address the impacts of the uses. The proposed new code will pull together all requirements in one place and provide greater clarity on the preferred locations for such uses.

### 2.2. The proposed amendment

The proposed new Health care service use code introduces new criteria for health care services. In residential areas, this means limiting the locations where the use is supported (being on land gaining access from a higher order road) and imposing requirements on hours of operation, landscaping, design and improving visual amenity. The new locational criteria will:

- reduce the number of potential sites where health care services are supported in residential areas; and
- minimise the introduction of non-residential traffic into residential streets.

The code also introduces the term 'pharmacotherapy clinic' and establishes criteria for Health care service uses with a focus on pharmacotherapy clinic operators and health care services in residential areas.

A Pharmacotherapy clinic is a health care service that involves the treatment of patients using medications to respond to drug dependence. These clinics include operations such as 'drug rehabilitation services' and 'methadone clinics'. As there is a community need for such services to continue, it is proposed that these operations remain supported in centre zones subject to meeting further requirements. This will ensure these clinics remain accessible and available to clients. A pharmacotherapy clinic is not supported in residential areas and would be subject to impact assessment were an application to be made.

The Health care service code identifies specific outcomes for Pharmacotherapy clinics, including separation distances from incompatible land uses (such as residential activities), minimum waiting room sizes and surveillance requirements.

### 2.3. South East Queensland Regional Plan 2017 (Shaping SEQ)

The Amendment is consistent with the overarching goals of Shaping SEQ, as demonstrated by the assessment against the plan's goals below:

**Goal 1: Grow** - SEQ has a consolidated urban structure of well-planned and more complete communities. There is housing choice and sufficient land to accommodate the projected population and employment growth in an affordable and sustainable way to meet the community's changing lifestyle needs.

The proposed amendment does not conflict with the goals, elements, strategies, and outcomes sought under Goal 1: Grow of Shaping SEQ.

**Goal 2: Prosper** - SEQ has a globally competitive economy focused on high-value economic activities supported by population-serving jobs. Regional Economic clusters will leverage traditional strengths and competitive advantages to advance the economy, strengthen our global and national relationships, and embrace emerging technology and new opportunities.

The proposed amendment does not conflict with the goals, elements, strategies, and outcomes sought under Goal 2: Prosper of Shaping SEQ.

**Goal 3: Connect** - SEQ is a region of more complete and interconnected communities supported by a multimodal and integrated regional transport system. The system is frequent and reliable, and prioritises public and active transport for people, and freight networks for goods. Infrastructure networks and services enable efficient and sustainable development, economic growth, and social benefits throughout the region.

The proposed amendment does not conflict with the goals, elements, strategies, and outcomes sought under Goal 3: Connect of Shaping SEQ.

**Goal 4: Sustain** - *SEQ's biodiversity, natural assets and regional landscapes are protected and nurtured to sustain our region's strong and diverse communities. These communities are safe, fair, sustainable, resilient, and prepared for climate change. Together, our environment and communities will ensure future generations enjoy a high-quality of life and affordable living options.*

Shaping SEQ Goal 4: Sustain – Element 7 Health and wellbeing, seeks that communities are designed and supported by social infrastructure and natural assets to provide healthy, liveable places that promote mental and physical wellbeing. To design communities to be walkable, attractive, and comfortable, and have high-amenity environments consistent with the elements and strategies of the 'Live'. The proposed amendment is consistent with this element.

**Goal 5: Live** - *SEQ is a region of great places that respond to our outstanding climate based on good design that creates an urban form delivering year-round outdoor and energy-efficient living in a leafy, subtropical landscape.*

Shaping SEQ Goal 5: Live – Element 1 Valuing good design, seeks that great subtropical and temperate design underpins SEQ urban places. To Ensure good quality design is embedded in the planning system. The proposed amendment is consistent with this element.

Shaping SEQ Goal 5: Live – Element 6 Embedding opportunities for adaptation and change, seeks that buildings, streets and spaces have inbuilt flexibility and adaptability to accommodate new uses and users in the long-term. To Create places capable of accommodating individual needs throughout their whole life, adopting design principles to specifically address the needs of children, older people, and people with disabilities. The proposed amendment is consistent with this element.

## 2.4. State Planning Policy

The Amendment has been prepared consistent with the state interest policies and assessment benchmarks in Part E of the State Planning Policy (SPP) and, where relevant, have been considered as follows:

- *Planning for liveable communities and housing* – The proposed amendment is consistent with the state interests and policies in liveable communities and housing, being Housing supply and diversity, and Liveable communities.

Built and natural environment policy 1 seeks high quality urban design and place making outcomes are facilitated and promote affordable living and sustainable and complete communities, attractive, adaptable, accessible, and inclusive built environments. The proposed amendment is consistent with this policy.

Built and natural environment policy 2 seeks vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community and consolidating urban development in and around existing settlements. The proposed amendment is consistent with this policy.

- *Planning for economic growth* – The proposed amendment is consistent with the state interests and policies in economic growth, being Agriculture, Development and construction, Mining and extractive resources, and Tourism.
- *Planning for environment and heritage* – The proposed amendment is consistent with the state interests and policies in environment and heritage, being Biodiversity, Coastal environment, Cultural heritage, and Water quality.
- *Planning for safety and resilience to hazards* – The proposed amendment is consistent with the state and policies interests in safety and resilience to hazards, being Emissions and hazardous activities, and Natural hazards, risk, and resilience.
- *Planning for infrastructure* – The proposed amendment is consistent with the state interests and policies in infrastructure, being Energy and water supply, Infrastructure integration, Transport infrastructure, Strategic airports and aviation facilities, and Strategic ports.

### 3 Proposed amendments to the planning scheme

#### 3.1. Amendments to Schedule 1 - Definitions

##### 3.1.1. New Administrative definition for Pharmacotherapy clinic

###### Explanation

The proposed amendment includes a new Health care service use code. The new code introduces the term 'pharmacotherapy clinic'. It is therefore important to define what a pharmacotherapy clinic is to aid in the readability and understanding of the scheme. A Pharmacotherapy clinic is a health care service that involves the treatment of patients using medications to respond to drug dependence. These clinics include operations such as "drug rehabilitation services" and "methadone clinics".

###### Drafting Change

Table SC1.2.1 – Index of administrative definitions

Permeability  
 Pharmacotherapy clinic  
 Pick up / set down area  
 Place of worship separation distance  
 Planned date

Table SC1.2.2 - Administrative definitions

<u>Pharmacotherapy clinic</u>	<p>Premises which involve the treatment of patients through the use of medications to respond to drug dependence, including as a replacement or substitution treatment for opioid dependence.</p> <p>Example of <u>Pharmacotherapy clinic</u> -  an opioid treatment clinic. Example excludes a chemist.</p>
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#### 3.2. Amendments to Part 9 - Development codes

##### 3.2.1. New Health care service code

###### Explanation

The proposed amendment introduces a new Health care service use code. This new code establishes criteria for Health care service uses with a focus on health care services in residential areas and pharmacotherapy clinics. The Code provisions seek to ensure essential health care services are integrated into residential localities in a manner that maintains amenity and manages the potential impacts of pharmacotherapy clinics.

The code introduces new criteria for health care services in a residential setting. This includes limiting the locations where the use is supported (being on land fronting higher order roads), having a high-quality built form, limiting the hours of operation, and requiring onsite landscaping along boundaries to improve visual amenity.

The Health care service code also identifies specific outcomes for Pharmacotherapy clinics, including separation distances from incompatible land uses (such as residential activities), minimum waiting room sizes and surveillance requirements.

**Drafting Change***Part 9 Development Codes**9.1 Preliminary - Insert reference to new code in Table 1.2.4***Table 1.2.4 - Development codes**

Nature of code	Code
Use codes	<a href="#">Dual occupancy and Dwelling house;</a> <a href="#">Health care service code;</a> <a href="#">Home-based business;</a> <a href="#">Multiple dwelling, Rooming accommodation and Short-term accommodation;</a> <a href="#">Relocatable home park and Retirement facility;</a> <a href="#">Roadside stall;</a> <a href="#">Sales office;</a> <a href="#">Telecommunications facility.</a>

*Insert new Health care service code at 9.3.2 and renumber subsequent codes.*

<b>9.3.2</b>	<b>Health care service code</b>
<b>9.3.2.1</b>	<b>Application</b>
<p>1. This code applies to:</p> <p>a. <del>accepted development (subject to requirements)</del> and code assessable material change of use for a <a href="#">Health care service</a> for which the <a href="#">Health care service</a> code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in <a href="#">section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment</a>;</p> <p>b. <a href="#">material change of use for a Health care service made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.</a></p> <p>2. <a href="#">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 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.</a></p>	



### 9.3.2.2 Purpose

1. The purpose of the code is to ensure a Health care service:
  - a. is provided in a location consistent with the intent of the zone or precinct;
  - b. is compatible with adjoining uses and protects amenity;
  - c. has a built form that enhances the surrounding area;
  - d. protects the centre hierarchy.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. A Health care service is:
    - i. provided in accessible and appropriate locations consistent with the intent of the zone or precinct;
    - ii. designed to contribute positively to the streetscape with a high quality built form that enhances the character of the surrounding area;
    - iii. easily and safely accessed.
  - b. A Health care service in an existing or planned residential setting:
    - i. is not a Pharmacotherapy clinic;
    - ii. is small-scale in built form and nature;
    - iii. caters for a demonstrated need;
    - iv. does not undermine the viability of a nearby centre or the centre hierarchy;
    - v. is designed and operated to protect residential amenity and be consistent with residential character;
    - vi. minimises the introduction of non-residential traffic onto access roads and access streets;
    - vii. provides levels of comfort, quiet, privacy, safety and amenity reasonably expected in a Residential zone category, a precinct other than the Mixed use precinct of the Loganlea local plan or a precinct other than the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct of the Loganholme local plan.
  - c. A Health care service being a Pharmacotherapy clinic:
    - i. is appropriately situated and does not adjoin a Childcare centre, an Educational establishment, a Place of worship or a Residential activity;
    - ii. is designed to support safe operations by utilising crime prevention through environmental design principles.

### 9.3.2.3 Assessment benchmarks for assessable development

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

**Table 9.3.2.3.1 - Health care service code: assessable development**

Performance outcomes	Acceptable outcomes
<b>Assessable Development</b>	
<b>PO1</b> Development contains: <ol style="list-style-type: none"> <li>a. <u>a combination of facade materials, treatments and colours</u>;</li> <li>b. <u>design elements that enhance the character of the streetscape and surrounding area</u>;</li> <li>c. <u>variations in roof pitch and design to create visual interest</u>.</li> </ol>	<b>AO1</b> No acceptable outcome provided.

**Where in:**

- Residential zone category; or
- Loganlea local plan in a precinct other than the Mixed use precinct; or
- Loganholme local plan in a precinct other than the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.

**PO2**Access for a Health care service:

- ensures a safe and functional movement network;
- minimises the introduction of non-residential traffic onto access roads and access streets.

**AO2.1**

Where located on a corner lot or dual road lot and the site has frontage to an urban arterial road or urban collector road, a Health care service gains vehicle access from the lower order road.

**AO2.2**

Where not located on a corner lot or dual road lot, a Health care service does not have direct vehicle access to an urban access street, urban access road or urban neighbourhood access road.

**PO3**A Health care service:

- is not a Pharmacotherapy clinic;
- is small-scale;
- serves the local residents' daily needs;
- protects residential amenity;
- is consistent with the residential character;
- does not undermine the viability of a nearby centre or the centre hierarchy.

**AO3**A Health care service:

- is not a Pharmacotherapy clinic;
- has a maximum gross floor area of 200m<sup>2</sup>;
- is not within 800 metres of another Health care service.

**PO4**

A Health care service results in noise emissions that are consistent with the residential amenity of the area.

**AO4.1**

Development limits hours of operation to:

- 8:00am to 6:00pm Monday to Friday;
- 8:00am to 12:00pm Saturday;
- not occur on Sundays or public holidays.

**AO4.2**

A Health care service does not involve the treatment of patients outdoors.

**PO5**

Development ensures that:

- car parking areas do not detract from residential amenity and the residential streetscape;
- landscaping contributes positively to the streetscape and amenity of adjoining premises.

**AO5**

Development provides:

- a minimum 2 metre wide landscape strip for trees, shrubs and groundcovers along the primary street frontage and where adjoining public open space;
- a minimum 1 metre wide landscape strip for buffer planting along side and rear boundaries where adjoining residential premises.

Land use	
Health care service being Pharmacotherapy clinic	
<p><b>PO6</b></p> <p>A Pharmacotherapy clinic does not adjoin:</p> <ol style="list-style-type: none"> <li>a Childcare centre; or</li> <li>an Educational establishment; or</li> <li>a Place of worship; or</li> <li>Residential activities.</li> </ol>	<p><b>AO6</b></p> <p>No acceptable outcome provided.</p>
<p><b>PO7</b></p> <p>A Pharmacotherapy clinic:</p> <ol style="list-style-type: none"> <li>is designed to reduce opportunities for loitering;</li> <li>minimises opportunities for anti-social behaviour;</li> <li>provides constant mechanical surveillance.</li> </ol> <p>Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p><b>AO7</b></p> <p>Development:</p> <ol style="list-style-type: none"> <li>provides an indoor waiting area with a minimum allowance of 2m<sup>2</sup> for each patient that can be accommodated;</li> <li>provides mechanical surveillance to all publicly-accessible areas;</li> <li>protects the line of sight for all existing and planned mechanical surveillance equipment;</li> <li>provides signage identifying that mechanical surveillance equipment is in use.</li> </ol>

### 3.2.2. Amendment to Home-based business code

#### Explanation

The proposed amendment amends the Home-based business code by removing Health care service - pharmacotherapy clinic as an acceptable Home-based business activity.

#### Drafting Change

Table 9.3.3.3.1 - Home-based business code: accepted development (subject to requirements) and assessable development

*Exclude a pharmacotherapy clinic as an acceptable form of a home-based Health care service.*

**PO1**

A Home-based business is compatible with the residential character of the area.

**AO1**

A Home-based business is limited to a business activity that would otherwise be classified as:

- a. a family day care service; or
- b. a Home-based food and drink business;
  - i. selling a single line of food or drink products;
  - ii. selling non-potentially hazardous food and drink products; or
- c. Service industry; or
- d. where conducted entirely within a dwelling or ancillary building:
  - i. Health care service other than a Pharmacotherapy clinic; or
  - ii. Office; or
  - iii. Shop, limited to the provision of personal services; or
  - iv. Short-term accommodation being a bed and breakfast or farm stay; or
- e. Outdoor sport and recreation (other than equestrian tutelage), limited to outdoor sporting tutelage in an existing facility; or
- f. Outdoor sport and recreation, limited to equestrian tutelage that has a boundary clearance of a minimum of 30 metres from the boundary of an adjoining lot.

### 3.3. Amendments to Part 1 - About the planning scheme

#### 3.3.1. Include reference to Health care service code in Table 1.2.4 – Development codes

##### Explanation

The proposed amendment updates Table 1.2.4 – Development codes to refer to the new Health care service code.

##### Drafting Change

Table 1.2.4 – Development codes

*Insert the Health care service code in the list of Development codes.*

**Table 1.2.4 - Development codes**

Nature of code	Code
Use codes	<a href="#">Dual occupancy and Dwelling house;</a> <a href="#">Health care service code;</a> <a href="#">Home-based business;</a> <a href="#">Multiple dwelling, Rooming accommodation and Short-term accommodation;</a> <a href="#">Relocatable home park and Retirement facility;</a> <a href="#">Roadside stall;</a> <a href="#">Sales office;</a> <a href="#">Telecommunications facility.</a>

### 3.4. Amendments to Part 5 - Tables of assessment

#### 3.4.1. Amendment to categories of development and assessment – Material change of use

##### Explanation

The proposed amendment updates the tables of assessment for Material change of use to implement the policy changes introduced in the new Health care service use code and the introduction of the new term 'pharmacotherapy clinic'. The updates include:

- Referring to the Health care service code as an assessment benchmark for Health care service;
- Excluding a Pharmacotherapy clinic from Home-based business;
- Excluding a Pharmacotherapy clinic in residential zones;
- Excluding a Pharmacotherapy clinic in in the Mixed use and Specialised centre zones;
- Excluding a Pharmacotherapy clinic from being Accepted development (subject to requirements) in the Centre zone;
- Requiring a Health care service to have frontage to a collector or arterial road in the Low density residential, Low-medium density residential and Medium density residential zones;
- Introducing consistent qualifying criteria across the Low density residential, Low-medium density residential and Medium density residential zones; and
- Consequential renumbering of use codes affected by the introduction of the new Health care service code:

Existing Development code numbering	Proposed Development code numbering
9.3.2 Home-based business code	9.3.3 Home-based business code
9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code	9.3.4 Multiple dwelling, Rooming accommodation and Short-term accommodation code
9.3.4 Relocatable home park, Residential care facility and Retirement facility code	9.3.5 Relocatable home park, Residential care facility and Retirement facility code
9.3.5 Roadside stall code	9.3.6 Roadside stall code

9.3.6 Sales office code	9.3.7 Sales office code
9.3.7 Telecommunications facility code	9.3.8 Telecommunications facility code

Note – References to the proposed Development code numbering have been updated across the planning scheme document to ensure consistency.

### **Drafting Change**

Table 5.5.1.1 – Centre zone

*Exclude from Accepted development (subject to requirements) a Pharmacotherapy clinic as a suitable type of Health care service in the Centre zone and identify the Health care service code as an assessment benchmark for code assessment.*

Health care service	Accepted development (subject to requirements)	
	<p>If the material change of use -</p> <ul style="list-style-type: none"> <li>a. not a Pharmacotherapy clinic;</li> <li>b. the material change of use - <ul style="list-style-type: none"> <li>i. does not involve building work; or</li> <li>ii. involves building work that does not increase the existing gross floor area; or</li> <li>iii. involves minor building work.</li> </ul> </li> </ul>	<p>6.2.1 Centre zone code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.7 Servicing, access and parking code</p>
	<b>Code assessment</b>	
	If not accepted development (subject to requirements).	<p>6.2.1 Centre zone code</p> <p>9.3.2 Health care service code</p> <p>9.4.2 Filling and excavation code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.4 Landscape code</p> <p>9.4.7 Servicing, access and parking code</p>

*Exclude a Pharmacotherapy clinic from operating as a form of Home-based business.*

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <p>a. it is a <a href="#">family day care service</a>; or</p> <p>b. it is -</p> <p>i. a <a href="#">Home-based food and drink business</a>; or</p> <p>ii. the use area is 50m<sup>2</sup> or less;</p> <p>iii. it does not involve more than two non-resident employees or contractors;</p> <p>c. any other business and all of the following are met -</p> <p>i. the use area is 50m<sup>2</sup> or less;</p> <p>ii. it does not involve more than two non-resident employees or contractors;</p> <p>iii. it is not an activity that would otherwise be defined as an <a href="#">Industry activity</a>;</p> <p>iv. <u>it is not an activity that would otherwise be defined as a <a href="#">Health care service</a> being a <a href="#">Pharmacotherapy clinic</a>.</u></p> <p><b>Code assessment</b></p>	<p><a href="#">9.3.23 Home-based business code</a></p> <p><a href="#">9.4.7 Servicing, access and parking code</a></p>
	<p>If not <a href="#">accepted development (subject to requirements)</a> and -</p> <p>a. the use area exceeds 50m<sup>2</sup> but does not exceed 100m<sup>2</sup>;</p> <p>b. it does not involve more than two non-resident employees or contractors;</p> <p>c. it is not an activity that would otherwise be defined as an <a href="#">Industry activity</a>, other than <a href="#">Service industry</a>;</p> <p>d. <u>it is not an activity that would otherwise be defined as a <a href="#">Health care service</a> being a <a href="#">Pharmacotherapy clinic</a>.</u></p>	<p><a href="#">9.3.23 Home-based business code</a></p> <p><a href="#">9.4.7 Servicing, access and parking code</a></p>

The above addition in the Home-based business use of the Centre zone table of assessment has been replicated across a range of zones but is not shown to minimise duplication. Zones to feature this addition include:

- Community facilities zone
- Emerging community zone
- Environmental management and conservation zone
- Low density residential zone
- Low-medium density residential zone
- Medium density residential zone
- Mixed use zone
- Rural zone
- Rural residential zone
- Specialised centre zone



Table 5.5.2.1 – Community facilities zone

*Insert Health care service code as an assessment benchmark.*

Health care service	Code assessment	
	If - a. in the Community purposes precinct; b. associated with a Hospital.	<a href="#">6.2.2 Community facilities zone code</a> <a href="#">9.3.2 Health care service code</a> <a href="#">9.4.2 Filling and excavation code</a> <a href="#">9.4.3 Infrastructure code</a> <a href="#">9.4.4 Landscape code</a> <a href="#">9.4.7 Servicing, access and parking code</a>

Table 5.5.5.1 – Low density residential zone

*Introduce additional qualifiers for Health care service subject to code assessment and identify the Health care service code as an assessment benchmark.*

Health care service	Code assessment	
	If the gross floor area is 200m <sup>2</sup> or less If all of the following are met - a. not a Pharmacotherapy clinic; b. the site has frontage to an urban arterial road or urban collector road; c. the gross floor area is 200m <sup>2</sup> or less.	<a href="#">6.2.7 Low-medium density residential zone code</a> <a href="#">9.3.2 Health care service code</a> <a href="#">9.4.2 Filling and excavation code</a> <a href="#">9.4.3 Infrastructure code</a> <a href="#">9.4.4 Landscape code</a> <a href="#">9.4.7 Servicing, access and parking code</a>

The above addition in the Health care service use of the Low density residential zone table of assessment has been replicated in the Low-medium density residential zone and Medium density residential zone but is not shown to minimise duplication.

### 3.4.2. Amendment to categories of development and assessment – Operational work

#### Explanation

The proposed amendment updates the tables of assessment for Operational work to address the renumbering of use codes affected by the introduction of the new Health care service code.

#### Drafting Change

Table 5.8.1 – Operational work

*Renumber the Home-based business code for Advertising device - all zones.*

Table 5.8.1 - Operational work

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Advertising device		
All zones	Accepted development (not subject to requirements)	
	If associated with a Home-based business.	<a href="#">9.3.23 Home-based business code</a> - acceptable outcome AO3 (a)(x) - (a)(xiii).

### 3.4.3. Amendment to categories of development and assessment – Local plans

#### Explanation



The proposed amendment updates the tables of assessment for Local plans to incorporate the policy changes introduced in the new Health care service use code and the introduction of the new term 'pharmacotherapy clinic'.

The updates include:

- Referring to the Health care service code as an assessment benchmark for Health care service;
- Excluding a Pharmacotherapy clinic as Accepted development (subject to requirements);
- Excluding a Pharmacotherapy clinic from Home-based business;
- Excluding a Pharmacotherapy clinic as Code assessable in Loganholme Local Plan and outside of the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct;
- Excluding a Pharmacotherapy clinic as Code assessable in Loganlea Local Plan and include reference to "in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct" for Accepted development (subject to requirements);
- Excluding a Pharmacotherapy clinic as Code assessable in the Slacks Creek Precinct of Springwood Local Plan.
- Consequential renumbering of use codes affected by the introduction of the new Health care service code.

### **Drafting Change**

Table 5.9.1.1 – Beenleigh local plan: material change of use

*Exclude from Accepted development (subject to requirements) a Pharmacotherapy clinic as a suitable type of Health care service and identify the Health care service code as an assessment benchmark for code assessment.*

Health care service	Accepted development (subject to requirements)	
	If - a. <u>not a Pharmacotherapy clinic</u> ; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing <u>gross floor area</u> ; or iii. involves <u>minor building work</u> ; c. not in the Civic and community precinct or Showgrounds precinct.	<a href="#">6.2.1 Centre zone code</a> <a href="#">7.2.1 Beenleigh local plan code</a> <a href="#">9.3.2 Health care service code</a> <a href="#">9.4.3 Infrastructure code</a> <a href="#">9.4.7 Servicing, access and parking code</a>
	<b>Code assessment</b>	
	If - a. <u>not accepted development (subject to requirements)</u> ; b. not in the Civic and community precinct or Showgrounds precinct.	<a href="#">6.2.1 Centre zone code</a> <a href="#">7.2.1 Beenleigh local plan code</a> <a href="#">9.3.2 Health care service code</a> <a href="#">9.4.2 Filling and excavation code</a> <a href="#">9.4.3 Infrastructure code</a> <a href="#">9.4.4 Landscape code</a> <a href="#">9.4.7 Servicing, access and parking code</a>

The above addition in the Health care service use of the Beenleigh local plan table of assessment has been replicated across a range of local plans but is not shown to minimise duplication. Local plans to feature this addition include:

- Logan Central local plan
- Logan Village local plan
- Loganlea local plan
- Park Ridge local plan
- Springwood local plan

*Exclude a Pharmacotherapy clinic from operating as a form of Home-based business.*

<b>Home-based business</b>	<b>Accepted development (subject to requirements)</b>  If - a. it is a <u>family day care service</u> ; or b. it is a <u>Home-based food and drink business</u> ; or c. all of the following are met - i. the use area is 50m <sup>2</sup> or less; ii. it does not involve more than two non-resident employees or contractors; iii. it is not an activity that would otherwise be defined as an <u>Industry activity</u> ; iv. <u>it is not an activity that would otherwise be defined as a Health care service being Pharmacotherapy clinic.</u>	<u>9.3.23 Home-based business code</u> <u>9.4.7 Servicing, access and parking code</u>
	<b>Code assessment</b>  If not <u>accepted development (subject to requirements)</u> and - a. the use area exceeds 50m <sup>2</sup> but does not exceed 100m <sup>2</sup> ; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an <u>Industry activity</u> , other than <u>Service industry</u> ; d. <u>it is not an activity that would otherwise be defined as a Health care service being Pharmacotherapy clinic.</u>	<u>9.3.23 Home-based business code</u> <u>9.4.7 Servicing, access and parking code</u>

The above addition in the Home-based business use of the Beenleigh local plan table of assessment has been replicated across a range of local plans but is not shown to minimise duplication. Local plans to feature this addition include:

- Loganholme local plan
- Logan Central local plan
- Logan Village local plan
- Loganlea local plan
- Park Ridge local plan
- Springwood local plan

*The following tables of assessment have been amended to reflect the exclusion of a Pharmacotherapy clinic as a suitable type of Health care service and identification of the Health care service code as an assessment benchmark for code assessment but contain unique drafting.*

Table 5.9.2.1 – Browns Plains local plan: material change of use

<p><b>a Commercial activity</b></p> <p>Editor's note - A</p> <p>Commercial activity is defined as any of the following uses -</p> <p>Bar</p> <p>Car wash</p> <p>Club</p> <p>Function facility</p> <p>Health care service</p> <p>Home-based business</p> <p>Hotel</p> <p>Indoor sport and recreation</p> <p>Low impact industry (being a brewery)</p> <p>Nightclub entertainment facility</p> <p>Office</p> <p>Parking station</p> <p>Service industry</p> <p>Service station</p> <p>Theatre</p> <p>Veterinary service</p>	<p><b>Accepted development (subject to requirements)</b></p> <p>If -</p> <p>a. <u>not a Health care service being a Pharmacotherapy clinic;</u></p> <p>b. <u>not Low Impact Industry being a brewery;</u></p> <p>c. <u>the use is not Home-based business or Low impact industry, the material change of use for a Commercial activity other than Low impact industry, Health care service being a Pharmacotherapy clinic or Home-based business, the material change of use -</u></p> <p>i. does not involve building work; or</p> <p>ii. involves building work that does not increase the existing gross floor area; or</p> <p>iii. involves minor building work;</p> <p>d. the use is Home-based business -</p> <p>i. it is a family day care service; or</p> <p>ii. it is a Home-based food and drink business; or</p> <p>iii. the use area is 50m<sup>2</sup> or less;</p> <p>iv. it does not involve more than two non-resident employees or contractors;</p> <p>v. it is not an activity that would otherwise be defined as an Industry activity-;</p> <p>vi. <u>it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.</u></p>	<p>6.2.1 Centre zone code, if not Home-based business</p> <p>7.2.2 Browns Plains local plan code, if not Home-based business</p> <p>9.3.23 Home-based business code, if Home-based business</p> <p>9.4.3 Infrastructure code, if not Home-based business</p> <p>9.4.5 Management of emissions and hazardous activities code, if Service industry or Service station</p> <p>9.4.7 Servicing, access and parking code</p>
	<p><b>Code assessment</b></p> <p>If -</p> <p>a. the use is not Home-based business or Low impact industry, the material change of use involves building work that -</p> <p>i. is not minor;</p> <p>ii. increases the gross floor area; or</p> <p>b. the use is Home-based business -</p> <p>i. the use area exceeds 50m<sup>2</sup> but does not exceed 100m<sup>2</sup>;</p> <p>ii. it does not involve more than two non-resident employees or contractors;</p> <p>iii. it is not an activity that would otherwise be defined as an Industry activity; or</p> <p>c. the use is Low impact industry where only for a brewery-;</p> <p>d. <u>it is not an activity that would otherwise be defined as a Health care service being Pharmacotherapy clinic.</u></p>	<p>6.2.1 Centre zone code, if not Home-based business</p> <p>7.2.2 Browns Plains local plan code, if not Home-based business</p> <p>9.3.2 Health care service code, if not Home-based business</p> <p>9.3.23 Home-based business, if Home-based business</p> <p>9.4.2 Filling and excavation code, if not Home-based business</p> <p>9.4.3 Infrastructure code, if not Home-based business</p> <p>9.4.4 Landscape code, if not Home-based business or Nightclub entertainment facility</p> <p>9.4.5 Management of emissions and hazardous activities code, if Service industry or Service station</p> <p>9.4.7 Servicing, access and parking code</p>

Table 5.9.3.1 – Jimboomba local plan: material change of use

a Commercial activity	Accepted development (subject to requirements)	
<p>Editor's note - A</p> <p>Commercial activity is defined as any of the following uses -</p> <p>Bar</p> <p>Car wash</p> <p>Club</p> <p>Function facility</p> <p>Health care service</p> <p>Home-based business</p> <p>Hotel</p> <p>Indoor sport and recreation</p> <p>Low impact industry (being a brewery)</p> <p>Nightclub entertainment facility</p> <p>Office</p> <p>Parking station</p> <p>Service industry</p> <p>Service station</p> <p>Theatre</p> <p>Veterinary service</p>	<p>If -</p> <p>a. not a Health care service being a Pharmacotherapy clinic;</p> <p>b. not Low Impact Industry being a brewery;</p> <p>c. the use is not Home-based business or Low impact industry, the material change of use for a Commercial activity other than Low impact industry, Health care service being a Pharmacotherapy clinic or Home-based business, the material change of use -</p> <p>i. does not involve building work; or</p> <p>ii. involves building work that does not increase the existing gross floor area; or</p> <p>iii. involves minor building work;</p> <p>d. the use is Home-based business -</p> <p>i. it is a family day care service; or</p> <p>ii. it is a Home-based food and drink business; or</p> <p>iii. the use area is 50m<sup>2</sup> or less;</p> <p>iv. it does not involve more than two non-resident employees or contractors;</p> <p>v. it is not an activity that would otherwise be defined as an Industry activity;</p> <p>vi. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.</p> <p>e. it is not an activity that would otherwise be defined as an Industry activity.</p>	<p>6.2.1 Centre zone code, if not Home-based business</p> <p>7.2.3 Jimboomba local plan code, if not Home-based business</p> <p>9.3.23 Home-based business code, if Home-based business</p> <p>9.4.3 Infrastructure code, if not Home-based business</p> <p>9.4.5 Management of emissions and hazardous activities code, if Service industry or Service Station</p> <p>9.4.7 Servicing, access and parking code</p>

Code assessment	
<p>If not <a href="#">accepted development (subject to requirements)</a> -</p> <p>a. the use is not <a href="#">Home-based business</a> or <a href="#">Low impact industry</a>, the material change of use involves building work that -</p> <p>i. is not minor;</p> <p>ii. increases the <a href="#">gross floor area</a>; or</p> <p>b. the use is <a href="#">Home-based business</a> -</p> <p>i. the use area exceeds 50m<sup>2</sup> but does not exceed 100m<sup>2</sup>;</p> <p>ii. it does not involve more than two non-resident employees or contractors;</p> <p>iii. it is not an activity that would otherwise be defined as an <a href="#">Industry activity</a>, other than <a href="#">Service industry</a>; or</p> <p>c. the use is <a href="#">Low impact industry</a> where only for a brewery;;</p> <p>d. <a href="#">it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.</a></p>	<p><a href="#">6.2.1 Centre zone code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">7.2.3 Jimboomba local plan code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">9.3.2 Health care service code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">9.3.23 Home-based business code</a>, if <a href="#">Home-based business</a></p> <p><a href="#">9.4.2 Filling and excavation code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">9.4.3 Infrastructure code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">9.4.4 Landscape code</a>, if not <a href="#">Home-based business</a> or <a href="#">Nightclub entertainment facility</a></p> <p><a href="#">9.4.5 Management of emissions and hazardous activities code</a>, if <a href="#">Service industry</a> or <a href="#">Service station</a></p> <p><a href="#">9.4.7 Servicing, access and parking code</a></p>

Table 5.9.6.1 – Loganholme local plan: material change of use

Health care service	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> <li>a. <u>not a Pharmacotherapy clinic</u>;</li> <li>b. <u>in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct</u>;</li> <li>c. the material change of use -               <ul style="list-style-type: none"> <li>i. does not involve building work; or</li> <li>ii. involves building work that does not increase the existing <u>gross floor area</u>; or</li> <li>iii. <u>involves minor building work</u>;</li> </ul> </li> </ul>	<p> <a href="#">6.2.1 Centre zone code</a>  <a href="#">7.2.6 Loganholme local plan code</a>  <a href="#">9.3.2 Health care service code</a>  <a href="#">9.4.3 Infrastructure code</a>  <a href="#">9.4.7 Servicing, access and parking code</a> </p>
	<p><b>Code assessment</b></p> <p>If -</p> <ul style="list-style-type: none"> <li>a. <u>not accepted development (subject to requirements)</u>;</li> <li>b. <u>not a Pharmacotherapy clinic</u>;</li> <li>c. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct; or</li> <li>d. in a precinct other than the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct; <u>and the gross floor area is 200m<sup>2</sup> or less</u>:               <ul style="list-style-type: none"> <li>i. <u>is not a Pharmacotherapy clinic</u>;</li> <li>ii. <u>the gross floor area is 200m<sup>2</sup> or less</u>.</li> </ul> </li> </ul>	<p> <a href="#">6.2.1 Centre zone code</a>  <a href="#">6.2.5 Low density residential zone code</a>, if the land is in that zone  <a href="#">6.2.7 Low-medium density residential zone code</a>, if the land is in that zone  <a href="#">7.2.6 Loganholme local plan code</a>  <a href="#">9.3.2 Health care service code</a>  <a href="#">9.4.2 Filling and excavation code</a>  <a href="#">9.4.3 Infrastructure code</a>  <a href="#">9.4.4 Landscape code</a>  <a href="#">9.4.7 Servicing, access and parking code</a> </p>



Table 5.9.9.1 – Shailer Park local plan: material change of use

a Commercial activity	Accepted development (subject to requirements)	
<p>Editor's note - A Commercial activity is defined as any of the following uses -</p> <p>Bar</p> <p>Car wash</p> <p>Club</p> <p>Function facility</p> <p>Health care service</p> <p>Home-based business</p> <p>Hotel</p> <p>Indoor sport and recreation</p> <p>Low impact industry (being a brewery)</p> <p>Nightclub entertainment facility</p> <p>Office</p> <p>Parking station</p> <p>Service industry</p> <p>Service station</p> <p>Theatre</p> <p>Veterinary service</p>	<p>If -</p> <p>a. <u>not in the Bryants Road precinct adjoining Timor Avenue;</u></p> <p>b. <u>not a Health care service being a Pharmacotherapy clinic;</u></p> <p>c. <u>not Low impact industry being a brewery;</u></p> <p>d. <u>for a Commercial activity other than Low impact industry, Health care service being a Pharmacotherapy clinic or Home-based business, the material change of use —</u></p> <p>e. <u>the use is not Home-based business or Low impact industry - the material change of use:</u></p> <p>i. does not involve building work; or</p> <p>ii. involves building work that does not increase the existing gross floor area; or</p> <p>iii. involves minor building work;</p> <p>f. the use is Home-based business -</p> <p>i. it is a family day care service; or</p> <p>ii. it is a Home-based food and drink business; or</p> <p>iii. the use area is 50m<sup>2</sup> or less;</p> <p>iv. it does not involve more than two non-resident employees or contractors;</p> <p>v. it is not an activity that would otherwise be defined as an Industry activity;</p> <p>vi. <u>it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.</u></p> <p>g. <u>not in the Bryants Road precinct adjoining Timor Avenue.</u></p> <p>Editor's note - All Commercial activities in the Bryants Road precinct between Timor Avenue and the new road are impact assessment.</p>	<p>6.2.1 Centre zone code, if not Home-based business</p> <p>7.2.9 Shailer Park local plan code, if not Home-based business</p> <p>9.3.23 Home-based business code, if Home-based business</p> <p>9.4.3 Infrastructure code, if not Home-based business</p> <p>9.4.5 Management of emissions and hazardous activities code, if Service industry or Service station</p> <p>9.4.7 Servicing, access and parking code</p>

Code assessment	
<p>If -</p> <p>a. not in the Bryants Road precinct adjoining Timor Avenue;</p> <p>b. not a <a href="#">Health care service being a Pharmacotherapy clinic</a>;</p> <p>c. not accepted development (subject to requirements);</p> <p>d. for a <a href="#">Commercial activity other than Low impact industry, Health care service being a Pharmacotherapy clinic or Home-based business, the material change of use -</a></p> <p>e. the use is not <a href="#">Home-based business or Low impact industry</a>, the material change of use involves building work that -</p> <p>i. is not minor;</p> <p>ii. increases the <a href="#">gross floor area</a>;</p> <p>f. the use is <a href="#">Home-based business</a> -</p> <p>i. the use area exceeds 50m<sup>2</sup> but does not exceed 100m<sup>2</sup>;</p> <p>ii. it does not involve more than two non-resident employees or contractors;</p> <p>iii. it is not an activity that would otherwise be defined as an <a href="#">Industry activity</a>, other than <a href="#">Service industry</a>;</p> <p>iv. it is not an activity that would otherwise be defined as a <a href="#">Health care service being a Pharmacotherapy clinic</a>;</p> <p>g. the use is <a href="#">Low impact industry</a> where only for a brewery;</p> <p>h. not in the Bryants Road precinct adjoining Timor Avenue.</p> <p>Editor's note - All <a href="#">Commercial activities</a> in the Bryants Road precinct fronting Timor Avenue and the new road are impact assessment.</p>	<p><a href="#">6.2.1 Centre zone code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">7.2.9 Shailer Park local plan code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">9.3.2 Health care service code</a>, if <a href="#">Home-based business</a></p> <p><a href="#">9.3.23 Home-based business code</a>, if <a href="#">Home-based business</a></p> <p><a href="#">9.4.2 Filling and excavation code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">9.4.3 Infrastructure code</a>, if not <a href="#">Home-based business</a></p> <p><a href="#">9.4.4 Landscape code</a>, if not <a href="#">Home-based business or Nightclub entertainment facility</a></p> <p><a href="#">9.4.5 Management of emissions and hazardous activities code</a>, if <a href="#">Service industry or Service station</a></p> <p><a href="#">9.4.7 Servicing, access and parking code</a></p>

### 3.5. Amendments to Part 6 - Zone codes

#### 3.5.1. Amendment to Zone codes

##### Explanation

The proposed amendment updates several Zone codes to incorporate the policy changes introduced through the new Health care service use code and the introduction of the new term 'pharmacotherapy clinic'. The updates include:

- Removing Pharmacotherapy clinic as a supported use in the Low density residential, Low-medium density residential, Medium density residential, Mixed use and Specialised centre zones;
- Removing the specific Health care service performance outcome and acceptable outcome which has incorporated into the new Health care service use code.
- Where a performance outcome and acceptable outcome has been removed, subsequent performance outcomes and acceptable outcomes have been renumbered but are not shown.



**Drafting Change**

## 6.2.5 Low density residential zone code

*Exclude a Pharmacotherapy clinic as a suitable form of Health care service*

## 6.2.5.2 Purpose

- e. in the Large suburban precinct:
- i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Relocatable home park, Residential care facility Retirement facility or Sales office; or
    - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
  - iv. development has a maximum net density of 10 equivalent dwellings per hectare;
- ....
- g. in the Small lot precinct:
- i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
    - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
  - iv. development has a maximum net density of 28.5 equivalent dwellings per hectare or 57 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;
- h. in the Suburban precinct:
- i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
    - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
  - iv. development has a maximum net density of 20 equivalent dwellings per hectare or 28.5 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;
- i. in the Village precinct:
- i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
    - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
  - iv. development has a maximum net density of 16.5 equivalent dwellings per hectare or 20 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot.

The above addition in the Purpose section of the Low density residential zone code has been replicated across a range of zone codes but is not shown to minimise duplication. Zone codes to feature this addition include:

- Low-medium density residential zone
- Medium density residential zone
- Mixed use zone
- Specialised centre zone

Table 6.2.5.3.1 - Low density residential zone code - accepted development (subject to requirements) and assessable development

Remove the Health care service performance outcome and corresponding acceptable outcome as these outcomes have been incorporated in the new Health care service code. Renumber subsequent outcomes.

Health care service	
<p><b>PO13-</b></p> <p><del>A Health care service:</del></p> <ul style="list-style-type: none"> <li><del>a. is small-scale;</del></li> <li><del>b. serves the local residents' daily needs;</del></li> <li><del>c. protects residential amenity.</del></li> <li><del>d. does not undermine the viability of a nearby centre or the centre hierarchy.</del></li> </ul>	<p><b>AO13-</b></p> <p><del>A Health care service:</del></p> <ul style="list-style-type: none"> <li><del>a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy;</del></li> <li><del>b. is not within 800 metres of another Health care service.</del></li> </ul>

The above change in the Low density residential zone code has been replicated across a further two zone codes but is not shown to minimise duplication. The deleted provisions include:

- PO13/AO13 Low-medium density residential zone
- PO4/AO4 Medium density residential zone

### 3.6. Amendments to Part 7 - Local plans

#### 3.6.1. Amendment to Local plan codes

##### Explanation

The proposed amendment updates several Local plan codes to incorporate the policy changes introduced through the new Health care service use code and the introduction of the new term 'pharmacotherapy clinic'. The updates include:

- Removing a Pharmacotherapy clinic as a supported use in the Loganholme local plan where outside of the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct;
- Removing a Pharmacotherapy clinic as a supported use in the Loganlea local plan;
- Removing a Pharmacotherapy clinic as a supported use in the Slacks Creek precinct of the Springwood local plan.
- Removing the specific Health care service performance outcome and acceptable outcome which has incorporated into the new Health care service use code.
- Where a performance outcome and acceptable outcome has been removed, subsequent performance outcomes and acceptable outcomes have been renumbered but are not shown.

##### Drafting Change

#### 7.2.6 Loganholme local plan code

*Exclude a Pharmacotherapy clinic as a suitable form of Health care service.*

##### 7.2.6.2 Purpose

h. In the Large lot residential precinct:

i. land uses comprise:

- A. ~~Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Residential care facility, Retirement facility or Sales office;~~ or
- B. other uses that cater for local residents being ~~Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;~~

## i. In the Residential choice precinct:

## i. land uses comprise:

- A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwellings being townhouses, Residential care facility, Retirement facility or Sales office; or
- B. other uses that cater for local residents being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;

## j. In the Residential core precinct:

## i. land uses comprise:

- A. Caretaker's accommodation, Community residence, Dual occupancy (auxiliary unit), Dwelling house, Dwelling unit, Home-based business, Multiple dwelling being apartments, Residential care facility, Retirement facility, Rooming accommodation, Sales office or Short-term accommodation; or
- B. other uses that cater for local residents being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), Function facility, small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;

## k. In the Residential frame precinct:

## i. land uses comprise:

- A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling being apartments, Residential care facility, Retirement facility, Rooming accommodation, Sales office or Short-term accommodation; or
- B. other uses that cater for local residents being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), Function facility, small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;

## l. In the Suburban residential precinct:

## i. land uses comprise:

- A. Caretaker's accommodation, Dual occupancy, Dwelling house, Home-based business, Multiple dwellings being townhouses, Residential care facility, Retirement facility or Sales office; or
- B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;

Table 7.2.6.4.1 - Loganholme local plan code for accepted development (subject to requirements) and assessable development

*Remove the Health care service performance outcome and corresponding acceptable outcome for the Large lot, Residential choice, Residential core, Residential frame and Suburban residential precincts as these outcomes have been incorporated in the new Health care service code. Renumber subsequent outcomes.*

<p><b>PO26</b></p> <p><del>A Health care service:</del></p> <ul style="list-style-type: none"> <li><del>a. is small scale;</del></li> <li><del>b. serves the local residents' daily needs;</del></li> <li><del>c. protects residential amenity.</del></li> </ul>	<p><b>AO26-</b></p> <p><del>A Health care service has a maximum gross floor area of 200m<sup>2</sup> per tenancy.</del></p>
<p><b>PO33</b></p> <p><del>A health care service:</del></p> <ul style="list-style-type: none"> <li><del>a. is small scale;</del></li> <li><del>b. serves the local residents' daily needs;</del></li> <li><del>c. protects residential amenity.</del></li> </ul>	<p><b>AO33</b></p> <p><del>A Health care service has a maximum gross floor area of 200m<sup>2</sup> per tenancy.</del></p>

<p><b>PO40-</b>  <del>A Health care service:</del>  a. <del>is small scale;</del>  b. <del>serves the local residents' daily needs;</del>  c. <del>protects residential amenity.</del></p>	<p><b>AO40</b>  <del>A Health care service has a maximum gross floor area of 200m<sup>2</sup> per tenancy.</del></p>
<p><b>PO48-</b>  <del>A Health care service:</del>  a. <del>is small scale;</del>  b. <del>serves the local residents' daily needs;</del>  c. <del>protects residential amenity.</del></p>	<p><b>AO48-</b>  <del>A Health care service has a maximum gross floor area of 200m<sup>2</sup> per tenancy.</del></p>
<p><b>PO55-</b>  <del>A Health care service:</del>  a. <del>is small scale;</del>  b. <del>serves the local residents' daily needs;</del>  c. <del>protects residential amenity.</del></p>	<p><b>AO55-</b>  <del>A Health care service has a maximum gross floor area of 200m<sup>2</sup> per tenancy.</del></p>

### 7.2.7 Loganlea local plan code

*Exclude a Pharmacotherapy clinic as a suitable form of Health care service.*

#### 7.2.7.3 Purpose

h. In the Low-medium precinct:

i. land uses comprise:

- A. Accommodation activities other than Dual occupancy and Dwelling unit; or
- B. Multiple dwellings being apartments; or
- C. other uses that cater for local residents being Bar, Childcare centre, Club, Community care centre, Community use, small-scale Food and drink outlet, Function facility, small-scale Health care service (excluding Pharmacotherapy clinic), Home-based business, Indoor sport and recreation, Office, Sales offices, Service industry, or small-scale Shop, that maintain the desired residential character and amenity;

i. In the Mixed use precinct:

i. land uses comprise:

- A. a Shop or Shopping centre on ground floor that do not exceed 3,000m<sup>2</sup> of gross floor area in the precinct; or
- B. Accommodation activities other than Dwelling unit;
- C. Multiple dwellings being apartments; or
- D. other uses that cater for local residents being Bar, Childcare centre, Club, Community Care centre, Community use, Food and drink outlet, Function facility, Health care service (excluding Pharmacotherapy clinic), Home-based business, Office, Park, Residential care facility, Sales office or Service industry that maintains the desired residential character and amenity;

j. In the Residential core precinct:

i. land uses comprise:

- A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwelling that is apartments or townhouses, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation; or
- B. other uses that cater for local residents being Childcare centre, Club, Community care centre, Community use, Food and drink outlet, Function facility, small-scale Health care service (excluding Pharmacotherapy clinic), Home-based business, Sales offices, or small-scale Shop, that maintain the desired residential character and amenity;

ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;

iii. a Health care service:

- A. is small scale;
- B. serves the needs of the local residents;
- C. does not undermine the viability of a nearby centre or the centre hierarchy;
- D. protects residential amenity.



- k. In the Residential edge precinct:
- i. land uses comprise:
    - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwellings that are townhouses, Residential care facility, Retirement facility or Rooming accommodation; or
    - B. other uses that cater for local residents being Childcare centre, Club, Community care centre, Community use, Food and drink outlet, small-scale Health care service (excluding Pharmacotherapy clinic), Home-based business, Sales offices, or small-scale Shop, that maintain the desired residential character and amenity;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. a Health care service;
    - A. is small scale;
    - B. serves the needs of the local residents;
    - C. does not undermine the viability of a nearby centre or the centre hierarchy;
    - D. protects residential amenity.
- l. In the Residential frame precinct:
- i. land uses comprise:
    - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwellings that are apartments or townhouses, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation; or
    - B. other uses that cater for local residents being Childcare centre, Club, Community care centre, Community use, Food and drink outlet, Home-based business, (excluding Health care service being Pharmacotherapy clinic), small-scale Health care service (excluding Pharmacotherapy clinic), Sales offices, or small-scale Shop, that maintain the desired residential character and amenity;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. a Health care service;
    - A. is small scale;
    - B. serves the needs of the local residents;
    - C. does not undermine the viability of a nearby centre or the centre hierarchy;
    - D. protects residential amenity.

Table 7.2.7.4.1 - Loganlea local plan code for accepted development (subject to requirements) and assessable development

*Exclude a Pharmacotherapy clinic as a suitable form of Health care service and maintain the existing separation requirements for Retail and Commercial activities.*

<p><b>PO11</b> A <u>Retail activity</u> or <u>Commercial activity</u> in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct:</p> <ol style="list-style-type: none"> <li>a. is of a scale and character suitable to ensure that the residential amenity is maintained;</li> <li>b. serves the local residents' daily needs;</li> <li>c. does not undermine the viability of a nearby centre or the <u>centre hierarchy.</u></li> <li>d. <u>a Health care service is not a Pharmacotherapy clinic.</u></li> </ol> <p>Editor's note - <u>Planning scheme policy 2</u> - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p><b>AO11</b> A <u>Retail activity</u> or <u>Commercial activity</u> in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct;</p> <ol style="list-style-type: none"> <li>a. has a maximum <u>gross floor area</u> of 200m<sup>2</sup>;</li> <li>b. being a <u>Retail activity</u> is not within 800 metres of another <u>Retail activity;</u></li> <li>c. <u>being a Health Care Service;</u> <ol style="list-style-type: none"> <li>i. <u>is not a Pharmacotherapy clinic;</u></li> <li>ii. <u>is not within 800m of another Health care service.</u></li> </ol> </li> </ol>
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*Remove the Health care service performance outcome and corresponding acceptable outcome for the Large lot, Residential choice, Residential core, Residential frame and Suburban residential precincts as these outcomes have been incorporated in the new Health care service code. Renumber subsequent outcomes.*

<p><b>PO12</b> A <u>Health care service;</u></p> <ol style="list-style-type: none"> <li>a. <u>is small scale;</u></li> <li>b. <u>serves the local residents' daily needs;</u></li> <li>c. <u>protects residential amenity.</u></li> </ol>	<p><b>AO12</b> A <u>Health care service</u> has a maximum <u>gross floor area</u> of 200m<sup>2</sup> per tenancy.</p>
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### 7.2.10 Springwood local plan code

*Exclude a Pharmacotherapy clinic as a suitable form of Health care service*

#### 7.2.10.3 Purpose

- o. In the Slacks Creek precinct land uses are Mixed use activities; but in the case of:
  - i. a Food and drink outlet or Shop, it is small-scale and serves the local workforces' daily needs;
  - ii. a small-scale Shop, does not undermine the viability of a nearby centre or the centre hierarchy;
  - iii. an Office, is not stand alone-;
  - iv. a Health care service is not a Pharmacotherapy clinic.

Table 7.2.10.4.1 - Springwood local plan code for accepted development (subject to requirements) and assessable development

*Exclude a Pharmacotherapy clinic as a suitable form of Health care service*

<b>PO24</b> A use in the Slacks Creek precinct is a <u>Mixed use activity</u> - other than a <u>Health care service</u> being <u>Pharmacotherapy clinic</u> .	<b>AO24</b> No acceptable outcome provided.
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## 3.7. Amendments to Schedule 6 – Planning scheme policies

### 3.7.1. Amendment to PSP 1 – Crime prevention through environmental design

*Amend references to performance outcome numbers in 2.1 – Guidelines for satisfying the performance outcome.*

#### 2.1 Guidelines for satisfying the performance outcome

1. Table 2.1.1 - Guidelines for satisfying the performance outcome identified in:
  - a. column 1, the performance outcome being:
    - i. PO16 - Centres zone code;
    - ii. PO11 - Community facilities zone code;
    - iii. PO16 - Low impact industry zone code;
    - iv. PO174 - Low-medium density residential zone code;
    - v. PO2017 - Medium density residential zone code;
    - vi. PO15 - Medium impact industry zone code;
    - vii. PO15 - Mixed use zone code;
    - viii. PO15 - Recreation and open space zone code;
    - ix. PO15 - Specialised centre zone code.
  - b. column 2, guidelines for satisfying the performance outcome of the following zone codes:
    - i. Centres zone;
    - ii. Community facilities zone;
    - iii. Low impact industry zone;
    - iv. Low-medium density residential zone;
    - v. Medium density residential zone;
    - vi. Medium impact industry zone;
    - vii. Mixed use zone;
    - viii. Recreation and open space zone;
    - ix. Specialised centre zone.

### 3.8. Amendments to Appendices

#### 3.8.1. Amendment to Appendix 2 Table of amendments

Insert a new row after the last entry in Table AP2.1 Table of amendments with the following.

<u>Adoption - dd Mmm 2022</u>  <u>Effective - dd Mmm 2022</u>	<u>Version 9.0</u>	<u>Major</u>	<u>The Health Care Service Amendment enhances the regulation of Health care services with particular regard to location, design and amenity criteria. Focused provisions also ensure the suitable regulation of pharmacotherapy clinics.</u>
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