

MAJOR PLANNING SCHEME AMENDMENT 2021

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 Major Planning Scheme Amendment 2021.

1.2. Purpose

- (1) This amendment makes various major changes to multiple sections of the planning scheme and planning scheme policies to address new policy, rectify operational matters, improve consistency, ensure the planning scheme remains contemporary and remove undue regulation.
- (2) In particular, it introduces policy measures to:
- (a) ensure Childcare centres are appropriately designed and located;
 - (b) better guide the storage and collection of waste;
 - (c) safeguard and enrich amenity in both residential and non-residential settings;
 - (d) make a range of miscellaneous policy changes.

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 statements addressing:
- (a) the nature and details of the proposed amendment; and
 - (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 Proposed amendments to the planning scheme

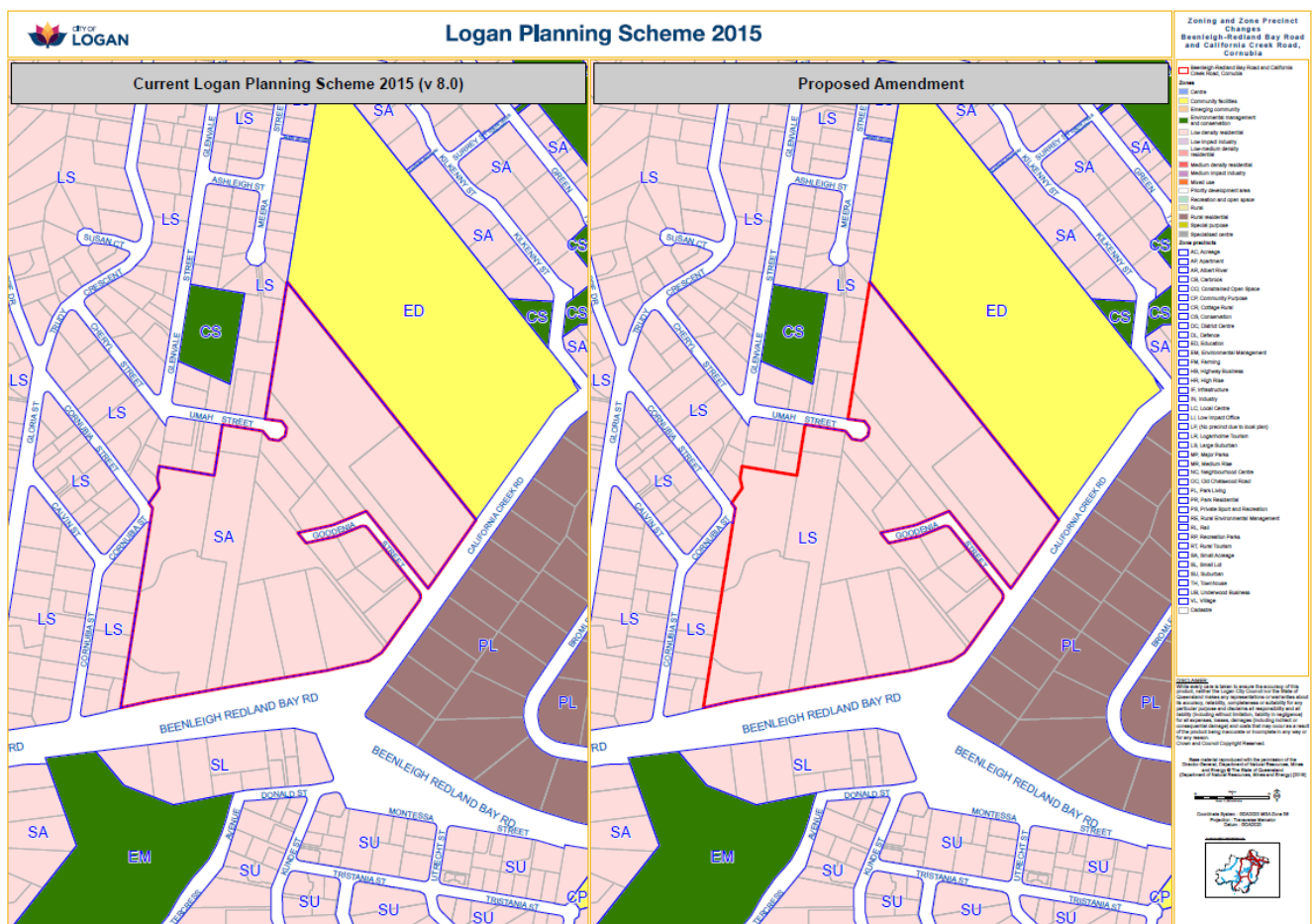
2.1. Zoning change – Cornubia

Explanation

The residential area north of the intersection of Beenleigh-Redland Bay Road and California Creek Road, Cornubia is located in the Small acreage precinct of the Low density residential zone. This area is comprised of approximately 20 properties, with the Small acreage precinct permitting a minimum lot size of 2,000m². The area is bordered to the north and west by the Large suburban precinct which supports lots with a minimum size of 1,000m². The subject area is to be converted into the Large suburban precinct to allow for development commensurate with that of its immediate surrounds to the north and west. Importantly, investigation has confirmed that the existing water supply and sewerage networks have sufficient capacity to cater for the additional loads should the area be developed in accordance with the Large suburban precinct.

Further, any future subdivision of the area will be facilitated by the extension of the existing local access road network within the area. To ensure this is the case and development does not result in additional accesses onto Beenleigh-Redland Bay Road and California Creek Road, potentially inhibiting the function of these roads, provisions are to be inserted into the Reconfiguring a lot code preventing such access arrangements.

Zoning Change



Address	Lot on plan	Current zone	Proposed zone
136-142 Beenleigh-Redland Bay Road, Cornubia QLD 4130	Lot 3 SP304281	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
144 Beenleigh-Redland Bay Road, Cornubia QLD 4130	Lot 2 SP304281	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)

27A Cornubia Street, Cornubia QLD 4130	Lot 1 SP306163	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
146 Beenleigh-Redland Bay Road, Cornubia QLD 4130	Lot 31 SP288210	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
13-17 Umah Street, Cornubia QLD 4130	Lot 32 SP288210	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
148-150 Beenleigh- Redland Bay Road, Cornubia QLD 4130	Lot 1 SP114353	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
152-154 Beenleigh- Redland Bay Road, Cornubia QLD 4130	Lot 2 SP114353	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
156-160 Beenleigh- Redland Bay Road, Cornubia QLD 4130	Lot 3 RP151799	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
162 Beenleigh-Redland Bay Road, Cornubia QLD 4130	Lot 4 RP151799	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
164-170 Beenleigh- Redland Bay Road, Cornubia QLD 4130	Lot 8 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
6 Goodenia Street, Cornubia QLD 4130	Lot 9 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
8-12 Goodenia Street, Cornubia QLD 4130	Lot 7 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
14-20 Goodenia Street, Cornubia QLD 4130	Lot 6 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
22-26 Goodenia Street, Cornubia QLD 4130	Lot 10 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
17-19 Goodenia Street, Cornubia QLD 4130	Lot 5 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
21-25 Goodenia Street, Cornubia QLD 4130	Lot 4 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
27 Goodenia Street, Cornubia QLD 4130	Lot 3 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
19 Umah Street, Cornubia QLD 4130	Lot 2 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
16-18 Umah Street, Cornubia QLD 4130	Lot 1 SP169415	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
174-180 California Creek Road, Cornubia QLD 4130	Lot 1 RP158220	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)
172 California Creek Road, Cornubia QLD 4130	Lot 2 RP158220	Low density residential zone (Small acreage)	Low density residential zone (Large suburban)

Drafting Change

9.4.6 Reconfiguring a lot code, 9.4.6.2 Purpose

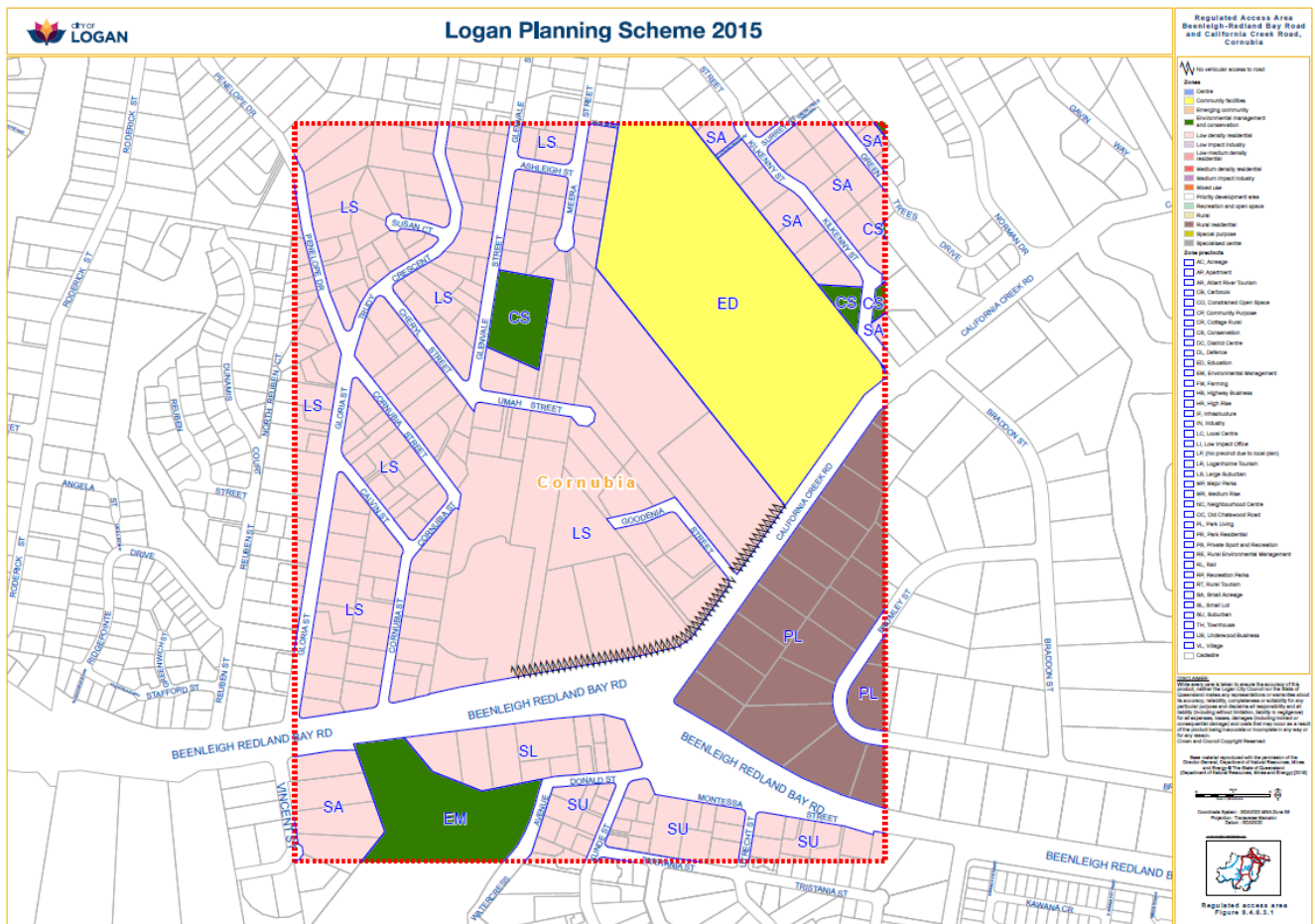
1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot results in:
 - i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;
 - ii. new lots of appropriate size, shape and dimension;
 - iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;
 - iv. access easements that:
 - A. are safe and do not adversely affect adjoining premises;
 - B. allow for on-site refuse collection for large rear lot developments;
 - v. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry:
 - A. having a diverse mix of lot sizes;
 - B. avoiding concentrations of small lots;
 - vi. the protection of the lawfulness of an approved Multiple dwelling.

Table 9.4.6.3.1 - Reconfiguring a lot code: assessable development

Where within a regulated access area	
PO14 Development within Figure 9.4.6.3.1 - Regulated access area: <ol style="list-style-type: none"> a. does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or California Creek Road; b. supports the extension of the local access road network. 	AO14 Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.

9.4.6.3 Assessment benchmarks for assessable development

Figure 9.4.6.3.1 - Regulated access area



State Interests

SEQRP

The change to the zoning of the subject area north of Beenleigh-Redland Bay Road and California Creek Road, Cornubia conforms with *Grow Element 1: Efficient land use* and *Element 2: Focusing residential density*. The zoning change will permit for higher density residential development within an area serviced by existing infrastructure while still conforming to the character and density of the immediate surrounds. The supporting addition of regulation in the Reconfiguring a lot code also seeks to preserve the efficiency of the existing movement network, aligning with the intent of *Connect Element 1: An efficient movement system*.

SPP

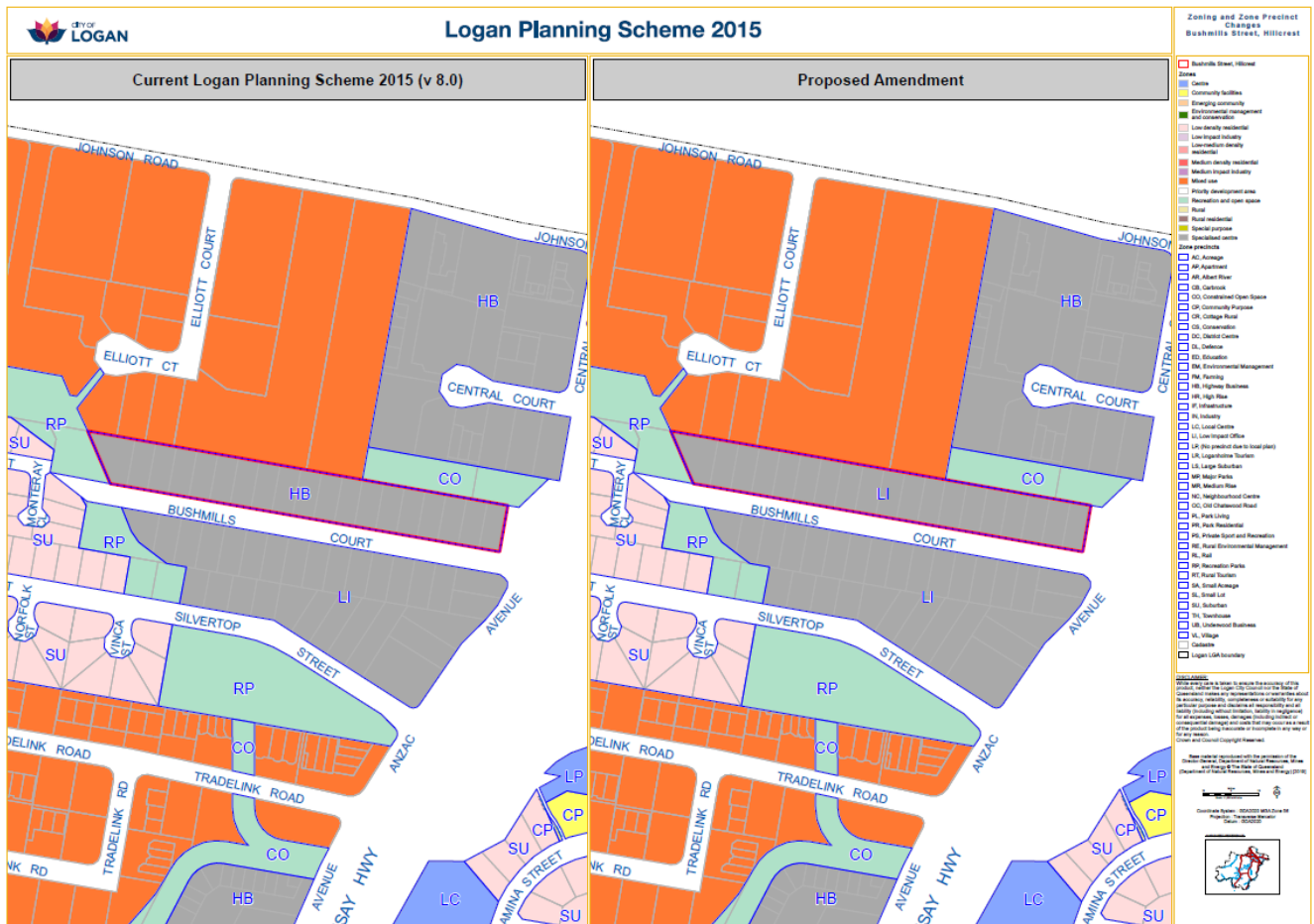
The proposed change supports the state interest of *Housing supply and diversity* through promoting development in a location that is accessible, connected and well-served.

2.2. Zoning change – Bushmills Street, Hillcrest

Explanation

Bushmills Street, Hillcrest is located on the western side of the Mount Lindesay Highway in close proximity to the Browns Plains major centre. Land in the street is zoned Specialised centre. Properties on the northern side of the road are in the Highway business precinct while properties on the southern side of the road are in the Low impact office precinct. The current predominant land uses in the street are still residential in nature. Some uses in the Highway business precinct are inconsistent with residential amenity and may conflict with existing uses. An amendment to the zoning on the northern side of Bushmills Street would allow for land uses that are more compatible with the existing residential nature of the street, create consistency with the southern side of Bushmills Street and align with the conventional application of the Highway business precinct which is typically applied in areas of high visual exposure adjoining a high order road. Therefore, the zoning of properties on the northern side of Bushmills Street, Hillcrest is to be revised from Specialised centre zone (Highway business) to Specialised centre zone (Low impact office).

Zoning Change



Address	Lot on plan	Current zone	Proposed zone
3 Bushmills Street, Hillcrest QLD 4118	Lot 3 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
5 Bushmills Street, Hillcrest QLD 4118	Lot 4 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
7 Bushmills Street, Hillcrest QLD 4118	Lot 5 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
9 Bushmills Street, Hillcrest QLD 4118	Lot 6 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
11 Bushmills Street, Hillcrest QLD 4118	Lot 7 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
13 Bushmills Street, Hillcrest QLD 4118	Lot 8 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
15 Bushmills Street, Hillcrest QLD 4118	Lot 9 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
17 Bushmills Street, Hillcrest QLD 4118	Lot 10 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
19 Bushmills Street, Hillcrest QLD 4118	Lot 11 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
21 Bushmills Street, Hillcrest QLD 4118	Lot 12 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)

23 Bushmills Street, Hillcrest QLD 4118	Lot 13 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
25 Bushmills Street, Hillcrest QLD 4118	Lot 14 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
27 Bushmills Street, Hillcrest QLD 4118	Lot 15 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
29 Bushmills Street, Hillcrest QLD 4118	Lot 16 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
31 Bushmills Street, Hillcrest QLD 4118	Lot 17 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
33 Bushmills Street, Hillcrest QLD 4118	Lot 18 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
35 Bushmills Street, Hillcrest QLD 4118	Lot 19 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
37 Bushmills Street, Hillcrest QLD 4118	Lot 20 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)
39 Bushmills Street, Hillcrest QLD 4118	Lot 21 RP154329	Specialised centre zone (Highway business)	Specialised centre zone (Low impact office)

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.3. Zoning change – 159 Kingston Road, Underwood**Explanation**

159 Kingston Road, Underwood is located in the Mixed use zone. The site is undeveloped, contains a wetland, is heavily vegetated and possesses considerable environmental values. Following a request from the Department of Natural Resources, Mines and Energy in March 2020 for Council to consider becoming the trustee for the site, Council resolved to decline this request (Resolution No. 71/2020) and advised the Department that it was Council's intention to change the zoning of the site. It is therefore proposed to be changed to Environmental management and conservation zone (Conservation precinct).

Drafting Change

Table SC 2.1.1 - Map index

Zone maps		
ZM-01.00	Zone map	13 November 2020 <u>insert date</u>
ZM-02.00	Zoning and Precinct map	13 November 2020 <u>insert date</u>

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

SPP**2.8. Childcare centres****Explanation**

The planning scheme currently makes provision for a Childcare centre to be established as a code assessable use where land contains or adjoins an Educational establishment in the urban areas of the Low density residential zone and Low-medium density residential zone. Childcare centres are impact assessable in the Emerging community zone, Low density residential zone and Low-medium density residential zone where not meeting the above locational criteria.

It is considered reasonable that Childcare centres be code assessable where directly adjoining Educational establishments as this is an appropriate co-location of uses with similar impacts (e.g. traffic, noise) and advances best planning practices of creating self-contained and walkable communities. Where located outside of such settings, a Childcare centre is still an anticipated use for a residential zone where catering for a demonstrated need. The wording of the overall outcome across the residential zones is generally as follows:

Land uses comprise:

b. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, or small-scale Shop;

In the circumstance where a development application triggers impact assessment, this provides for increased community awareness, submissions, assessment against the entire planning scheme and the opportunity for appeal. During the impact assessment process, it is commonplace for the assessment manager to request the applicant provide a needs analysis to demonstrate need for the Childcare centre.

Concerns have been raised regarding the strength of the overall outcomes for Childcare centres which identify that the use is to “cater for local residents” and the ease with which this can be demonstrated. In further strengthening this outcome, consideration is given to a recent Planning and Environment Court Appeal: *Ashvan Investments Unit Trust v Brisbane City Council & Ors* [2019] in which it was identified on p.119:

*Planning provisions, such as overall outcome (4)(k), have long been construed and applied by this Court in a **practical, rather than a pedantic way**...It is **unrealistic to expect, in modern times, that a facility such as a Childcare centre would not attract patrons from beyond its ‘local area’**...I agree with the tenor of the observation made in *Seven Eleven Stores Pty Ltd v Pine Rivers Shire Council* [2005] QPEC 070 where his Honour Judge Rackemann (at paragraph [10]) said: “It is unrealistic, in dealing with facilities such as service station/shop uses, in the modern context, to expect that they will*

not be used by a proportion of people from beyond the local area. Catchment areas are not borders within which patrons are quarantined.” (emphasis added)

Following this confirmation of the statement’s practical application (beyond only local residents), the judgement then continues to assess the outcome of “local need only” having regard to:

- scale of development and its relationship to the scale of centre zoned Childcare centres in proximity;
- supply and demand for this use in the relevant suburb; and
- the economic impacts of the oversupply and the viability of the operations relying upon outside catchment area patrons.

In response to these findings of the Court, the overall outcomes for residential zones and local plans where Childcare centres are supported are to be updated to reference support for “other uses that cater for a demonstrated need being...”.

Further to this, a new use code regulating Childcare centres is to be introduced to ensure appropriate siting on higher order roads, traffic safety, amenity, landscaping, built form, setbacks and acoustic measures. Specifically, the provisions included seek to minimise the introduction of non-residential traffic into otherwise residential streets and ensure that the built form is complementary to its surrounds.

Notably, given the introduction of architectural design criteria for Childcare centres – which may be established in residential settings – it is necessary to amend the character statements for the Large suburban, Small lot, Suburban and Village precincts of the Low density residential zone to reference that the intention is for the built form to be *predominantly* characterised by Dwelling houses in an urban landscape setting. This will ensure that, when assessing the conformation of a non-residential use (yet a supported use) within these precincts, regard can be had to the precincts not being exclusively characterised by Dwelling houses.

Drafting Change

Table 1.2.4 - Development codes

	Use codes	<u>Childcare centre;</u> <u>Dual occupancy and Dwelling house;</u> <u>Home-based business;</u> <u>Multiple dwelling, Rooming accommodation and Short-term accommodation;</u> <u>Relocatable home park and Retirement facility;</u> <u>Roadside stall;</u> <u>Sales office;</u> <u>Telecommunications facility.</u>
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Table 5.5.1.1 - Centre zone

Childcare centre	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.1 Centre zone code 9.3.1 Childcare centre code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.3.1 Childcare centre code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

The above insertion of the Childcare centre code as an assessment benchmark for a Childcare centre in the Centre zone has been replicated across a range of zones and local plans but is not shown to minimise duplication. The affected zones and local plans include:

- Centre zone
- Community facilities zone
- Low density residential zone
- Low-medium density residential zone
- Medium density residential zone
- Mixed use zone
- Specialised centre zone
- Beenleigh local plan
- Browns Plains local plan
- Jimboomba local plan
- Logan Central local plan
- Logan Village local plan
- Loganholme local plan
- Loganlea local plan
- Park Ridge local plan
- Shailer Park local plan
- Springwood local plan

6.2.5 Low density residential zone code, 6.2.5.2 Purpose

f. 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 a demonstrated need local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, 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 predominantly by Dwelling houses in an urban landscape setting;

iv. development has a maximum net density of 10 equivalent dwellings per hectare;

h. 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 a demonstrated need local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, 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 predominantly 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;

i. 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 a demonstrated need local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service 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 predominantly 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;

j. 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 a demonstrated need local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service 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 predominantly 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 identification of "other uses that cater for a demonstrated need being..." has been replicated across a range of zone codes and local plan codes but is not shown to minimise duplication. The affected zone codes and local plan codes and the relevant precincts include:

- Low-medium density residential zone code
 - Apartment precinct
 - Townhouse precinct
- Medium density residential zone code
- Loganholme local plan code
 - Large lot residential precinct
 - Residential choice precinct
 - Residential core precinct
 - Residential frame precinct
 - Suburban residential precinct
- Loganlea local plan code
 - Low-medium precinct
 - Residential core precinct
 - Residential edge precinct
 - Residential frame precinct

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

Large suburban precinct	
Design	
Built form	
PO167 The Large suburban precinct has a residential built form, which is characterised <u>predominantly by Dwelling houses</u> in an urban landscape setting.	AO167 No acceptable outcome provided.
Small lot precinct	
Design	
Built form	
PO201 The Small lot precinct has a residential built form, which is characterised <u>predominantly by Dwelling houses</u> in an urban landscape setting.	AO201 No acceptable outcome provided.
Suburban precinct	
Design	
Built form	
PO223 The Suburban precinct has a residential built form, which is characterised <u>predominantly by Dwelling houses</u> in an urban landscape setting.	AO223 No acceptable outcome provided.
Village precinct	
Design	
Built form	
PO245 The Village precinct has a residential built form, which is characterised <u>predominantly by Dwelling houses</u> in an urban landscape setting.	AO245 No acceptable outcome provided.

9.1 Preliminary

1. Development codes are codes for assessment where identified as an applicable code in [Part 5](#) - Tables of assessment.
2. Use codes and other development codes are specific to each planning scheme area.
3. The following are the requirements under Schedule 6 of [the Regulation](#) for development in the planning scheme area:
 - a. [Community residence](#) requirements applying to development that may not be made assessable development under the planning scheme;
 - b. [Cropping](#) (involving forestry for wood production) requirements applying to development that may not be made assessable development under the planning scheme;
 - c. Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requirements applying to development for which code assessment is required under Schedule 10, Part 12 and Schedule 10, Part 14 Division 2 of [the Regulation](#).
4. The following are the use codes for the planning scheme:
 - a. [Childcare centre code](#);
 - b. [Dual occupancy and Dwelling house code](#);
 - c. [Home-based business code](#);
 - d. [Multiple dwelling, Rooming accommodation and Short-term accommodation code](#);
 - e. [Relocatable home park, Residential care facility and Retirement facility code](#);
 - f. [Roadside stall code](#);
 - g. [Sales office code](#);
 - h. [Telecommunications facility code](#).
5. The following are the development codes for the planning scheme:
 - a. [Advertising device code](#);
 - b. [Filling and excavation code](#);
 - c. [Infrastructure code](#);
 - d. [Landscape code](#);
 - e. [Management of emissions and hazardous activities code](#);
 - f. [Reconfiguring a lot code](#);
 - g. [Servicing, access and parking code](#).

After 9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017

9.3.1 [Childcare centre code](#)

9.3.1.1 [Application](#)

1. [This code applies to:](#)
 - a. [accepted development \(subject to requirements\)](#) and code assessable material change of use for a [Childcare centre](#) for which the [Childcare centre code](#) is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in [section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment](#);
 - b. [material change of use for a Childcare centre 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](#).
2. [When using this code, reference should be made to \[section 5.3.2\]\(#\) - Determining the category of development and category of assessment and, where applicable, \[section 5.3.3\]\(#\) - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.](#)

9.3.1.2 Purpose

1. The purpose of this code is to provide for accessible and safe childcare facilities that serve community needs and are compatible with the surrounding area.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. A Childcare centre is located and designed to:
 - i. be conveniently and safely accessible;
 - ii. provide levels of comfort, quiet, privacy, safety and amenity reasonably expected for the zone and precinct;
 - iii. avoid non-residential traffic on urban access streets, urban access roads and urban neighbourhood access roads;
 - iv. provide for the health and wellbeing of staff and users;
 - v. not adversely impact the ongoing operations of existing non-residential land uses that have the potential for offsite emissions.
 - b. A Childcare centre has a built form that:
 - i. is compatible with the character of the zone and precinct;
 - ii. is of a high quality with architectural elements that create visual interest and minimise bulk and scale.
 - c. A Childcare centre is designed to minimise offsite amenity impacts on surrounding residential land.
 - d. A Childcare centre located in the residential zone category or on a premises identified for a future residential zone in section 3.3.3 Element - Future urban area:
 - i. caters for a demonstrated need;
 - ii. is small scale.

9.3.1.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Assessment benchmarks for assessable development

Table 9.3.1.3.1 - Childcare centre code: assessable development

Performance outcomes

Acceptable outcomes

For accepted development (subject to requirements) and assessable development

Location

PO1

A Childcare centre is conveniently accessible and located in close proximity to other facilities such as Shopping centres and Educational establishments.

AO1

A Childcare centre is located in the:

- a. Centre zone; or
- b. Community facilities zone where in the Community purposes precinct or Education precinct; or
- c. Mixed use zone where in the Retail/commerce precinct; or
- d. Specialised centre zone; or
- e. Residential zone category where:
 - i. not in the Acreage precinct or Small acreage precinct;
 - ii. located on a premises that contains or adjoins an existing Educational establishment.

PO2

A Childcare centre is located and designed to ensure occupants are not exposed to amenity or safety impact from a nearby Service station.

AO2

A Childcare centre is not located within 50 metres of an existing or approved Service station.

PO3

A Childcare centre is located to avoid conflict with an existing Adult store.

AO3

A Childcare centre is not located within 200 metres of an existing or approved Adult store.

For assessable development**Design****PO4**

The site is of sufficient size and width to accommodate the needs and safe functions of the operations.

Editor's note - Needs of the operations include indoor and outdoor spaces, landscaping, site access and vehicle parking.

AO4

No acceptable outcome provided.

PO5

A Childcare centre provides for separate and clearly defined pedestrian movement and vehicle movement through the premises.

AO5

No acceptable outcome provided.

PO6

Development contains:

- a. a combination of facade materials, treatments and colours;
- b. design elements that enhance the character of the streetscape and surrounding area;
- c. variations in roof pitch and design to create visual interest.

AO6

No acceptable outcome provided.

PO7

A Childcare centre is designed to be of a high quality and incorporates elements to reduce perceived visual bulk.

AO7

Other than where a built to boundary wall is supported under the zone or local plan, a Childcare centre provides articulation to the built form through increased setbacks every 15 metres of length or less.

Amenity**PO8**

Development ensures adjoining amenity and privacy are maintained by minimising the potential for overlooking between premises through appropriate building layout, location and the design of windows and screening devices.

AO8

No acceptable outcome provided.

PO9

A Childcare centre is of a design and operation to protect amenity expectations of the zone and surrounding premises.

AO9.1

Development provides an acoustic fence along a boundary shared with land in the residential zone category.

Note - A noise impact assessment report prepared by a suitably qualified professional will determine the appropriate height for acoustic fencing.

AO9.2

Development ensures mechanical plant or equipment is acoustically screened from an adjoining premises in the residential zone category.

Where located in the residential zone category or on a premises identified for a future residential zone in section 3.3.3 Element - Future urban area

PO10

A Childcare centre caters for a demonstrated need.

AO10

No acceptable outcome provided.

PO11

A Childcare centre is small scale to protect residential amenity.

AO11

No acceptable outcome provided.

PO12

Access for a Childcare centre:

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

AO12.1

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 Childcare centre gains vehicle access from the lower order road.

AO12.2

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

<p>PO13</p> <p>Development provides <u>side and rear boundary clearances</u> that:</p> <ul style="list-style-type: none"> a. <u>allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised;</u> b. <u>contains dense landscaping.</u> 	<p>AO13.1</p> <p>Where adjoining land in the <u>residential zone category</u>, the development has a minimum:</p> <ul style="list-style-type: none"> a. <u>side boundary clearance of 3 metres;</u> b. <u>rear boundary clearance of 6 metres.</u> <p>Editor's note - Where a greater <u>setback</u> is prescribed in the zone code or local plan code, the greater <u>setback</u> prevails.</p> <p>AO13.2</p> <p>Development provides a <u>2 metre wide landscape strip for dense planting along any boundary shared with land in the residential zone category.</u></p>
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State Interest

SEQRP

The introduction of additional guidance for Childcare centres aligns with various interests advocated by the SEQRP. The amendment reinforces the principles of *Live Element 1: Valuing good design* through the promotion of high quality built forms (façade treatments, roof pitch, etc.), minimisation of visual bulk and the consideration of adjoining amenity and privacy. The amendment also strives for healthy and liveable places by integrating aspects of *Sustain Element 7: Health and wellbeing* through requiring Childcare centres be appropriately separated from uses such as Service stations.

SPP

The promotion of exemplary architectural practices in Childcare centres upholds the state interest of *Liveable communities* which seeks to encourage high quality urban design and attractive spaces. Further, the *Transport infrastructure* state interest is well-considered in the advocacy of Childcare centres on higher order roads, thereby improving accessibility and minimising traffic in residential streets.

2.9. Social and health impact assessments

Explanation

Social and Health Impact Assessments are utilised in circumstances where development has the potential to impact on health and wellbeing and is often associated with the serving of alcohol and provision of gaming machines. Currently, Planning scheme policy 7 - Social and health impact assessment is triggered in limited circumstances. The proposed amendment seeks to expand those circumstances, particularly focussing on development involving the sale or consumption of liquor and/or gaming.

Through the development assessment process, some land use activities may require both a development approval under the planning scheme as well as an operational license approved by the Office of Liquor and Gaming Regulation (OLGR). The type of operational (liquor or gaming) licence required depends on the type of business or organisation that is operated and will be assessed and issued by the OLGR. This amendment will align land use planning under the planning scheme with the OLGR licencing rules and regulations and allow for conditions to be imposed by Council during the development assessment process where necessary.

These changes will ensure that any potential negative social and health impacts of a development are mitigated or that the development positively contributes to the wellbeing of the community where a development involves the sale and/or consumption of liquor and or gaming.

Drafting Change

Part 3 Strategic Framework, 3.7.5 Element - Community wellbeing

3.7.5.1 Specific outcomes

1. People of all ages, abilities, cultural backgrounds and incomes have access to housing, employment and community infrastructure.
2. Development ~~effectively mitigates~~ demonstrates the management of social impacts having regard to:
 - a. population change;
 - b. promoting a healthy lifestyle;
 - c. social inclusion and community cohesion;
 - d. cultural heritage and the interests of Aboriginal Traditional Custodians;
 - e. access to housing, employment and community infrastructure;
 - f. community participation;
 - g. community safety;
 - h. exposure to health risks.

Editor's note - Planning scheme policy 7 - Social and health impact assessment provides guidance on when a Social and health impact assessment should be provided.

Table 5.5.1.1 - Centre zone

Club	Accepted development (subject to requirements)	
	If the material change of use - a. does not involve gaming; b. does not involve building work; or c. involves building work that does not increase the existing gross floor area; or d. involves minor building work.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hotel	Accepted development (subject to requirements)	
	If - a. the use does not involve gaming; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; c. in the District centre precinct.	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the District centre precinct.	6.2.1 Centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Table 5.9.1.1 - Beenleigh local plan: material change of use

Club	Accepted development (subject to requirements)	
	If - a. the use does not involve gaming; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; c. not in the - i. Civic and community precinct; or ii. Integrated health precinct; or iii. Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. not in the - i. Civic and community precinct; or ii. Integrated health precinct; or iii. Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hotel	Accepted development (subject to requirements)	
	If - a. the use does not involve gaming; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; c. not in the - i. Civic and community precinct or ii. Integrated health precinct; or iii. Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. not in the - i. Civic and community precinct; or ii. Integrated health precinct; or iii. Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

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

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

Table 5.9.3.1 - Jimboomba local plan: material change of use

<p>a Commercial activity</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>Accepted development (subject to requirements)</p> <p>If -</p> <p>a. the use does not involve gaming;</p> <p>b. the use is not Home-based business or Low impact industry, 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>c. 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 50m² or less;</p> <p>iv. it does not involve more than two non-resident employees or contractors;</p> <p>d. 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>9.3.2 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>Code assessment</p> <p>If not accepted development (subject to requirements) -</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 50m² but does not exceed 100m²;</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, other than Service industry; or</p> <p>c. the use is Low impact industry where only for a brewery.</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>9.3.2 Home-based business code, 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 5.9.4.1 - Logan Central local plan: material change of use

Club	Accepted development (subject to requirements)	
	If - a. the use does not involve gaming; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; c. not in the Civic and community precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. not in the Civic and community precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hotel	Accepted development (subject to requirements)	
	If the material change of use - a. the use does not involve gaming; b. does not involve building work; or c. involves building work that does not increase the existing gross floor area; or d. involves minor building work.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Table 5.9.5.1 - Logan Village local plan: material change of use

Club	Accepted development (subject to requirements)	
	If the material change of use - a. the use does not involve gaming; b. does not involve building work; or c. involves building work that does not increase the existing gross floor area; or d. involves minor building work.	6.2.1 Centre zone code 7.2.5 Logan Village local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 7.2.5 Logan Village local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Table 5.9.6.1 - Loganholme local plan: material change of use

Club	Accepted development (subject to requirements)	
	If - a. the use does not involve gaming; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; c. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	6.2.1 Centre zone code 7.2.6 Loganholme local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	6.2.1 Centre zone code 7.2.6 Loganholme local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Table 5.9.8.1 - Park Ridge local plan: material change of use

Club	Accepted development (subject to requirements)	
	If the material change of use - a. the use does not involve gaming; b. does not involve building work; or c. involves building work that does not increase the existing gross floor area; or d. involves minor building work.	6.2.1 Centre zone code 7.2.8 Park Ridge local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
Hotel	If not accepted development (subject to requirements).	6.2.1 Centre zone code 7.2.8 Park Ridge local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
	Accepted development (subject to requirements)	
	If the material change of use - a. the use does not involve gaming; b. does not involve building work; or c. involves building work that does not increase the existing gross floor area; or d. involves minor building work.	6.2.1 Centre zone code 7.2.8 Park Ridge local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.1 Centre zone code 7.2.8 Park Ridge local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

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

<p>a Commercial activity</p> <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>Accepted development (subject to requirements)</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>9.3.2 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>Editor's note - All Commercial activities in the Bryants Road precinct between Timor Avenue and the new road are impact assessment.</p>	<p>If -</p> <p>a. the use does not involve gaming;</p> <p>b. the use is not Home-based business or Low impact industry - 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>c. 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 50m² 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>d. not in the Bryants Road precinct adjoining Timor Avenue.</p>	
	<p>Code assessment</p>	
	<p>If -</p> <p>a. not accepted development (subject to requirements);</p> <p>b. 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;</p> <p>c. the use is Home-based business -</p> <p>i. the use area exceeds 50m² but does not exceed 100m²;</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, other than Service industry;</p> <p>d. the use is Low impact industry where only for a brewery;</p> <p>e. not in the Bryants Road precinct adjoining Timor Avenue.</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>9.3.2 Home-based business code, 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>
	<p>Editor's note - All Commercial activities in the Bryants Road precinct fronting Timor Avenue and the new road are impact assessment.</p>	

Table 5.9.10.1 - Springwood local plan: material change of use

Club	Accepted development (subject to requirements)	
	If - a. the use does not involve gaming; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; c. not in the Civic and community precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. not in the Civic and community precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hotel	Accepted development (subject to requirements)	
	If - a. the use does not involve gaming; b. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work c. not in the Civic and community precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. not in the Civic and community precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

6.2.1 Centre zone code, 6.2.1.2 Purpose

1. The purpose of the Centre zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
2. The local government purpose of the Centre zone code is to:
 - a. protect the centre hierarchy;
 - b. provide a vibrant mix and intensity of uses;
 - c. provide a built form that provides visual interest and a sense of place while being compatible with the surrounding area;
 - d. provide development that is compatible with adjoining uses and protects amenity.
3. The purpose of the Centre zone code will be achieved through the following overall outcomes:
 - a. development protects the Centre hierarchy being:
 - i. principal centres as the dominant centres;
 - ii. major centres that complement and are subordinate to the principal centres;
 - iii. district centres that complement and are subordinate to major and principal centres;
 - iv. local centres that complement and are subordinate to district, major and principal centres;
 - v. neighbourhood centres that complement and are subordinate to local, district, major and principal centres.
 - b. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
 - c. development in a principal centre:
 - i. provides a diverse mix of Principal centre activities;
 - ii. has the highest concentration and intensity of centre activities in Logan;

Editor's note - Logan has two principal centres at Beenleigh and Springwood. Development at Beenleigh and Springwood is to be consistent with the Beenleigh local plan and Springwood local plan.

The above addition in the Purpose section of the Centre 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:

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

Table 6.2.1.3.1 - Centre zone code - accepted development (subject to requirements) and assessable development

Social and health impact	
<p>PO20</p> <p><u>Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment.</u></p> <p><u>Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.</u></p>	<p>AO20.1</p> <p><u>Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.</u></p> <p>AO20.2</p> <p><u>Development does not provide for gaming.</u></p>

The above addition in PO20/AO20 of the Centre zone code has been replicated across a range of zone codes but is not shown to minimise duplication. The additional provisions include:

- PO12/AO12 Community facilities zone code
- PO9/AO9 Emerging community zone code
- PO10/AO10 Environmental management and conservation zone code
- PO11/AO11 Low density residential zone code
- PO22/AO22 Low-medium density residential zone code
- PO20/AO20 Medium density residential zone code
- PO20/AO20 Mixed use zone code
- PO16/AO16 Recreation and open space zone code
- PO17/AO17 Rural zone code
- PO14/AO14 Rural residential zone code
- PO19/AO19 Specialised centre zone code

Table SC1.2.2 - Administrative definitions

Gaming	<u>Means the inclusion of a gaming machine as defined in the <i>Gaming Machine Act 1991</i>.</u>
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Planning scheme policy 7 - Social and health impact assessment, 1.7 Competency to prepare a report

1. A person undertaking a social and health impact assessment report must have:
 - a. a tertiary qualification in the social sciences, human geography or social planning;
 - b. demonstrated experience in social and health impact assessment.

~~Editor's note - The requirement for a tertiary qualification may be waived where the person can demonstrate extended experience in social and health impact assessment.~~

Planning scheme policy 7 - Social and health impact assessment, 2.1 Social and health impact assessment

2.1.2 Application

1. A social and health impact assessment report is required for:
 - a. A material change of use requiring code or impact assessment and identified in column 1 of Table 2.1.2.1 - Triggers for requiring a social and health impact assessment report in this planning scheme policy that meets the criteria identified in column 2 of that table; or
 - b. reconfiguring a lot where the residential development is out of sequence with planned demand in Part 4 - Local government infrastructure plan of the planning scheme.

Planning scheme policy 7 - Social and health impact assessment, Table 2.1.2.1 - Triggers for requiring a social and health impact assessment report

Column 1	Column 2
Use	Criteria
Club; or Hotel; or Nightclub entertainment facility; or Shop	If: a. in a zone other than the: i. Centre zone (except Logan Central local plan); or ii. Mixed use zone; or iii. Specialised centre zone; b. includes gambling or the sale and consumption of liquor.
All uses involving the sale or consumption of liquor.	If a use: a. does not comply with the relevant ordinary trading hours prescribed by the <i>Liquor Act 1992</i> ; b. is outside of the Centre zone and within 800 metres of any use involving the sale and/or consumption of liquor outside the Centre zone. Editor's note - Ordinary trading hours under Part 1 section 9 of the <i>Liquor Act 1992</i> .
All uses involving gambling and/or gaming.	All
Detention facility Brothel; or Detention facility; or Motor sport facility; or Party house; or Rooming accommodation	All
Rooming accommodation	All
Motor sport facility	All

Table 2.1.3.2 - Social and health impacts relevant to development

<p><u>Social and health risks resulting from the exposure to the sale and/or consumption of liquor and gaming.</u></p>	<p><u>Development involving the sale and/or consumption of liquor and/or gaming should consider the impacts on the health and wellbeing of the community, including but not limited to:</u></p> <ul style="list-style-type: none"> a. <u>the perception of safety;</u> b. <u>exposure to crime against the person or property in terms of public disorder, vandalism, public drunkenness, criminal acts, especially crimes of violence;</u> c. <u>increased crime and vandalism, and public drunkenness and disorder impacting on adjoining premises and nearby sensitive facilities due to extended trading hours;</u> d. <u>providing safe and reliable transport services e.g. a shuttle or bus service or is located within easy walking distance to public transport which operates during trading hours of the proposed development;</u> e. <u>Crime Prevention Through Environmental Design principles.</u> <p><u>Editor's note - For the purposes of the impact assessment report, 'nearby sensitive facilities' are considered to be the land uses and activities listed below where they are within 200 metres of the property boundary of the premises which proposes the sale or consumption of alcohol or gaming. Sensitive facilities include:</u></p> <ul style="list-style-type: none"> • <u>a home or hostel for people with psychiatric illness or intellectual disability;</u> • <u>short term accommodation or refuges for young people;</u> • <u>educational institutions including a school for children/young people who have been expelled or excluded from mainstream schooling;</u> • <u>premises used by welfare groups or for counselling or treatment of alcoholism, other substance abuse or gambling problems;</u> • <u>childcare facilities.</u>
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State Interests

SEQRP

The amendment upholds the state interest of *Sustain: Fairness* through its acknowledgement that greater regulation is required to ensure social needs are adequately considered in the development assessment process when contemplating uses that may involve the sale of liquor or use of gaming machines.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.10. Applicability of new and expanded centres criteria

Explanation

Section 3.5.8.1 of the Strategic Framework guides new and expanding centres by prescribing an 'out of centre' test for centre activities. These comprehensive criteria address community and economic need, scale, impact on centre hierarchy and separation distances. It has been identified through a Planning and Environment Court appeal, however, that the heading of this section, being "Element – New and expanded centres", only applies to centres and not standalone centre activities. The heading is therefore to be expanded to explicitly capture centre activities thereby enabling this portion of the Strategic Framework to be applied not only to centres but also standalone centre uses (such as Service stations) as part of the application assessment process. This will enable, where impact assessable, the demonstration of community need and economic need to justify a proposed use.

Drafting Change

Part 3 Strategic Framework, 3.5 Centres

3.5.8 Element - New and expanded centres and centre activities

State Interests**SEQRP**

The amendment aligns with the principles of *Prosper Element 3: Regional activity centres network* which seeks to support the role and function of centres in the broader centres network. The amendment will achieve this by ensuring out-of-centre centre activities can be duly assessed against the Strategic Framework, thereby requiring the demonstration of community need and economic need, mitigating adverse impact on the centre hierarchy.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.11. Park residential precinct density**Explanation**

The Rural residential zone code does not cite an intended maximum net density for the Park residential precinct. This is contrary to all other zone codes where maximum net densities are prescribed for precincts where land use intensification is permissible. Accordingly, because the precinct allows for the creation of lots with a minimum size of 4,000m², the zone code is to cite a maximum net density of 2.5 equivalent dwellings per hectare by way of a new acceptable outcome, performance outcome and overall outcome. These additions will ensure that impact assessable reconfiguring a lot applications can be appropriately assessed against the zone code with regard given to density.

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

6.2.13 Rural residential zone code, 6.2.13.2 Purpose

1. The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
2. The local government purpose of the Rural residential zone code is to:
 - a. predominantly provide for Dwelling houses on larger lots;
 - b. provide for development in a semi-rural, landscaped or bushland setting;
 - c. protect rural residential amenity.
3. The purpose of the Rural residential zone code will be achieved through the following overall outcomes:
 - a. the design of the built form:
 - i. responds to site characteristics, including the shape, frontage, size, orientation and slope;
 - ii. produces a built form that is compatible with the semi-rural, landscaped or bushland setting;
 - iii. provides that the semi-rural, landscaped or bushland setting predominates over the built form;
 - iv. incorporates appropriate boundary clearances to protect and provide privacy for residents;
 - v. ensures it is easily and safely accessed;
 - b. development protects amenity consistent with its location in the Rural residential zone or precinct and the surrounding area;
 - c. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
 - d. in the Carbrook precinct:
 - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business, Nature-based tourism, Roadside stall or Sales office;
 - ii. development:
 - A. protects the fauna, flora and environmental values;
 - B. protects the scenic amenity values;
 - C. has a landscaped or bushland setting;

- e. in the Cottage rural precinct:
 - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business, Nature-based tourism, Rural activities on larger lots (other than Aquaculture and Intensive animal industry) or Sales office;
 - ii. development has a semi-rural or bushland setting;
- f. in the Park living precinct:
 - i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office;
 - ii. development has a landscaped or bushland setting;
- g. in the Park residential precinct:
 - i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office;
 - ii. development has a landscaped or bushland setting-;
 - iii. development has a maximum net density of 2.5 equivalent dwellings per hectare.

Editor's note - The Park living precinct, the Cottage rural precinct and the Carbrook precinct do not provide for any new lots to be created.

Table 6.2.13.3.1 - Rural residential zone code - accepted development (subject to requirements) and assessable development

Park living precinct and Park residential precinct	
Design	
Built form	
PO2425 The built form does not dominate the landscape or bushland setting.	AO2425 No acceptable outcome provided.
Park residential precinct	
Design	
Net density	
PO26 <u>Development achieves a density consistent with that intended for the Park residential precinct.</u>	AO26 <u>Development in the Park residential precinct has a maximum net density of 2.5 equivalent dwellings per hectare.</u>
Built form	
PO27 <u>The built form does not dominate the landscape or bushland setting.</u>	AO27 <u>No acceptable outcome provided.</u>

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.12. Health care service in the Loganholme local plan table of assessment

Explanation

The Loganholme local plan table of assessment currently allows for a Health care service to be undertaken as accepted development (subject to requirements) anywhere within the local plan area where not involving building work or minor works. This use, however, is intended to be limited to the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct, as evidenced by the 'code assessment' portion limiting this use to these precincts where exceeding 200m² of gross floor area. Accordingly, the table is to be amended to specify that development is only accepted development (subject to requirements) where not involving building work or minor works in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.

Note: This provision is also being amended by the Health Care Service Amendment. Refer to this amendment for details.

Drafting Change

Table 5.9.6.1 - Loganholme local plan: material change of use

Health care service	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	6.2.1 Centre zone code 7.2.6 Loganholme local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment If - a. not accepted development (subject to requirements); b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct; or c. in a precinct other than the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct and the gross floor area is 200m ² or less.	6.2.1 Centre zone code 6.2.5 Low density residential zone code , if the land is in that zone 6.2.7 Low-medium density residential zone code , if the land is in that zone 7.2.6 Loganholme local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment reflects the state interest of *Liveable communities* in its limitation of Health care services from the residential precincts of the Loganholme local plan area and encouragement of them in the centre precincts. In doing so, the amendment recognises the importance of maintaining residential amenity and character and ensuring that existing neighbourhoods are not undermined by the establishment of uses that are better suited to centres given disturbance that may be generated through visitor traffic and hours of operation.

2.13. Low impact industry in the Loganholme local plan table of assessment

Explanation

The Loganholme local plan Table of assessment for Low impact industry currently makes breweries code assessable where not in the Bismark Street neighbourhood centre precinct. As a result, this use is supported in the Bryants Road local centre precinct and local plan area's five residential precincts. The intention, however, is for breweries to only be supported in the Bryants Road local centre precinct. The table of assessment is to therefore be amended to specify that breweries are only supported in the local centre precinct rather than only *where not* in the Bismark Street neighbourhood centre precinct as presently stated. This revision will ensure that Low impact industry, being a brewery, is supported in local centres and not neighbourhood centres as is the case in the Centre zone. Further, it will restrict such uses from being established in the local plan's residential precincts.

Drafting Change

Table 5.9.6.1 - Loganholme local plan: material change of use

Low impact Industry	Code assessment	
	If - a. it is a brewery; b. not in the Bismark Street neighbourhood centre precinct in the Bryants Road local centre precinct.	6.2.1 Centre zone code 7.2.6 Loganholme local plan 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment integrates the state interest of *Liveable communities* which seeks to maintain neighbourhood amenity and character. The exclusion of breweries from the Loganholme local plan area's residential precincts will ensure that the emissions and amenity impacts associated with this use are limited to the appropriate centres where such operations are anticipated.

2.14. Service industry in the Loganholme local plan table of assessment

Explanation

Service industry typically triggers the Management of emissions and hazardous activities code as an assessment benchmark. Service industry as a code assessable use in the Loganholme local plan area, however, does not prescribe this code, despite it being prescribed for accepted development (subject to requirements). The listing of this code as an assessment benchmark rectifies this anomaly.

Drafting Change

Table 5.9.6.1 - Loganholme local plan: material change of use

Service industry	Accepted development (subject to requirements)	
	If - a. the material change of use - i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	6.2.1 Centre zone code 7.2.6 Loganholme local plan code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment If - a. not accepted development (subject to requirements); b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	6.2.1 Centre zone code 7.2.6 Loganholme local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment promotes the concepts in the state interest of *Emissions and hazardous activities* through ensuring that Service industry in the Loganholme local plan area appropriately considers the health, safety and amenity impacts of the use.

2.15. Reconfiguring a lot in the Loganholme local plan table of assessment**Explanation**

Reconfiguring a lot involving the subdivision of approved Multiple dwellings is generally code assessable across the city regardless of resulting lot size. The Loganholme local plan table of assessment for reconfiguring a lot, however, differs from this norm despite Multiple dwellings being a supported land use in the Suburban residential, Residential choice, Residential frame and Residential core precincts. The table of assessment is therefore to be amended to allow for the subdivision of approved Multiple dwellings (or an equivalent use under a superseded planning scheme) to be code assessable. This will ensure consistency with the Loganlea local plan and other urban residential zones.

Furthermore, the portion prescribing the category of development for the Large lot residential precinct and Suburban residential precinct is to be amended to clarify the instances in which subdivision in these precincts triggers impact assessment. At present it may be unintentionally interpreted that development, regardless of lot size, is impact assessable only where located in both precincts. This is to be achieved by inserting an 'or' at the end of clause (a).

Drafting Change

Table 5.9.6.2 - Loganholme local plan: reconfiguring a lot

Low density residential	Impact assessment If - a. in the Large lot residential precinct, a proposed lot is less than 1,000m ² ; <u>or</u> b. in the Suburban residential precinct <u>and not involving an approved Multiple dwelling (or an equivalent use under the superseded planning scheme)</u> - i. a proposed lot is less than 350m ² ; <u>or</u> ii. the proposed <u>average lot size</u> is less than 500m ² ; <u>or</u> iii. the <u>site</u> has a frontage less than 40m.	The planning scheme
Low-medium density residential	Impact assessment If - a. in the Residential choice precinct <u>and not involving an approved Multiple dwelling (or an equivalent use under the superseded planning scheme)</u> - i. a proposed lot is less than 600m ² ; <u>or</u> ii. the <u>site</u> has a frontage less than 40m; <u>or</u> b. in the Residential frame precinct <u>and not involving an approved Multiple dwelling (or an equivalent use under the superseded planning scheme)</u> - i. a proposed lot is less than 800m ² ; <u>or</u> ii. the <u>site</u> has a frontage less than 40m; <u>or</u> c. in the Residential core precinct <u>and not involving an approved Multiple dwelling (or an equivalent use under the superseded planning scheme)</u> - i. a proposed lot is less than 1,200m ² ; <u>or</u> ii. the <u>site</u> has a frontage less than 40m.	The planning scheme

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.16. Park Ridge local plan road network

Explanation

In 2020 Council resolved to revise the road network between Jedfire Street and Kantenna Street in Park Ridge through the partial closure of Jedfire Street and creating a new road reserve for an urban arterial between the existing Jedfire Street and Kantenna Street. This change to the road network necessitates changes to the Park Ridge local plan figures to amend features such as 'new road', 'access laneway' and 'active frontage street', while also amending the Park Ridge general planning layout and Cycle network and Road network figures of Planning scheme policy 5 - Infrastructure.

Figure Change

Figure 7.2.8.4.1 - Park Ridge local plan precincts

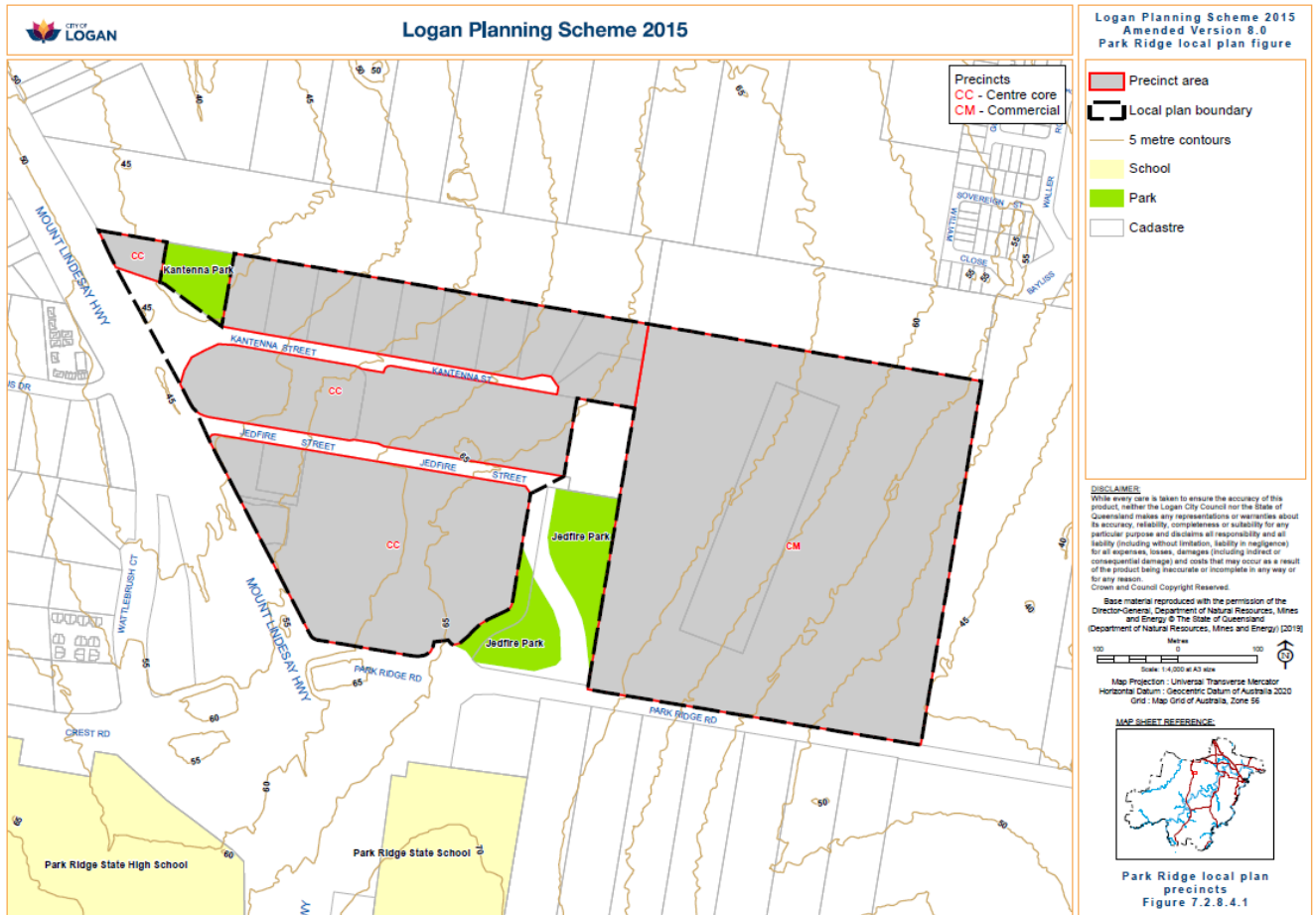


Figure 7.2.8.4.2 - Park Ridge place making and movement network

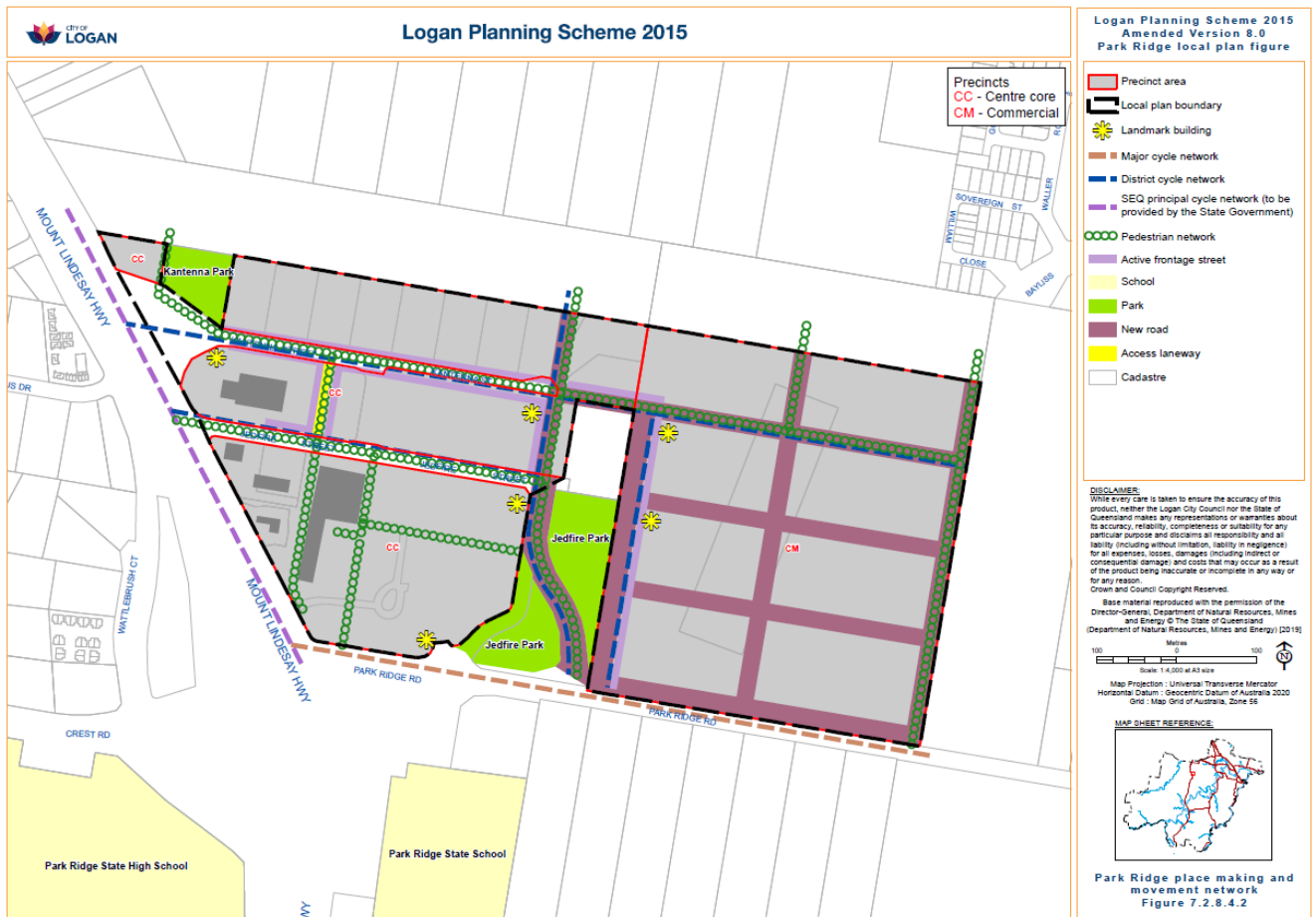
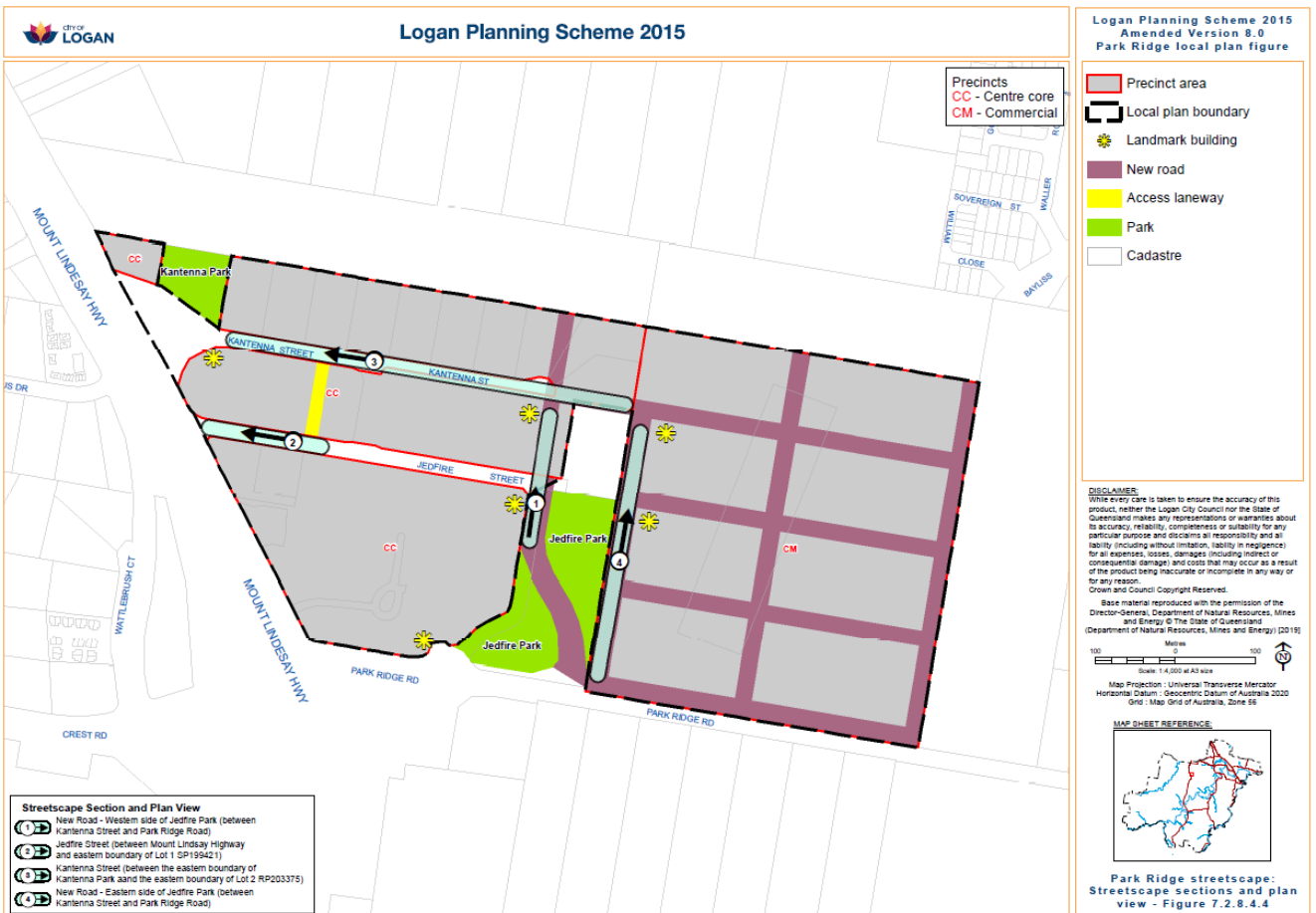
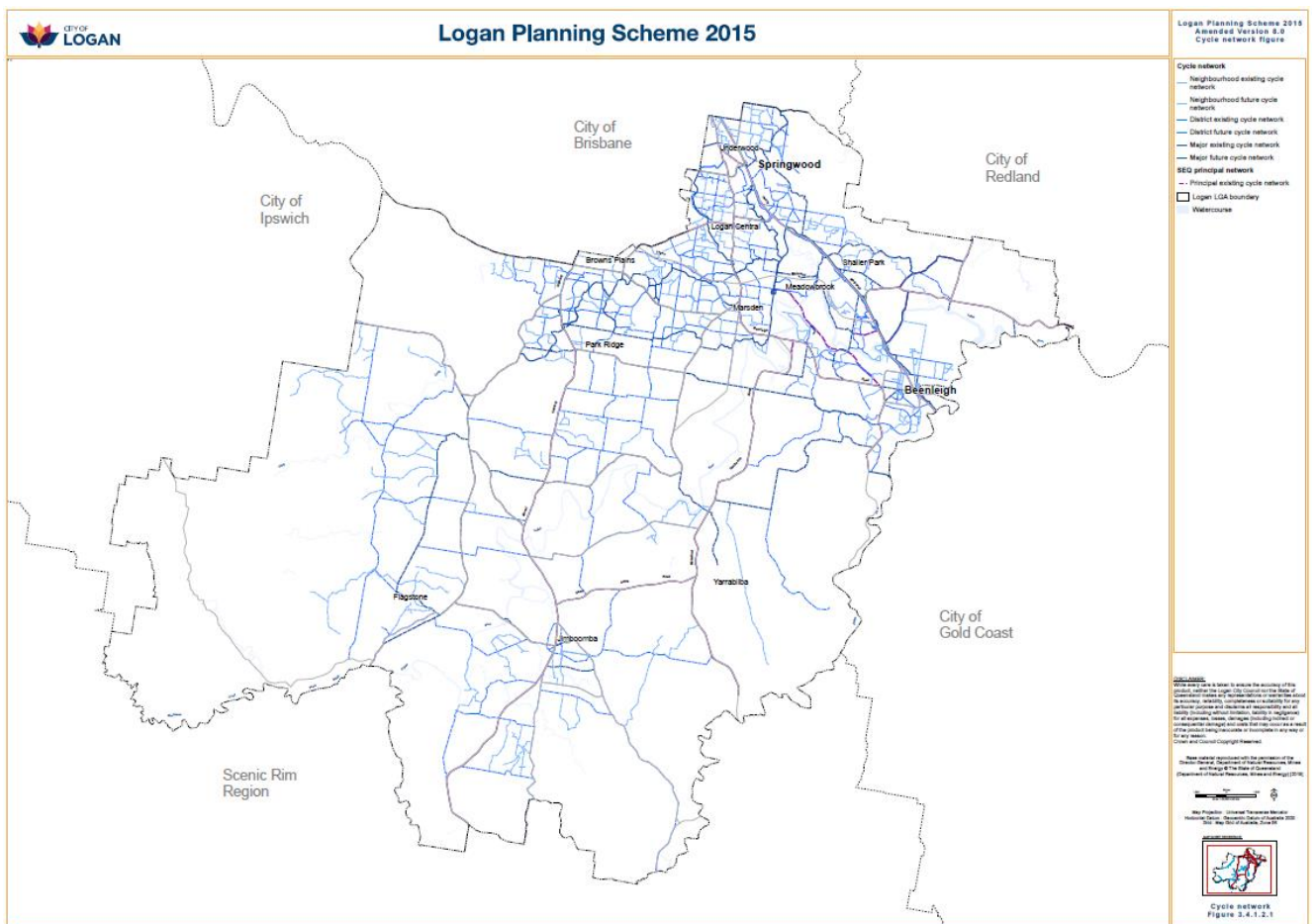


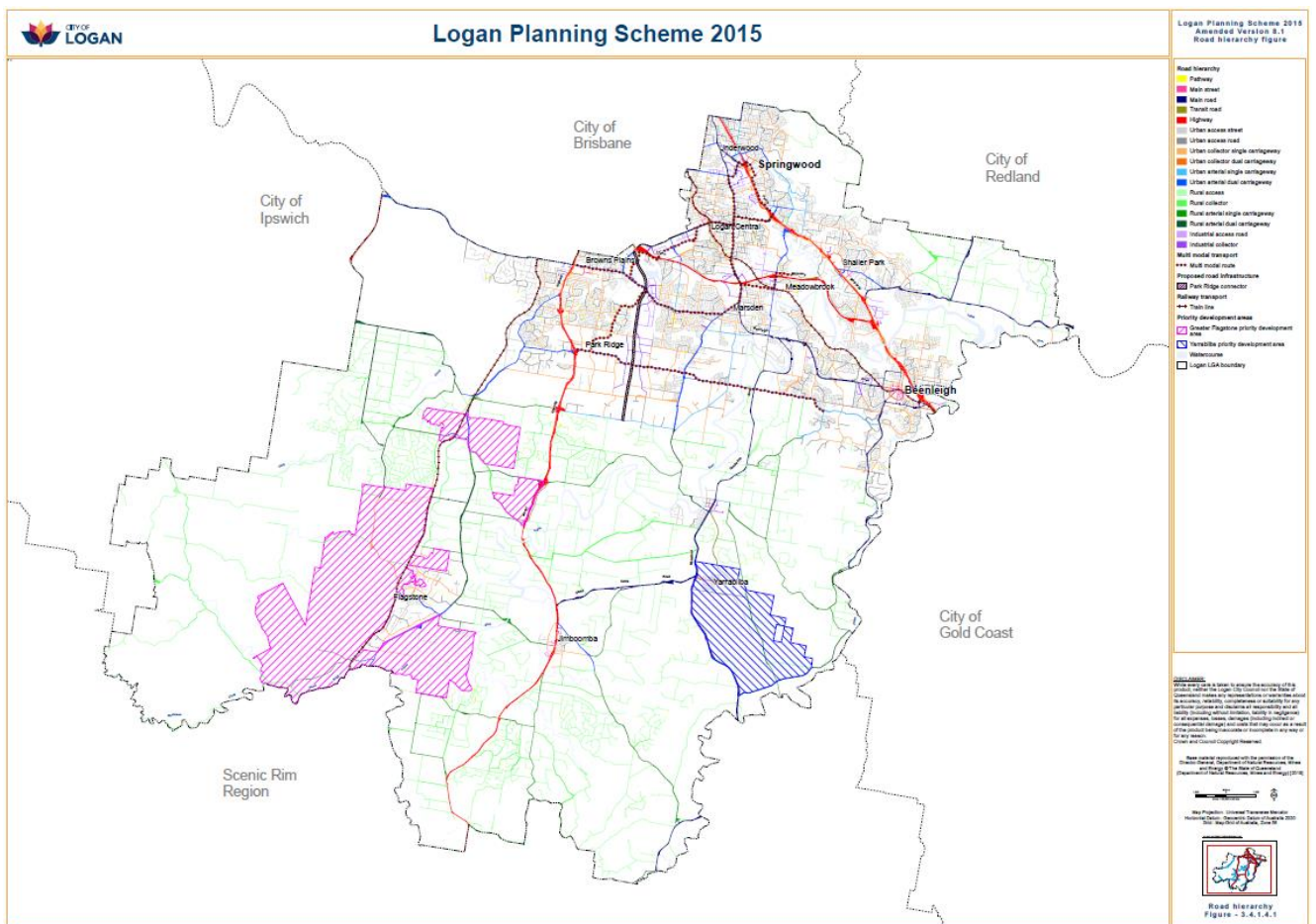
Figure 7.2.8.4.4 - Park Ridge streetscape sections and plan view



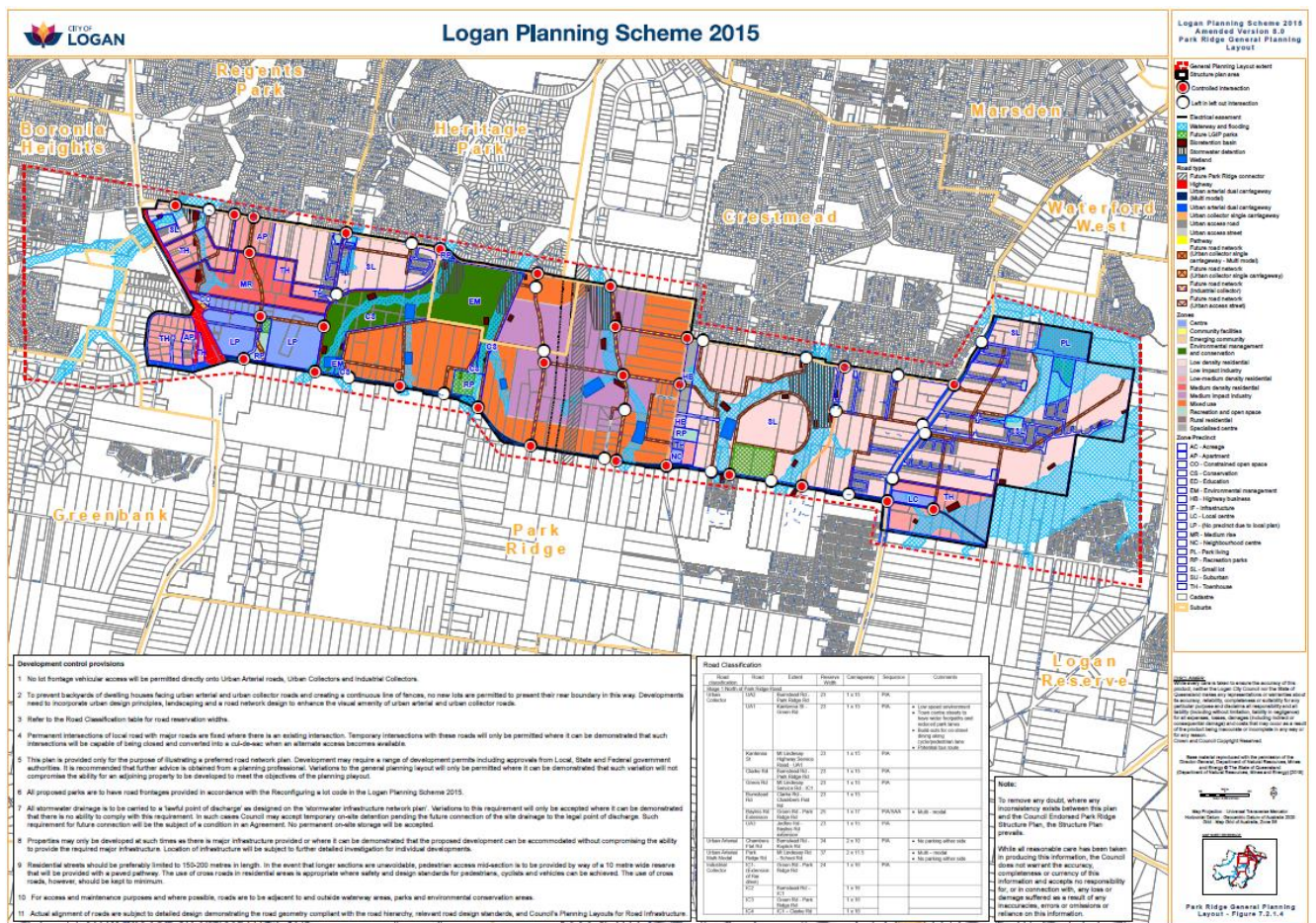
Planning scheme policy 5 - Infrastructure, 3.4 Movement infrastructure standards, Figure 3.4.1.2.1 - Cycle network



Planning scheme policy 5 - Infrastructure, 3.4 Movement infrastructure standards, Figure 3.4.1.4.1 - Road network



Planning scheme policy 5 - Infrastructure, Part 7 Planning layouts, Figure 7.2.1.4 - Park Ridge general planning layout



State Interests

SEQRP

The amendment does not conflict with the outcomes sought by the SEQRP.

SPP

The amendment does not conflict with the outcomes sought by the SPP.

2.17. Building work in the Springwood local plan code

Explanation

Each local plan code applies to development for a material change of use, reconfiguring a lot and building work with the exception of the Springwood local plan code which mistakenly omits application to building work. To ensure building work in the local plan area is duly assessed against the local plan code, the code is to be amended to cite application to building work.

Drafting Change

7.2.10.1 Application

1. This code applies to:
- [accepted development \(subject to requirements\)](#) and code assessable material change of use for which the Springwood local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in [Table 5.9.10.1](#) - Springwood local plan: material change of use in Part 5 - Tables of assessment;
 - material change of use made impact assessment in [Table 5.5.1](#) - Centre zone or [Table 5.9.10.1](#) - Springwood local plan: material change of use in Part 5 - Tables of assessment;
 - reconfiguring a lot for which the local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in [Table 5.9.11.1](#) - All local plans: reconfiguring a lot in Part 5 - Tables of assessment;
 - [building work made accepted development \(subject to requirements\) in Table 5.7.1 - Building work in Part 5 - Tables of assessment](#).

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.18. Application of Management of emissions and hazardous activities code**Explanation**

The Management of emissions and hazardous activities code is intended to apply to impact assessable development to ensure it is adequately regulated to mitigate health and environmental risks associated with hazardous chemicals. The 'Application' section of the code, however, does not state that the code applies to impact assessable development. For this reason, this section is to be amended to reference application to impact assessable development.

Drafting Change

9.4.5.1 Application

1. This code applies to:
- [accepted development \(subject to requirements\)](#) and code assessable material change of use for an [Industry activity](#), [Major sport, recreation and entertainment facility](#), [Motor sport facility](#), [Outdoor sport and recreation](#) and [Service station](#) for which the Management of emissions and hazardous activities code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in [section 5.5](#) - Categories of development and assessment - Material change of use and [section 5.9](#) - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - [material change of use that is 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](#);
2. When using this code, reference should be made to [section 5.3.2](#) - Determining the category of development and category of assessment and, where applicable, [section 5.3.3](#) - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment incorporates the principles of the Emissions and hazardous activities state interest by ensuring that impact assessable industry activities and similar uses that involve the emitting or storing of hazardous chemicals are properly regulated through assessment against the Management of emissions and hazardous activities code.

2.19. Vibration criteria in the Specialised centre zone code

Explanation

Each zone code makes reference to the need for development to comply with a range of emissions standards pertaining to noise, air, light, radiation and vibration. These emission standards are regulated in AO3 of the Specialised centre zone code with the exception of vibration criteria which is mistakenly omitted. AO3 is therefore to be amended to refer development to Planning scheme policy 3 - Environmental management to ensure compliance with vibration criteria, consistent with all other zone codes.

Drafting Change

Table 6.2.15.3.1 - Specialised centre zone code - accepted development (subject to requirements) and assessable development

<p>PO3</p> <p>Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ol style="list-style-type: none"> noise emissions; air emissions; light emission; radiation emissions; vibration emissions. 	<p>AO3</p> <p>Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ol style="list-style-type: none"> Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; Table 3.2.2.1 - Air emission standards; Table 3.2.3.1 - Light emission standards; section 3.2.4 - Radiation emission standards; Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration m/s^2 1/80Hz. <p>Note Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.</p>
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State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.20. Glare mitigation

Explanation

To ensure that glare is appropriately managed in commercial settings and avoids nuisance, discomfort and hazard to the surrounding locality, the zone codes regulating commercial environments are to be amended to require development to avoid such disturbance through material selection.

Drafting Change

Table 6.2.1.3.1 - Centre zone code - accepted development (subject to requirements) and assessable development

<p>PO16 <u>Development ensures that glass or any other surface likely to reflect specular rays does not impose undue nuisance, discomfort or hazard on the surrounding locality.</u></p>	<p>AO16 <u>No acceptable outcome provided.</u></p>
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The above addition in PO16/AO16 of the Centre zone code has been replicated across other zone codes but is not shown to minimise duplication. The additional provisions include:

- PO17/AO17 Low impact industry zone code
- PO16/AO16 Medium impact industry zone code
- PO17/AO17 Mixed use zone code
- PO14/AO14 Specialised centre zone code

State Interests

SEQRP

The amendment supports the concepts of *Live Element 1: Valuing good design* through facilitating higher quality development that minimises nuisance impacts on the surrounding locale.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.21. Building height transitions

Explanation

The Tables of assessment for the Low-medium density residential zone and Medium density residential zone prescribe building height transitions where within proximity of lower density zoned land. The wording presently states that transitional heights are required “where located within 15m of [particular zone]”. Contrary to the intention of the policy, it could be interpreted that this transition is required where within 15m of the centreline of a road where a lower density zone is opposite the subject site as described in section 1.3.4(1)(b) of the planning scheme. Such an interpretation may inadvertently trigger impact assessment. It is proposed that an amendment be made to remove doubt as to the category of development where undertaking development in the Low-medium density residential zone or Medium density residential zone and within proximity of lower density zones. Further, this wording is to be corrected in the respective zone codes for consistency.

Drafting Change

Table 5.5.7.1 - Low-medium density residential zone

all uses	Accepted development (not subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. <p>Note - This accepted development category of development prevails over all other categories of development and assessment.</p>	Not applicable
	Impact assessment	
	<p>If not accepted development (not subject to requirements) and new building work results in a building height exceeding -</p> <ul style="list-style-type: none"> a. 12 metres if in the Apartment precinct (other than if Dual occupancy, Dwelling house, Park or Sales office) where located within 15 metres of a lot in the Townhouse precinct or the Low density residential zone; or b. 18 metres if in the Apartment precinct (other than if Dual occupancy, Dwelling house, Park or Sales office), where (a) does not apply; or c. 8.5 metres if in the Townhouse precinct (other than if Dual occupancy, Dwelling house, Park or Sales office); or d. the building height in the Dual occupancy and Dwelling house code, if Dual occupancy being - <ul style="list-style-type: none"> i. 8.5 metres on a site with a slope less than 15 percent; or ii. 10 metres on a site with a slope 15 percent or more. <p>Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.</p>	The planning scheme

Table 5.5.8.1 - Medium density residential zone

all uses	Accepted development (not subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. <p>Note - This accepted development category of development prevails over all other categories of development and assessment.</p>	Not applicable
	Impact assessment	
	<p>If not accepted development (not subject to requirements) and new building work results in a building height exceeding -</p> <ul style="list-style-type: none"> a. 25 metres in the High rise precinct where located within 15 metres of a lot in the Apartment precinct of the Low-medium density residential zone (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office); or b. 12 metres in the High rise precinct where located within 15 metres of a lot in the Low density residential zone or the Townhouse precinct of the Low-medium density residential zone (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office); or c. 12 metres in the Medium rise precinct where located within 15 metres of a lot in the Low density residential zone or the Townhouse precinct of the Low-medium density residential zone (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office); or d. 32 metres in the High rise precinct (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office), where (a) or (b) do not apply, or e. 25 metres in the Medium rise precinct (other than if Dual occupancy (auxiliary unit), Dwelling house, Park or Sales office), where (c) does not apply; or f. the building height in the Dual occupancy and Dwelling house code, if Dual occupancy (auxiliary unit) being - <ul style="list-style-type: none"> i. 8.5 metres on a site with a slope less than 15 percent; or ii. 10 metres on a site with a slope 15 percent or more. <p>Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.</p>	The planning scheme

Table 6.2.7.3.1 - Low-medium density residential zone code - accepted development (subject to requirements) and assessable development

<p>P07 A building in the Apartment precinct has a <u>building height</u> that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct; b. has regard to the functional requirements of the use; c. is responsive to the topography of the <u>site</u>; d. avoids overshadowing of premises in a <u>residential zone category</u>; e. transitions to land in the Townhouse precinct or Low density residential zone to protect: <ul style="list-style-type: none"> i. visual amenity; ii. privacy. 	<p>A07 A building in the Apartment precinct has a maximum <u>building height</u> of:</p> <ul style="list-style-type: none"> a. 18 metres; b. 12 metres where within 15 metres of <u>a lot in</u> the Townhouse precinct or Low density residential zone.
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Table 6.2.8.3.1 - Medium density residential zone code - accepted development (subject to requirements) and assessable development

<p>P011 A building in the High rise precinct has a <u>building height</u> that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct having regard to: <ul style="list-style-type: none"> i. the height of surrounding buildings; ii. achieving a high rise appearance; iii. proximity to a Principal centre and a Major centre and high-frequency <u>public transport</u>; iv. avoiding overshadowing to <u>public open space</u> and <u>adjoining premises</u>; b. is responsive to the topography of the <u>site</u>; c. transitions to land in the Low-medium density residential zone to protect: <ul style="list-style-type: none"> i. visual amenity; ii. privacy 	<p>A011 A building in the High rise precinct has a maximum <u>building height</u> of:</p> <ul style="list-style-type: none"> a. 32 metres; or b. 25 metres where within 15 metres of <u>a lot in</u> the Apartment precinct of the Low-medium density residential zone; or c. 12 metres where within 15 metres of <u>a lot in</u> the Low density residential zone or the Townhouse precinct of the Low-medium density residential zone.
<p>P014 A building in the Medium rise precinct has a <u>building height</u> that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct having regard to: <ul style="list-style-type: none"> i. the height of surrounding buildings; ii. achieving a medium rise appearance; iii. proximity to a Principal centre and a Major centre and high-frequency <u>public transport</u>; iv. avoid overshadowing of <u>public open space</u> and <u>adjoining premises</u>; b. is responsive to the topography of the <u>site</u>; c. transitions to the Low density residential zone or Townhouse precinct in the Low-medium density residential zone to protect: <ul style="list-style-type: none"> i. visual amenity; ii. privacy. 	<p>A014 A building in the Medium rise precinct has a maximum <u>building height</u> of:</p> <ul style="list-style-type: none"> a. 25 metres; or b. 12 metres where within 15 metres of <u>a lot in</u> the Low density residential zone or the Townhouse precinct of the Low-medium density residential zone.

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.22. Car parking rate concessions**Explanation**

The Servicing, access and parking code prescribes minimum car parking rates for all land uses, with a concession generally offered where in a Principal centre, Major centre and the majority of the Medium density residential zone (some exceptions apply). The concession relies on the premise that land in the aforementioned zones is likely well-served by public transport or greater residential densities are supported in the surrounding areas, minimising the private use of motor vehicles. For some uses, however, this concession is not considered appropriate. For the uses of Garden centre, Hardware and trade supplies, Health care service, Hospital, Place of worship, Showroom and Veterinary service this concession is to be removed as these uses either inherently involve the transportation of goods or animals which is unlikely to occur by means of public transport or tend to generate consistent levels of vehicle movements regardless of whether or not located in a centre.

Drafting Change

Table 9.4.7.3.2 - Vehicle parking and servicing

Column 1 Use ¹	Column 2 Minimum number of parking spaces ²	Column 3 Minimum number of parking spaces for a: a. Centre zone where a principal centre or major centre; b. Medium density residential zone where not at Browns Plains or Park Ridge.	Column 4 Loading bay	Column 5 Pick-up / set down areas	Column 6 Minimum number of bicycle spaces
Garden centre	1 space per 300m ² of display area with a minimum of 6 spaces; plus 1 space per 20m ² of indoor retail use area	1 space per 100m ² of GFA <u>Not applicable</u>	√	Not required	No minimum
Hardware and trade supplies	1 space per 60m ² of GFA	1 space per 100m ² of GFA <u>Not applicable</u>	√	Not required	No minimum
Health care service	1 space per 10m ² of GFA; plus 1 ambulance space	1 space per 100m ² of GFA <u>Not applicable</u>	√	√	1 space per 400m ² GFA for employees; plus 1 visitor space per 200m ² GFA

Hospital	1 space per 10m ² of GFA; plus 1 ambulance space	1 space per 100m ² of GFA Not applicable	✓	✓	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Place of worship	1 space per 10m ² of GFA	1 space per 100m ² of GFA Not applicable	✓	✓	No minimum
Showroom	1 space per 35m ² of GFA	1 space per 100m ² of GFA Not applicable	✓	Not required	1 space per 750m ² GFA for employees; plus 1 visitor space per 1,000m ² GFA
Veterinary service	1 space per 30m ² of GFA	1 space per 100m ² of GFA Not applicable	✓	✓	No minimum

State Interests

SEQRP

The amendment continues to support the endeavours of *Connect Element 3: Integrated planning* through the continued car parking rate concessions for land uses in higher density zonings where such concessions are inherently reasonable given the nature of the land use.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.23. Visitor parking and security gates

Explanation

The Servicing, access and parking code requires developments with a security gate to provide accessible visitor vehicle parking in front of the security gate. Some non-residential developments, however, install gates to provide security outside of operational hours. Where unobstructed access is provided during operational hours, it is considered reasonable for visitor parking to be provided behind the security gate. As such, PO2 is to be amended to acknowledge this scenario.

Drafting Change

Table 9.4.7.3.1 - Service, access and parking code: accepted development (subject to requirements) and assessable development

PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate- where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.	AO2 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.
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State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.24. Vehicle queuing**Explanation**

The Servicing, access and parking code prescribes vehicle queuing requirements based on car park capacity. The requirement for two queuing spaces for a development with 1-60 car parking spaces is to be varied to require one queuing space for developments with 1-25 car parking spaces and two queuing spaces for developments with 26-60 car parking spaces. This lower threshold will reduce onerous queuing requirements for smaller developments (for instance, a 200m² Warehouse requiring two car parking spaces currently requires queueing provision for two vehicles) while also aligning with the requirements of other local governments. Importantly, Table 9.4.7.3.6 will continue to prescribe greater queuing distances for particular land uses with high turnover rates such as Food and drink outlets and Service stations.

Drafting Change

Table 9.4.7.3.3 - Queuing spaces

Column 1 Static capacity of car park	Column 2 Minimum number of vehicles in queue ¹
1-60 1-25	2 1
26-60	2
61-100	3
>100	The number calculated complies with Table 3.3 of AS 2890.1:2004 Parking facilities - Off-street car parking

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.25. Community residence car parking

Explanation

The *Planning Regulation 2017* makes a material change of use for a Community residence accepted development where complying with specific criteria, including a prescribed car parking rate. The planning scheme therefore need not regulate this. This revision to the Servicing, access and parking code to remove the prescribed car parking rate for Community residence will remove unnecessary duplication.

Drafting Change

Table 9.4.7.3.2 - Vehicle parking and servicing

Community residence	1 space per employee plus 1 visitor space with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
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State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.26. Free standing sign face area

Explanation

The regulation of on-premises free standing signs intends to limit face area on each side. This regulation of both sides is explicitly clear for on-premises free standing signs in a range of zones. It could therefore be inferred that "in all other zones", signs are limited to a total of 5m² across both sides, contrary to the policy's intent. This revision to include "each side" will ensure consistency across the regulation of free standing signs and remove ambiguity.

Drafting Change

Table 9.4.1.3.4 - Maximum face area for an on-premises freestanding

Type of advertising device	Maximum total face area
Free standing sign where on premises	<p>10m² each side in the following zones:</p> <ul style="list-style-type: none"> • Centre zone • Low impact industry zone • Medium impact industry zone • Mixed use zone • Specialised centre zone <p>5m² <u>each side</u> in all other zones</p>

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.27. Home-based food and drink businesses

Explanation

The tables of assessment make provision for a specific type of Home-based business, being a Home-based food and drink business, to commonly be accepted development (subject to requirements). The qualifiers that apply to this use, however, vary greatly. In some instances the use is limited to 50m² of gross floor area, in some cases a limit of two non-resident employees or contractors are permitted, in some cases both of these provisos apply and in some cases neither. The tables of assessment for a Home-based food and drink business are therefore to be revised to reflect the intention for all home-based businesses (with the exception of family day care services) to be limited to both to 50m² of gross floor area and a limit of two non-resident employees or contractors.

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

Table 5.5.1.1 - Centre zone

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business and all the following are met - <ul style="list-style-type: none"> i. a Home-based food and drink business; or ii. the use area is 50m² or less; iii. It does not involve more than two non-resident employees or contractors; or c. any other business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² 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 Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

Table 5.5.2.1 - Community facilities zone

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met; <ul style="list-style-type: none"> or i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or c. any other business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² 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 Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

Table 5.5.3.1 - Emerging community zone

Home-based business	Accepted development (subject to requirements)	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a bed and breakfast and does not involve more than two non-resident employees or contractors; or c. it is equestrian tutelage and all of the following are met - <ul style="list-style-type: none"> i. the outdoor use area is 1,500m² or less; ii. it does not involve more than two non-resident employees or contractors; or d. it is any other sports tutelage and all of the following are met - <ul style="list-style-type: none"> i. the outdoor use area is 400m² or less; ii. it does not involve more than two non-resident employees or contractors; or e. it is a Home-based food and drink business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or f. any other business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² 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 Industry activity. g. it does not involve more than two non-resident employees or contractors and it is - <ul style="list-style-type: none"> i. a bed and breakfast; or ii. a Home-based food and drink business and the use area is 50m² or less; or iii. an equestrian tutelage and the outdoor area is 1,500m² or less; or iv. any other sports tutelage and the outdoor area is 400m² or less; or v. it is any other business and the use area is 50m² or less and it is not an activity that would otherwise be defined as an Industry activity. 	

Table 5.5.4.1 - Environmental management and conservation zone

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a <u>family day care service</u>; or b. <u>it is a bed and breakfast and does not involve more than two non-resident employees or contractors</u>; or c. <u>it is equestrian tutelage and all of the following are met-</u> <ul style="list-style-type: none"> i. <u>the outdoor use area is 1,500m² or less</u>; ii. <u>it does not involve more than two non-resident employees or contractors</u>; or d. <u>it is any other sport tutelage and all of the following are met -</u> <ul style="list-style-type: none"> i. <u>the outdoor use area is 400m² or less</u>; ii. <u>it does not involve more than two non-resident employees or contractors</u>; or e. it is a <u>Home-based food and drink business</u> and all of the following are met - ; <ul style="list-style-type: none"> or i. <u>the use area is 50² or less</u>; ii. <u>it does not involve more than two non-resident employees or contractors</u>; or f. <u>any other business and all of the following are met -</u> <ul style="list-style-type: none"> i. <u>the use area is 50m² or less</u>; ii. <u>it does not involve more than two non-resident employees or contractors</u>; iii. <u>it is not an activity that would otherwise be defined as an Industry activity</u>. g. it is-- <ul style="list-style-type: none"> i. <u>a bed and breakfast</u>; or ii. <u>an equestrian tutelage and the outdoor area is 1,500m² or less</u>; or iii. <u>any other sports tutelage and the outdoor area is 400m² or less</u>; or iv. <u>any other business and the use area is 50m² or less</u>; h. <u>it does not involve more than two non-resident employees or contractors</u>; i. <u>it is not an activity that would otherwise be defined as an Industry activity</u>. 	<p>9.3.23 Home-based business code 9.4.7 Servicing, access and parking code</p>

Table 5.5.5.1 - Low density residential zone

Home-based business	Accepted development (subject to requirements)	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code
	<p>If -</p> <p>a. it is a <u>family day care service</u>; or</p> <p>b. it is—</p> <p>i. a <u>Home-based food and drink business</u>;</p> <p>ii. the use area is 50m² or less;</p> <p>iii. it does not involve more than two non-resident employees or contractors; or</p> <p>c. if in the Acreage precinct and -</p> <p>i. it is <u>equestrian tutelage</u> and all of the following are met -</p> <p>A. <u>the outdoor use area is 1,500m² or less</u>;</p> <p>B. <u>it does not involve more than two non-resident employees or contractors</u>; or</p> <p>ii. it is <u>any other sports tutelage</u> and all the following are met -</p> <p>A. <u>the outdoor use area is 400m² or less</u>;</p> <p>B. <u>it does not involve more than two non-resident employees or contractors</u>; or</p> <p>iii. it is <u>a bed and breakfast</u> and all of the following are met -</p> <p>A. <u>does not involve more than two non-resident employees or contractors</u>;</p> <p>B. <u>paying guests do not occupy more than three bedrooms</u>; or</p> <p>iv. it is a <u>Home-based food and drink business</u> and all of the following are met -</p> <p>A. <u>the use area is 50m² or less</u>;</p> <p>B. <u>it does not involve more than two non-resident employees or contractors</u>; or</p> <p>v. <u>any other business</u> and all of the following are met -</p> <p>A. <u>the use area is 50m² or less</u>;</p> <p>B. <u>it does not involve more than two non-resident employees or contractors</u>;</p> <p>C. <u>it is not an activity that would otherwise be defined as an Industry activity</u>; or</p> <p>d. it does not involve more than two non-resident employees or contractors and it is—</p> <p>i. a <u>bed and breakfast</u> and the paying guests do not occupy more than three bedrooms; or</p> <p>ii. an <u>equestrian tutelage</u> and the outdoor area is 2,000m² or less; or</p> <p>iii. <u>any other sport tutelage</u> and the outdoor area is 400m² or less; or</p>	

- iv. ~~any other business and the use is 50m² or less and it is not an activity that would otherwise be defined as an Industry activity;~~
- e. ~~if in a precinct other than the Acreage precinct and -~~
 - i. it is a bed and breakfast and all of the following are met -
 - A. does not involve more than one non-resident employee or contractor;
 - B. paying guests do not occupy more than three bedrooms; or
 - ii. it is a [Home-based food and drink business](#) and all of the following are met -
 - A. the use area is 50m² or less;
 - B. it does not involve more than one non-resident employee or contractor; or
 - iii. it is any other business and all of the following are met -
 - A. the use area is 50m² or less;
 - B. it does not involve more than one non-resident employee or contractor;
 - C. it is not an activity that would otherwise be defined as an [Industry activity](#).
- f. ~~it does not involve more than one non-resident employee or contractor and it is -~~
 - i. ~~a bed and breakfast and the paying guests do not occupy more than three bedrooms; or~~
 - ii. ~~any other business that and the use area is 50m² or less and it is not an activity that would otherwise be defined as an Industry activity.~~

Table 5.5.7.1 - Low-medium density residential zone

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met -; <ul style="list-style-type: none"> or i. the use area is 50m² or less; ii. it does not involve more than one non-resident employee or contractor; or c. any other business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than one non-resident employee or contractor; iii. it is not an activity that would otherwise be defined as an Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

Table 5.5.8.1 - Medium density residential zone

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met -; <ul style="list-style-type: none"> or i. the use area is 50m² or less; ii. it does not involve more than one non-resident employee or contractor; or c. any other business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than one non-resident employee or contractor; iii. it is not an activity that would otherwise be defined as an Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

Table 5.5.10.1 - Mixed use zone

Home-based business	Accepted development (subject to requirements)	
	<p>If not in the Industry precinct and -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business and all of the following are met -; or <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. does not involve more than two non-resident employees or contractors; c. any other business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. does not involve more than two non-resident employees or contractors; iii. is not an activity that would otherwise be defined as an Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

Table 5.5.12.1 - Rural zone

Home-based business	Accepted development (subject to requirements)	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code
	<p>If -</p> <ul style="list-style-type: none"> a. it is a <u>family day care service</u>; or b. <u>it is a bed and breakfast and does not involve more than two non-resident employees or contractors; or</u> c. <u>it is equestrian tutelage and all of the following are met -</u> <ul style="list-style-type: none"> i. <u>the outdoor use area is 2,500m² or less;</u> ii. <u>it does not involve more than two non-resident employees or contractors; or</u> d. <u>it is other sports tutelage and all of the following are met -</u> <ul style="list-style-type: none"> i. <u>the outdoor use area is 400m² or less;</u> ii. <u>it does not involve more than two non-resident employees or contractors; or</u> e. it is a <u>Home-based food and drink business</u> and all the following are met -; or <ul style="list-style-type: none"> i. <u>the use area is 50m² or less;</u> ii. <u>does not involve more than two non-resident employees or contractors;</u> or f. it is any other business and all the following are met - <ul style="list-style-type: none"> i. <u>the use area is 60m² or less;</u> ii. <u>it does not involve more than two non-resident employees or contractors;</u> iii. <u>it is not an activity that would otherwise be defined as an Industry activity.</u> g. it is - <ul style="list-style-type: none"> i. <u>a bed and breakfast; or</u> ii. <u>an equestrian tutelage and the outdoor area is 2,500m² or less; or</u> iii. <u>any other sports tutelage and the outdoor area is 400m² or less; or</u> iv. <u>any other business and the use area is 60m² or less;</u> h. <u>it does not involve more than two non-resident employees or contractors;</u> i. <u>it is not an activity that would otherwise be defined as an Industry activity.</u> 	

Table 5.5.13.1 - Rural residential zone

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a bed and breakfast and does not involve more than two non-resident employees or contractors; or c. it is equestrian tutelage and all of the following are met - <ul style="list-style-type: none"> i. the outdoor use area is 2,500m² or less; ii. it does not involve more than two non-resident employees or contractors; or d. it is any other sports tutelage and all of the following are met - <ul style="list-style-type: none"> i. the outdoor use area is 400m² or less; ii. it does not involve more than two non-resident employees or contractors; or e. it is a Home-based food and drink business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or f. it is any other business and all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² 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 Industry activity. g. it is - <ul style="list-style-type: none"> i. a bed and breakfast; or ii. an equestrian tutelage and the outdoor area is 2,500m² or less; or iii. any other sports tutelage and the outdoor area is 400m² or less; or iv. any other business and the use area is 50m² or less; h. it does not involve more than two non-resident employees or contractors; i. it is not an activity that would otherwise be defined as an Industry activity. 	<p>9.3.23 Home-based business code 9.4.7 Servicing, access and parking code</p>

Table 5.5.15.1 - Specialised centre zone

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <p>a. it is a family day care service; or</p> <p>b. it is a Home-based food and drink business and all of the following are met -</p> <p>or</p> <p>i. the use area is 50m² or less;</p> <p>ii. does not involve more than two non-resident employees or contractors;</p> <p>or</p> <p>c. it is any other business and all of the following are met -</p> <p>i. the use area is 50m² 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 Industry activity.</p>	<p>9.3.23 Home-based business code</p> <p>9.4.7 Servicing, access and parking code</p>

Table 5.9.1.1 - Beenleigh local plan: material change of use

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <p>a. it is a family day care service; or</p> <p>b. it is a Home-based food and drink business -</p> <p>or</p> <p>i. the use area is 50m² or less;</p> <p>ii. it does not involve more than two non-resident employees or contractors; or</p> <p>c. all of the following are met -</p> <p>i. the use area is 50m² 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 Industry activity.</p>	<p>9.3.23 Home-based business code</p> <p>9.4.7 Servicing, access and parking code</p>

Table 5.9.2.1 - Browns Plains 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. the use does not involve gaming;</p> <p>b. the use is not Home-based business or Low impact industry, 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>c. 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>A. the use area is 50m² or less;</p> <p>B. it does not involve more than two non-resident employees or contractors; or</p> <p>iii. the use area is 50m² or less;</p> <p>iv. the use: it</p> <p>A. does not involve more than two non-resident employees or contractors;</p> <p>B. area is 50m² or less;</p> <p>C. is not an activity that would otherwise be defined as an Industry activity.</p> <p>v. 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>7.2.2 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>

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. the use does not involve gaming;</p> <p>b. the use is not Home-based business or Low impact industry, 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>c. 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>A. the use area is 50m² or less;</p> <p>B. it does not involve more than two non-resident employees or contractors; or</p> <p>iii. the use area is 50m² or less;</p> <p>iv. the use: it</p> <p>A. does not involve more than two non-resident employees or contractors;</p> <p>B. area is 50m² or less;</p> <p>C. is not an activity that would otherwise be defined as an Industry activity.</p> <p>v. 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>

Table 5.9.4.1 - Logan Central local plan: material change of use

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <p>a. it is a family day care service; or</p> <p>b. it is a Home-based food and drink business -; or</p> <p>a. the use area is 50m² or less;</p> <p>b. it does not involve more than two non-resident employees or contractors; or</p> <p>c. all of the following are met -</p> <p>i. the use area is 50m² 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 Industry activity;</p> <p>iv. not in the Civic and community precinct.</p>	<p>9.3.23 Home-based business code</p> <p>9.4.7 Servicing, access and parking code</p>

Table 5.9.5.1 - Logan Village local plan: material change of use

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business; or <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² 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 Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

Table 5.9.6.1 - Loganholme local plan: material change of use

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business; or <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than one non-resident employee or contractor; or c. in a precinct other than the Large lot residential precinct or Suburban residential precinct - <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than one non-resident employee or contractor; iii. it is not an activity that would otherwise be defined as an Industry activity; d. in the Large lot residential precinct or Suburban residential precinct - <ul style="list-style-type: none"> i. it is a bed and breakfast and the paying guests do not occupy more than three bedrooms; or ii. it is any other business and the use area is 50m² or less; iii. it does not involve more than one non-resident employee or contractor; iv. it is not an activity that would otherwise be defined as an Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

Table 5.9.7.1 - Loganlea local plan: material change of use

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business; or <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than one non-resident employee or contractor; iii. it is not an activity that would otherwise be defined as an Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

Table 5.9.8.1 - Park Ridge local plan: material change of use

Home-based business	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service, or b. it is a Home-based food and drink business; or <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² 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 Industry activity. 	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code

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</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>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. the use does not involve gaming;</p> <p>b. the use is not Home-based business or Low impact industry, 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>c. 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>A. the use area is 50m² or less;</p> <p>B. it does not involve more than two non-resident employees or contractors; or</p> <p>iii. the use area is 50m² or less;</p> <p>iv. the use: it</p> <p>A. does not involve more than two non-resident employees or contractors;</p> <p>B. area is 50m² or less;</p> <p>C. is not an activity that would otherwise be defined as an Industry activity;</p> <p>v. it is not an activity that would otherwise be defined as an Industry activity;</p> <p>a. not in the Bryants Road precinct adjoining Timor Avenue.</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</p> <p>9.4.7 Servicing, access and parking code</p>

Table 5.9.10.1 - Springwood local plan: material change of use

Home-based business	Accepted development (subject to requirements)	9.3.23 Home-based business code 9.4.7 Servicing, access and parking code
	<p>If -</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business, or <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - <ul style="list-style-type: none"> i. the use area is 50m² 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 Industry activity. 	

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.28. Shipping containers**Explanation**

In order to better regulate the visual amenity impact that shipping containers can have in residential areas, the Dwelling house temporary use is to be amended to limit domestic outbuildings in the form of shipping containers with regard to quantity, duration and siting. Shipping containers are to be permitted for a maximum of 30 days per calendar year where complying with the minimum road boundary clearance requirement of the relevant zone code. Further, the Dual occupancy and Dwelling house code is to have a provision introduced explicitly limiting domestic outbuildings in the form of shipping containers to prevent the instance where a shipping container exceeds the 30 days afforded by the temporary use provision yet may proceed as a form of accepted development (subject to requirements) due to the code otherwise not preventing domestic outbuildings as shipping containers. It is considered reasonable that where a permanent domestic outbuilding is proposed in the form of a shipping container, a development application be required to demonstrate compliance with PO7 of the Dual occupancy and Dwelling house code.

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

Table 1.7.1.1 - Temporary uses

	<u>Dwelling house</u>	If: a. a caravan or relocatable home; b. occupied by a person: i. who previously resided in a <u>dwelling</u> on the same premises that has been destroyed or is unfit for human habitation; or ii. who is carrying out or is having carried out building work for a <u>dwelling</u> on the same premises.	180 days per calendar year
		If a <u>domestic outbuilding</u> , being a shipping container: a. <u>limited to one per premises</u> ; b. <u>complying with the minimum road boundary clearance requirement of the relevant zone code</u> .	<u>30 days per calendar year</u>

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

<u>Domestic outbuildings</u>	
P03P07 A <u>domestic outbuilding</u> , being a shed or detached garage: a. is of a scale and has a built form that is compatible with the premises and <u>adjoining premises</u> having regard to: i. height, <u>mass</u> and proportion; ii. roof form and pitch; iii. building materials; b. maintains or contributes positively to the <u>streetscape</u> and amenity of <u>adjoining premises</u> ; c. provides sufficient setbacks for large scale <u>domestic outbuildings</u> to mitigate adverse visual impact to <u>adjoining premises</u> .	A03A07.1 A single <u>domestic outbuilding</u> , being a shed or detached garage, or multiple <u>domestic outbuildings</u> , being sheds or detached garages, in the Acreage precinct or Small acreage precinct of the Low density residential zone, Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone: a. has a total maximum floor area of 150m ² ; or b. where the floor area exceeds 150m ² : i. provides minimum <u>side and rear boundary clearances</u> in accordance with <u>Link Table 9.3.1.3.32 - Minimum side and rear boundary clearances</u> for large <u>domestic outbuildings</u> ; ii. <u>has a maximum building height of 5.5 metres</u> ; iii. has a total maximum floor area of 300m ² . <u>Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises.</u>
	A07.2 A <u>domestic outbuilding</u> is not in <u>the form of a shipping container</u> .

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment supports the state interest of *Liveable communities* through better regulating shipping containers in residential areas to maintain high visual amenity.

2.29. Site cover

Explanation

Queensland Development Code MP 1.2 (QDC) establishes a default site cover of 50% for lots over 450m² in area. The planning scheme overrides this site cover for the Large suburban precinct of the Low density residential zone and establishes a maximum site cover of 40%. Given the Large suburban precinct predominantly conforms to a typical suburban nature and is relatively similar in character to the Suburban precinct, the planning scheme's prescribed 40% is to be removed. This will allow development to then default to the QDC's maximum site cover of 50%.

Further, in an attempt to reduce undue complexity in the regulation of site cover, the prescribed maximum site cover in the Emerging community zone, Environmental management and conservation zone, Rural zone and Rural residential zone of "20% or 700m², whichever is the greater" is to be revised to a simple cap of 700m². This refinement will improve ease of application while also enabling a single threshold (700m² of site cover) beyond which development will become assessable. This is consistent with the approach for domestic outbuildings whereby such uses become assessable where exceeding 300m² of floor area. This refinement will occur in both the Dual occupancy and Dwelling house code and in the associated zone codes.

In addition, the performance outcome pertaining to site cover in the Dual occupancy and Dwelling house code is to be amended to better reflect the intent of site cover, being compatibility with adjoining premises, provision for landscaping, access to light and ventilation and allowance for adequate private open space. This will allow for the appropriate assessment of development applications that seek to exceed the prescribed maximum site cover with due consideration of the elements that underpin the importance of regulating site cover.

Drafting Change

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

Site cover	
<p>P02P03 A Dual occupancy (auxiliary unit) or Dwelling house has a site cover compatible with adjoining premises: <u>that</u></p> <ul style="list-style-type: none"> a. <u>is compatible with adjoining premises;</u> b. <u>supports residential amenity including access to natural light and ventilation;</u> c. <u>facilitates adequate private open space;</u> d. <u>facilitates landscaping to visually soften the built form.</u> 	<p>A02A03 A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site cover of:</p> <ul style="list-style-type: none"> a. 60 percent in the Low density residential zone - Small lot precinct; b. 40 percent in the Low density residential zone - Large suburban precinct; c. 35 percent in the Low density residential zone - Small acreage precinct; d. 20 percent in the Low density residential zone - Acreage precinct; e. <u>700m² in the Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone:-</u> <ul style="list-style-type: none"> i. 20 percent or 700m², whichever is greater, in the Park living precinct or Park residential precinct; or ii. 40 percent or 700m², whichever is greater, in the Carbrook precinct or Cottage rural precinct; f. 40 percent or 700m², whichever is greater, in the Emerging community zone, Environmental management and conservation zone or Rural zone.

Table 6.2.3.3.1 - Emerging community zone code - accepted development (subject to requirements) and assessable development

PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.	AO4 A building or structure for an interim use has a maximum site cover of 40 percent or 700m ² , whichever is the greater.
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Table 6.2.4.3.1 - Environmental management and conservation - accepted development (subject to requirements) and assessable development

PO4 A building or structure has a site cover that protects the visual amenity and is compatible with the bushland or natural landscape character of the zone.	AO4 A building and/or structure has a maximum site cover of 40 percent or 700m ² , whichever is the greater.
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Table 6.2.5.3.1 - Low density residential zone code - accepted development (subject to requirements) and assessable development

PO17 Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO17 Development in the Large suburban precinct has a maximum site cover of 40 percent.
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Table 6.2.13.3.1 - Rural residential zone code - accepted development (subject to requirements) and assessable development

Site cover in the Carbrook precinct, Park living precinct and Park residential precinct	
PO5 A building or structure has a site cover that protects the visual amenity and the landscaped or bushland setting of the precinct.	AO5 A building or structure in the Carbrook precinct, Park living precinct or Park residential precinct, other than an existing lawful building or structure, has a maximum site cover of 10 percent or 700m ² , whichever is the greater.
Site cover in the Cottage rural precinct	
PO6 A building or structure has a site cover that protects the visual amenity and the semi-rural or bushland setting of the precinct.	AO6 A building and/or structure in the Cottage rural precinct, other than an existing lawful building or structure, has a maximum site cover of 10 percent or 700m ² , whichever is the greater.
Site cover in the Park living precinct and Park residential precinct	
PO7 A building or structure has a site cover that protects the visual amenity and the landscaped or bushland setting of the precinct.	AO7 A building or structure in the Park living or Park residential precinct, other than an existing lawful building or structure, has a maximum site cover of 20 percent or 700m ² , whichever is the greater.

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.30. Small lot precinct road boundary clearance (Dual occupancy and Dwelling house code)

Explanation

The prescribed road boundary clearance of 4m for Dwelling houses in the Small lot precinct is to be removed. This will allow development to default to the requirements of the Queensland Development Code (QDC) which, for lots less than 450m² in size, provides a variable setback requirement depending on the nature of the street that the development fronts. This will also ensure that lots greater than 450m² in size in the Small lot precinct provide a front setback consistent with that required by QDC MP 1.2 which is typically greater than 4m.

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

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

Road boundary clearance	
<p>PO41PO4</p> <p>A <u>Dual occupancy or Dwelling house:</u></p> <ul style="list-style-type: none"> a. is located to protect existing and planned movement networks; b. facilitates a high quality streetscape with high levels of amenity; c. is located to complement the character of the surrounding area; d. provides opportunity for appropriate on-site car parking; e. has a road boundary clearance compatible with that of adjoining premises. 	<p>AO41AO4</p> <p>A <u>Dual occupancy or Dwelling house:</u></p> <ul style="list-style-type: none"> a. is located outside planned widening of a road and a new road identified in Table 9.3.1.3.2 – Road encroachment maps; b. being a carport may be built to the front boundary where: <ul style="list-style-type: none"> i. maximum dimensions do not exceed 6 metres by 6 metres; ii. maximum height does not exceed 3.5 metres; iii. the carport remains entirely unenclosed except where the rear attaches to a structure; c. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone; d. has a minimum road boundary clearance of 10 metres in the: <ul style="list-style-type: none"> i. Emerging community zone; ii. Low density residential zone: <ul style="list-style-type: none"> A. Acreage precinct; B. Small acreage precinct; iii. Rural residential zone: <ul style="list-style-type: none"> A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; B. Cottage rural precinct; C. Park living precinct; D. Park residential precinct; or e. has a minimum road boundary clearance of 20 metres in the:

	<ul style="list-style-type: none"> i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone; or f. has a minimum road boundary clearance of 4 metres in the: <ul style="list-style-type: none"> i. Low density residential zone - Small lot precinct; ii. Low medium density residential zone. <p>Note - For the purposes of the Queensland Development Code and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.</p> <p>Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.</p>
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State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.31. Domestic outbuildings (Dual occupancy and Dwelling house code)

Explanation

AO3 of the Dual occupancy and Dwelling house code currently regulates the size of domestic outbuildings in non-urban areas by applying a limit of 150m². Beyond this, increased side and rear boundary clearances are required up to a maximum floor area of 300m². This regulation allows for uncapped domestic outbuilding sizes in urban areas, with size regulation relying on the site cover provisions of the Queensland Development Code (QDC). This approach, however, permits large domestic outbuildings on large lots in urban areas (for example, a 2,000m² lot in the Suburban precinct) that may not assimilate with the character of the surrounds. The existing size limitations are therefore to be broadened to apply citywide, regardless of zoning. It is considered appropriate that where a domestic outbuilding is proposed to exceed 300m², a development application be triggered to allow amenity impacts to be duly considered. An editor's note is also to be introduced to clarify that the floor area limitation imposed is cumulative and applies across all domestic outbuildings on any given premises.

In an effort to mitigate the impact of large domestic outbuildings, building height is also to be reduced to 5.5m (from the typical 8.5m permitted by the QDC) where domestic outbuildings exceed 150m² of floor area. This refinement will assist in ensuring that large-scale class 10a structures are compatible with the residential landscape. It is also noted that the corresponding performance outcome already regulates and height and roof form, negating amendment to the performance outcome.

Further, the current Table 9.3.1.3.3 - Minimum side and rear boundary clearances for large domestic outbuildings is to be condensed for ease of interpretation.

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

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

Domestic outbuildings	
<p>PG3PO7</p> <p>A domestic outbuilding, being a shed or detached garage:</p> <ol style="list-style-type: none"> is of a scale and has a built form that is compatible with the premises and adjoining premises having regard to: <ol style="list-style-type: none"> height, mass and proportion; roof form and pitch; building materials; maintains or contributes positively to the streetscape and amenity of adjoining premises; provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises. 	<p>AO3AO7.1</p> <p>A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages, in the Acreage precinct or Small acreage precinct of the Low density residential zone, Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone:</p> <ol style="list-style-type: none"> has a total maximum floor area of 150m²; or where the floor area exceeds 150m²: <ol style="list-style-type: none"> provides minimum side and rear boundary clearances in accordance with Link Table 9.3.1.3.32 - Minimum side and rear boundary clearances for large domestic outbuildings; has a maximum building height of 5.5 metres; has a total maximum floor area of 300m². <p><u>Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises.</u></p> <p>AO7.2</p> <p>A domestic outbuilding is not in the form of a shipping container.</p>

Table 9.3.1.3.32 - Minimum side and rear boundary clearances for large domestic outbuildings

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

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment aligns with the state interest of *Liveable communities* through promoting attractive built environments wherein domestic outbuildings are appropriately design to avoid dominating the landscape.

2.32. Removal of access restriction strips (Dual occupancy and Dwelling house code)

Explanation

Access restriction strips (ARSs) are typically removed through the development assessment process. Where a Dwelling house, however, does not gain direct access to a constructed road (as a result of an ARS), the opportunity to remove the ARS is limited due to land use often being accepted development (subject to requirements). As the only assessment benchmark for Dwelling houses, the Dual occupancy and Dwelling house code is therefore to be amended to require that development gains access from a constructed road. Where this cannot be achieved due to an ARS, a code assessable development application will be warranted, facilitating the removal of the ARS.

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

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

Location of development	
<p>PO4PO14</p> <p>Development is located to protect existing and planned infrastructure networks:</p> <ul style="list-style-type: none"> a. allows for safe and convenient vehicular access; b. is located to protect trunk infrastructure networks. 	<p>AO4AO14</p> <p>Development is located outside:</p> <ul style="list-style-type: none"> a. planned widening of a road or new road identified in Table 7.3.1.1 – Road encroachment maps of Planning scheme policy 5 – Infrastructure; is connected to a constructed road; b. planned public transport network identified on Figure 3.4.1.3.1 – Public transport network in Planning scheme policy 5 – Infrastructure; c. a planned cycle network identified on Figure 3.4.1.2.1 – Cycle network in Planning scheme policy 5 – Infrastructure; d. is located outside a planned network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Logan government infrastructure plan mapping and tables.

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.33. Design of subordinate dwellings (Dual occupancy and Dwelling house code)

Explanation

Subordinate domestic dwellings, being secondary dwellings and Dual occupancy (auxiliary units), are subject to limitations such as scale and proximity from the primary dwelling to preserve the character of the surrounding area. Built form, however, is not regulated which may lead to disjointed architectural forms with incohesive material selections and colour palettes. While these uses are accepted development (subject to requirements) and therefore acceptable outcomes cannot regulate built form aesthetics to address this matter, the corresponding performance outcomes governing siting are to be amended to introduce aesthetic considerations. This will ensure that where a performance outcome is sought for siting (for example, a side

boundary setback reduction), the design of a secondary dwelling or auxiliary unit will be assessed to ensure it visually complements the surrounding built form.

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

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

<p>PO40PO1 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is: i. on a lot that is less than 450m² in size complies with the Performance Criteria specified in QDC part MP 1.1; or ii. that is on a lot that is 450m² or greater in size complies with the Performance Criteria specified in QDC part MP 1.2; b. being a secondary dwelling is visually integrated with the primary dwelling.</p> <p>Note - References to QDC parts MP 1.1 and 1.2 for the purposes of PO40PO1 are to be applied as if these provisions applied to a secondary dwelling.</p> <p>Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.</p>	<p>AO40AO1 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is on a lot that is less than 450m² in size complies with the Acceptable Solutions specified in QDC part MP 1.1; or b. that is on a lot that is 450m² or greater in size complies with the Acceptable Solutions specified in QDC part MP 1.2.</p> <p>Note - Where Table 9.3.42.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO40AO1 to the extent of any inconsistency.</p> <p>Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.</p> <p>Note - References to QDC parts MP 1.1 and 1.2 for the purposes of AO40AO1 are to be applied as if these provisions applied to a secondary dwelling.</p> <p>Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.</p>
<p>PO25PO2 A Dual occupancy (other than a Dual occupancy (auxiliary unit)) a. complies with the Performance Criteria specified in QDC part MP 1.3; b. being a Dual occupancy (auxiliary unit) is visually integrated with the primary dwelling.</p> <p>Note - For the purpose of PO25PO2, a reference to "duplex" in QDC MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme.</p> <p>Note - References to QDC MP 1.3 for the purposes of PO25PO2 are to be applied as if these provisions applied to a Dual occupancy.</p> <p>Editor's note - Zone code provisions may prevail over this performance outcome to the extent of any inconsistency in accordance with section 1.5(1).</p>	<p>AO25AO2 A Dual occupancy (other than a Dual occupancy (auxiliary unit)) complies with the Acceptable Solutions specified in QDC part MP 1.3.</p> <p>Note - For the purpose of AO25AO2, a reference to "duplex" in QDC MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme.</p> <p>Note - Where Table 9.3.42.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO25AO2 to the extent of any inconsistency.</p> <p>Note - References to QDC MP 1.3 for the purposes of AO25AO2 are to be applied as if these provisions applied to a Dual occupancy.</p> <p>Note - For the purposes of the QDC and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.</p> <p>Editor's note - Zone code provisions may prevail over this acceptable outcome to the extent of any inconsistency in accordance with section 1.5(1).</p>

State Interests

SEQRP

The amendment advances the purpose of the *Live Element 1: Valuing good design* principles by promoting visual integration between primary and subordinate dwellings. This notion recognises that high quality built form outcomes underpin the urban environment and play a role in developing and enhancing positive streetscape character.

SPP

The amendment reflects the state interest of *Liveable communities* by encouraging an attractive built environment where land use intensification is proposed in the form of a secondary dwelling or auxiliary unit.

2.34. Building height (Dual occupancy and Dwelling house code)**Explanation**

The Queensland Development Code (QDC) generally limits building height to 8.5m with allowance for additional height up to 10m where the subject site has a slope of more than 15%. PO1/AO1 of the Dual occupancy and Dwelling house code allows for additional building height up to 12m in some non-urban areas regardless of gradient. Recent review of development within the subject zones identified that no building work approvals issued since the commencement of the Logan Planning Scheme 2015 have taken up this additional height allowance. Considering this and the intention for development in these zones to integrate with the landscape – rather than dominate the landscape – the QDC provisions are considered sufficient and PO1/AO1 is to be removed. Should development in these areas seek to exceed the QDC's height allowances, it is considered reasonable for a development permit to be sought.

Drafting Change

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

Building height – Environmental management and conservation zone, Cottage rural precinct of the Rural residential zone and Rural zone	
<p>PO1- A building has a height in the Environmental management and conservation zone, Cottage rural precinct of the Rural residential zone and Rural zone that:</p> <ul style="list-style-type: none"> a. does not dominate the landscape, bushland, semi-rural or rural setting for the zone or precinct; b. is responsive to the topography of the area and site slope. 	<p>AO1- A building has a maximum height of 12 metres in the:</p> <ul style="list-style-type: none"> a. Environmental management and conservation zone; b. Cottage rural precinct of the Rural residential zone; c. Rural zone.

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.35. Location of development**Explanation**

Both AO3 of the Infrastructure code and AO4 of the Dual occupancy and Dwelling house code seek to limit development within four particular areas, being (a) road encroachment areas, (b) planned public transport network areas, (c) planned cycle network areas and (d) planned trunk infrastructure areas. The specific drawings relating to the road encroachment maps are no longer used by Council and the planned cycle and public transport network area figures are citywide maps that are not intended to operate at a property-specific level. For these reasons elements (a), (b) and (c) of these acceptable outcomes are to be removed. Further, the reference to “existing and planned infrastructure networks” in the performance outcomes is to be revised to “trunk infrastructure networks” given the sole reference to the local government infrastructure plan in the acceptable outcomes and AO3 of the Infrastructure code is to be expanded to cite maps 03.00 to 08.00 rather than exclusively the parks network (map 07.00). Section 7.3 of Planning scheme policy 5 - Infrastructure and Table 9.3.1.3.2 of the Dual occupancy and Dwelling house code are also to be removed as they provide the defunct road encroachment maps.

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

Location of development	
<p>PO3 Development is located to protect existing and planned <u>trunk</u> infrastructure networks.</p>	<p>AO3 Development is located outside: <u>a network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.</u></p> <ul style="list-style-type: none"> a. <u>planned widening of a road or a new road identified in Table 7.3.1.1 - Road encroachment maps of Planning scheme policy 5 - Infrastructure;</u> b. <u>planned public transport network identified on Figure 3.4.1.3.1 - Public transport network in Planning scheme policy 5 - Infrastructure;</u> c. <u>a planned cycle network identified on Figure 3.4.1.2.1 - Cycle network in Planning scheme policy 5 - Infrastructure;</u> d. <u>a planned network identified in Local government infrastructure plan map LGIP-07.00 Plan for trunk parks infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.</u>

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

Location of development	
<p>PO4PO14 Development is located to protect existing and planned infrastructure networks:</p> <ul style="list-style-type: none"> a. <u>allows for safe and convenient vehicular access;</u> b. <u>is located to protect trunk infrastructure networks.</u> 	<p>AO4AO14 Development is located outside:</p> <ul style="list-style-type: none"> a. <u>planned widening of a road or new road identified in Table 7.3.1.1 - Road encroachment maps of Planning scheme policy 5 - Infrastructure; is connected to a constructed road;</u> b. <u>planned public transport network identified on Figure 3.4.1.3.1 - Public transport network in Planning scheme policy 5 - Infrastructure;</u> c. <u>a planned cycle network identified on Figure 3.4.1.2.1 - Cycle network in Planning scheme policy 5 - Infrastructure;</u> d. <u>is located outside a planned network identified in Local government infrastructure plan map LGIP-03.00 to 08.00 Plans for trunk infrastructure in Schedule 3 - Logan government infrastructure plan mapping and tables.</u>

Table 9.3.1.3.2 - Road encroachment maps

Table 9.3.1.3.2 – Road encroachment maps			
Column 1 Project no.	Column 2 Map name	Column 3 Drawing no.	Column 4 Road section
70-144	Loganlea Road (Nujooloo Road to Kingston Road)	5-7 of 9 plans	Loganlea Road between Armstrong Road ramp and Queens Road

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

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

Planning scheme policy 5 - Infrastructure, Part 7 Planning layouts

7.3

Road encroachment maps

7.3.1

Road encroachment maps

1. [Table 7.3.1.1](#) – Road encroachment maps of this planning scheme policy, identifies in Column 1 the project number, Column 2 the map name, Column 3 the number of encroachment maps prepared for the project (Column 1) and Column 4 the road section.
2. Disclaimer: Property boundary data for these drawings have been sourced from the Digital Cadastral Database supplied to Council by Department of Natural Resources and Mines (DNRM). Final horizontal/vertical alignments and any land requirements for roads are subject to prior survey, detailed road design and consultation with land owners. Planning layouts are constantly updated. Ensure the latest drawing version is used.

Table 7.3.1.1 – Road encroachment maps

Column 1 Project no.	Column 2 Map name	Column 3 Drawing no.	Column 4 Road section
70-144	Loganlea Road (Nujooloo Road to Kingston Road)	5-7 of 9 plans	Loganlea Road between Armstrong Road ramp and Queens Road

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.36. Proximity to government supported transport infrastructure

Explanation

‘Government supported transport infrastructure’ is defined by the planning scheme as:

- a busway and busway transport infrastructure; or
- a railway, rail transport infrastructure and other rail infrastructure; or
- light rail and light rail transport infrastructure; or

- d. a state controlled road and road transport infrastructure;

That:

- a. is funded, wholly or partly, by appropriations from the consolidated fund; or
- b. is funded, wholly or partly, by borrowings made by the Government (other than commercial borrowings made by the Queensland Treasury Corporation acting as an agent); or
- c. is funded, wholly or partly, by borrowings guaranteed by the Government other than borrowings for commercial investments; or
- d. is provided by a person on the basis of conditions agreed to by the Government that are intended to support the commercial viability of the infrastructure.

There are currently four proximity-based instances in which development must comply with noise and vibration criteria in relation to government supported transport infrastructure. These include where development:

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

For simplicity (and to remove ambiguity of some criteria, such as “line of sight”) this proximity regulation is proposed to be revised to only apply where within 100m of government supported transport infrastructure.

The reference to the *Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure* is also to be updated the current version, being the *Development Affected by Environmental Emissions from Transport Policy*.

Drafting Change

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

<p>PO5PO15</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>A05A015</p> <p>Development, being a Dual occupancy (auxiliary unit) or Dwelling house, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria for accommodation activities identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads, where it:</p> <ol style="list-style-type: none"> a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure.
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Table 6.2.1.3.1 - Centre zone code - accepted development (subject to requirements) and assessable development

<p>PO6</p> <p>Development, being a <u>sensitive land use</u>, maintains the operational integrity of the <u>government supported transport infrastructure</u> and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>AO6</p> <p>Development, being a <u>sensitive land use</u>, within 100 metres of <u>government supported transport infrastructure</u> complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads, where it:</p> <ul style="list-style-type: none"> a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure.
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The above change in AO6 of the Centre zone code has been replicated across a range of zone codes but is not shown to minimise duplication. The affected provisions include:

- AO8 Community facilities zone code
- AO6 Emerging community zone code
- AO7 Environmental management and conservation zone code
- AO6 Low density residential zone code
- AO19 Low-medium density residential zone code
- AO9 Medium density residential zone code
- AO11 Mixed use zone code
- AO11 Recreation and open space zone code
- AO9 Rural zone code
- AO9 Rural residential zone code
- AO4 Specialised centre zone code

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The planning scheme will continue to align with the state interest of *Transport infrastructure* and ensure that noise and vibration are regulated where development is within close proximity of government supported transport infrastructure.

2.37. Intensive horticulture industry (Dual occupancy and Dwelling house code)

Explanation

The Dual occupancy and Dwelling house code currently limits development within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191) by means of AO6. Where development does not achieve this, a code assessable development application is triggered for assessment against PO6. The performance outcome only requires that development “not adversely affect the ongoing operation” of the mushroom farm. The establishment of a Dwelling house would not affect the operation of the mushroom farm, meaning that any development applications triggered on the basis of this provision would be approved without Council adding value through the development assessment process and thereby result in undue burden for an applicant. Further to this, the

mushroom farm is no longer in operation. For these reasons PO6/AO6 is to be removed from the Dual occupancy and Dwelling house code.

Drafting Change

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

<p>PO6</p> <p>A Dual occupancy or Dwelling house does not adversely affect the ongoing operation of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</p>	<p>AO6</p> <p>A Dual occupancy or Dwelling house is not located within 500m of the Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).</p>
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State Interests

SEQRP

While the reference to a separation distance from the mushroom farm is to be removed from the Dual occupancy and Dwelling house code given its limited value, protection of the mushroom farm is to continue to be cited in the Strategic Framework, Rural zone code and Rural residential zone code. These references will ensure that, should the use recommence, it will continue to be recognised as a significant regional employer that contributes to the local economy. This notion supports the state interests of *Prosper Element 7: Special uses* and *Prosper Element 8: Rural prosperity*.

SPP

The principle described above of continuing to protect the mushroom farm should it recommence operation aligns with the *Agriculture* state interest which strives to protect intensive horticulture from encroachment by development that is incompatible and/or would compromise the safe and effective operation of the activity.

2.38. Building over infrastructure (Dual occupancy and Dwelling house code)

Explanation

Queensland Development Code (QDC) MP 1.4 regulates development that seeks to build over or near “relevant infrastructure”, being a water main, sewer, stormwater drain or combined sanitary drain. Where a Dual occupancy or Dwelling house does not comply with the acceptable solutions specified in QDC MP 1.4, an application must be submitted to Council for a concurrence agency response. Where development, however, is also assessable on the basis of non-compliance with the Dual occupancy and Dwelling house code and either a concurrence agency response or development permit is necessary (depending on the nature of the non-compliance), this may result in two separate applications being made to Council. Procedurally, it would be of benefit to assess both matters concurrently and as such, the Dual occupancy and Dwelling house code is to be amended to mandate compliance with QDC MP 1.4. In doing so, this will allow for the assessment of both siting and building near infrastructure non-compliances within a single application, reducing burden on applicants and ensuring the assessment can holistically consider the matters.

Drafting Change

9.3.1 Dual occupancy and Dwelling house code, 9.3.1.2 Purpose

2. The purpose of the code will be achieved through the following overall outcomes:
 - a. A Dual occupancy or Dwelling house:
 - i. is designed and sited to protect the amenity of adjoining premises and the streetscape;
 - ii. provides safe vehicle access to the premises;
 - iii. has an attractive built form that is consistent with the character of the applicable zone, local plan and precinct;
 - iv. does not adversely affect the operation of infrastructure or inhibit the maintenance of infrastructure;

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

Building over or near infrastructure	
<p>PO17 A Dual occupancy or Dwelling house complies with the Performance Criteria specified in QDC MP 1.4.</p>	<p>AO17 A Dual occupancy or Dwelling house complies with the Acceptable Solutions specified in QDC MP 1.4.</p> <p>Editor's note - QDC MP 1.4 applies to development located near a sewer, water main, stormwater drain or combined sanitary drain.</p>

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.39. Rear lot front setback (Dual occupancy and Dwelling house code)

Explanation

The Dual occupancy and Dwelling house code presently requires that development in a series of four or more rear lots have a minimum boundary clearance of 4.9m from the access driveway. The means by which the setback is measured is to be clarified as the current drafting requires a "boundary clearance" to an "access driveway" (which is not necessarily a boundary) which is often not implementable.

Drafting Change

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

Boundary clearances for Setback on rear lots	
<p>PO8PO6 Where located on a rear lot and sharing access, via an access strip, easement or common property, with four or more rear lots, a Dual occupancy or Dwelling house has a boundary clearance setback to the access driveway accessway that:</p> <ol style="list-style-type: none"> provides opportunity for on-site visitor car parking within the rear lot; is consistent with the character of the nearby streetscape; includes landscaping opportunities to enhance visual amenity. 	<p>AO8AO6 Where located on a rear lot and sharing access, via an access strip, easement or common property, with four or more rear lots, the garage of a Dual occupancy or Dwelling house has a minimum boundary clearance setback to the access driveway accessway of 4.9 metres.</p>

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.40. Water and sewerage networks (Dual occupancy and Dwelling house code)

Explanation

The Dual occupancy and Dwelling house code seeks to ensure development is appropriately serviced by water and sewerage network access and provision. Where not located in a sewerage supply service area development is currently to comply with “part 1 of the Queensland Plumbing and Wastewater Code”. This is to be updated to “part F1 of the Queensland Plumbing and Wastewater Code” to reflect the most recent version of this state code.

Drafting Change

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

<p>PO9PO18</p> <p>A <u>Dual occupancy</u> or <u>Dwelling house</u> is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.</p>	<p>AO9AO18</p> <p>A <u>Dual occupancy</u> or <u>Dwelling house</u>:</p> <ul style="list-style-type: none"> a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part <u>E1</u> of the Queensland Plumbing and Wastewater Code.
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State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.41. Extractive resources overlay (Dual occupancy and Dwelling house code)

Explanation

The Extractive resources overlay provision of the Dual occupancy and Dwelling house code currently limits both Dwelling houses and Dual occupancies (auxiliary units) within the Extractive resource separation area and the Transport route separation area. This provision seeks to reflect the intent of the Mining and Extractive Resources element of the State Planning Policy 2017 (SPP). This SPP element, however, makes specific exemption for a Dwelling house on an existing lot (in addition to other select uses such as Animal husbandry and Cropping). Consequently, the Dual occupancy and Dwelling house code provision is to be amended to no longer prohibit Dwelling houses within the overlay and thereby align with the SPP. Importantly, it should be noted that as reconfiguring a lot is not permitted within the overlay, this change will not result in the ability to establish new Dwelling houses on new lots.

Drafting Change

9.3.1 Dual occupancy and Dwelling house code, 9.3.1.2 Purpose

- g. A ~~Dual occupancy (auxiliary unit) or Dwelling house~~ that is located in the Extractive resource separation area identified on Extractive resources overlay map **OM-04.01**:
- does not result in an increase in the number of people living in the separation area;
 - does not impede the safe operation of an ~~extractive industry~~;
 - minimises an adverse effect from an ~~extractive industry~~ on people working or congregating in the separation area;
 - does not compromise the function of the separation area, as a buffer between an ~~extractive industry~~ and an incompatible use outside the separation area;

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

<p>PO32PO23</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house, excluding a domestic outbuilding:</p> <ol style="list-style-type: none"> does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; in a Transport route separation area identified on Extractive resources overlay map OM-04.01 is compatible with the transporting of the extractive resource. 	<p>AO32AO23</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house, excluding a domestic outbuilding, is not located in an Extractive resource separation area or Transport route separation area identified on Extractive resources overlay map OM-04.01.</p>
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State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment aligns with the *Mining and extractive resources* state interest by making exception for Dwelling houses within the Extractive resource separation area and Transport route separation area which is an exception expressly made by the SPP.

2.42. Landslide hazard and steep slope area overlay (Dual occupancy and Dwelling house code)

Explanation

The Landslide hazard and steep slope area overlay provision of the Dual occupancy and Dwelling house code currently requires that all development mapped within the Landslide hazard and steep slope area overlay map be carried out in accordance with a site-specific geotechnical report. The low pixel clarity of the mapping, however, leads to pixel overreach in some instances, whereby an area is mapped within the overlay yet the slope of the land is less than 12%. Accordingly, the Dual occupancy and Dwelling house code is to be amended to require the preparation of a geotechnical report only where development is proposed on a site with a slope of 12% or greater or where located in the Historical landslide area. Notably, no change is warranted to the tables of assessment for the Landslide hazard and steep slope area overlay as both building work and a material change of use for other than a Dual occupancy (auxiliary unit) or Dwelling house is only referred to the overlay code where the site's slope exceeds the nominated gradient.

Drafting Change

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

<p>PO37PO27</p> <p>A Dual occupancy (auxiliary unit) or Dwelling house is designed:</p> <ol style="list-style-type: none"> to take into account the risks associated with the natural physical processes of land movement and erosion; to be responsive to the topography of the premises; to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; so that the undercroft of a building or is screened when viewed from adjoining premises or a road. <p>Note - Compliance with this performance outcome is to be demonstrated by certification from a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the footings, foundations, retaining walls and any other structure is safe and designed to prevent landslide.</p>	<p>AO37AO27</p> <p>Where a Dual occupancy (auxiliary unit) or Dwelling house is proposed to be located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 and the gradient is equal to or greater than 12 percent or located in a Historical landslide area identified on Landslide hazard and steep slope area overlay map OM-08.01:</p> <ol style="list-style-type: none"> development is carried out in accordance with a site specific geotechnical report: <ol style="list-style-type: none"> prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; that identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure; development does not involve cut and fill of more than 40m³; development is designed to ensure that the undercroft of the building or structure has: <ol style="list-style-type: none"> skirting or landscape screening to the full height of the undercroft; a maximum height at the perimeter of the building or structure of three 3 metres above ground level.
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State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment will continue to ensure the planning scheme reflects the state interest of *Natural hazards, risk and resilience* by virtue of only making an exception for instances where land is mapped as being affected by the Landslide hazard and steep slope area overlay but the actual gradient dictates the requirement to prepare a geotechnical report. Accordingly, land in landslide prone areas will continue to be regulated to ensure an acceptable or tolerable level of risk for personal safety and property.

2.43. Water resource catchments overlay (Dual occupancy and Dwelling house code)

Explanation

The Water resource catchments overlay provision of the Dual occupancy and Dwelling house code seeks to ensure that all development within this overlay suitably addresses wastewater so as to prevent potential contamination of a water resource. This provision applies to dwellings and associated domestic outbuildings, even those domestic outbuilding that do not involve plumbing. Domestic outbuildings, such as sheds, to be constructed within the overlay area (regardless of the potential to create wastewater or not) are unable to

comply with the acceptable outcome, leading to the triggering of a development application. For this reason, the provision is to be amended to exempt domestic outbuildings that do not involve plumbing from assessment against this provision. This will ensure that domestic outbuildings that do not involve plumbing do not unnecessarily trigger assessment against this provision which exclusively regulates wastewater.

Drafting Change

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

<p>PO39PO29</p> <p>A <u>Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required</u>, in the Water resource catchment areas identified on Water resource catchments overlay map OM-13.01 is undertaken in a manner which contributes to maintaining the water quality in the water resource catchment areas.</p>	<p>AO39AO29</p> <p>A <u>Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required</u>:</p> <ul style="list-style-type: none"> a. that is not within a <u>development envelope area</u> approved by a development approval is located outside the Water resource catchment area, identified on Water resource catchments area overlay map OM-13.01; or b. is connected to reticulated sewerage; or c. is connected to an on-site waste water treatment or effluent disposal system that complies with Element 1 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments.
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State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment aligns with the intent of the *Water quality* state interest which stipulates that development in water resource catchments is to avoid potential adverse impact on surface waters and groundwaters. The amendment achieves this by continuing to uphold this principle and making exception solely for domestic outbuildings for which plumbing and drainage work is not required (and therefore wastewater will not be generated).

2.44. Consolidation and clarification within code Dual occupancy and Dwelling house code

Explanation

The Dual occupancy and Dwelling house code is structured into five distinct parts, being:

1. General (this section applies to all land uses for which this code is an assessment benchmark);
2. Dwelling house (this section applies only to Dwelling houses, with a particular sub-section applying only to secondary dwellings),
3. Dual occupancy (auxiliary unit) (this section applies only to Dual occupancy (auxiliary units)),
4. Dual occupancy other than a Dual occupancy (auxiliary unit) (this section applies only to Dual occupancies, other than auxiliary units); and
5. Dual occupancy (auxiliary unit) and Dwelling house (this section addresses overlays that may apply).

This structure results in considerable duplication of provisions. For example, the existing PO13/AO13 and PO18/AO18 set out gross floor area limitations for secondary dwellings and auxiliary units respectively yet are identical. The provision is duplicated so as to be included in each part of the code applying to each respective land use. This approach, nevertheless, has resulted in a large, unwieldy code. As a result, like provisions are to be combined to ensure maximum efficiency. This results in:

- The combining of provisions regulating road boundary clearance;
- The combining of provisions regulating side and rear boundary clearances;

- The combining of the secondary dwelling and auxiliary unit provisions that regulate gross floor area, proximity to primary dwelling and creation of a second crossover;
- The combining of provisions referring Dual occupancies and Dual occupancy (auxiliary units) to the Queensland Development Code (QDC);
- The integration of PO35 and PO36 into a single performance outcome.

These changes also necessitate a reordering of provisions within the code.

Clarification is also to be brought to the code by means of relocating the 'note' in the road boundary clearance provisions that defines the meaning of 'nominated road frontage' into the acceptable outcomes that refer development to the QDC. This note has no purpose in its present locations as these provisions establish road boundary clearances that override the QDC. The note is therefore better located in the acceptable outcomes that refer development to the QDC.

Further, the existing 'note' in AO16 is to be revised to ensure that, where other provisions vary the siting requirements of the QDC, those provisions override that of AO16 (as the note mistakenly refers to AO15 being overridden).

Drafting Change

Note that the drafting depicted also includes changes resulting from other policy shifts set out in this report.

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

<p>PO10PO1 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is; i. on a lot that is less than 450m² in size complies with the Performance Criteria specified in QDC part MP 1.1; or ii. that is on a lot that is 450m² or greater in size complies with the Performance Criteria specified in QDC part MP 1.2; b. <u>being a secondary dwelling is visually integrated with the primary dwelling.</u></p> <p>Note - References to QDC parts MP 1.1 and 1.2 for the purposes of PO10PO1 are to be applied <u>as if</u> these provisions applied to a <u>secondary dwelling</u>.</p> <p>Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.</p>	<p>AO10AO1 A Dwelling house (and a secondary dwelling and any building or structure ancillary to a Dwelling house): a. that is on a lot that is less than 450m² in size complies with the Acceptable Solutions specified in QDC part MP 1.1; or b. that is on a lot that is 450m² or greater in size complies with the Acceptable Solutions specified in QDC part MP 1.2.</p> <p>Note - Where <u>Table 9.3.42.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9</u> applies, <u>AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9</u> prevail over AO10AO1 to the extent of any inconsistency.</p> <p>Note - <u>For the purposes of the QDC, and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.</u></p> <p>Note - References to QDC parts MP 1.1 and 1.2 for the purposes of AO10AO1 are to be applied as if these provisions applied to a <u>secondary dwelling</u>.</p> <p>Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.</p>
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P025P02

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

- a. complies with the Performance Criteria specified in ~~QDC~~ part MP 1.3;
- b. being a Dual occupancy (auxiliary unit) is visually integrated with the primary dwelling.

Note - For the purpose of ~~P025P02~~, a reference to "duplex" in ~~QDC~~ MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme.

Note - References to ~~QDC~~ MP 1.3 for the purposes of ~~P025P02~~ are to be applied as if these provisions applied to a Dual occupancy.

Editor's note - Zone code provisions may prevail over this performance outcome to the extent of any inconsistency in accordance with section 1.5(1).

A025A02

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

Note - For the purpose of ~~A025A02~~, a reference to "duplex" in ~~QDC~~ MP 1.3 is taken to be "Dual occupancy" as defined by this planning scheme.

Note - Where Table 9.3.42.3.1 A03, A04, A05, A06, A07.1, A08 or A09 applies, A03, A04, A05, A06, A07.1, A08 or A09 prevail over ~~A025A02~~ to the extent of any inconsistency.

Note - References to ~~QDC~~ MP 1.3 for the purposes of ~~A025A02~~ are to be applied as if these provisions applied to a Dual occupancy.

Note - For the purposes of the QDC and this acceptable outcome the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.

Editor's note - Zone code provisions may prevail over this acceptable outcome to the extent of any inconsistency in accordance with section 1.5(1).

P041P04

A Dual occupancy or Dwelling house:

- a. is located to protect ~~existing and planned~~ movement networks;
- b. facilitates a high quality streetscape with high levels of amenity;
- c. is located to complement the character of the surrounding area;
- d. provides opportunity for appropriate on-site car parking;
- e. has a road boundary clearance compatible with that of adjoining premises.

A041A04

A Dual occupancy or Dwelling house:

- a. ~~is located outside planned widening of a road and a new road identified in Table 9.3.1.3.2 - Road encroachment maps;~~
- b. being a carport may be built to the front boundary where:
 - i. maximum dimensions do not exceed 6 metres by 6 metres;
 - ii. maximum height does not exceed 3.5 metres;
 - iii. the carport remains entirely unenclosed except where the rear attaches to a structure;
- c. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone;
- d. has a minimum road boundary clearance of 10 metres in the:
 - i. Emerging community zone;
 - ii. Low density residential zone:
 - A. Acreage precinct;
 - B. Small acreage precinct;
 - iii. Rural residential zone:
 - A. Carbrook precinct excluding a lot with a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road;
 - B. Cottage rural precinct;
 - C. Park living precinct;
 - D. Park residential precinct; or
- e. has a minimum road boundary clearance of 20 metres in the:

	<ul style="list-style-type: none"> i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone; or f. has a minimum road boundary clearance of 4 metres in the: <ul style="list-style-type: none"> i. Low density residential zone - Small lot precinct; ii. Low-medium density residential zone. <p>Note - For the purposes of the Queensland Development Code and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.</p> <p>Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.</p>
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<p>P042P05</p> <p>A Dual occupancy or Dwelling house has a side and rear boundary clearance that:</p> <ul style="list-style-type: none"> a. is compatible with that of adjoining premises; b. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; c. provides access to natural light and ventilation; d. provides an area of landscaping; e. is consistent with the character for the relevant zone and precinct. 	<p>A042A05</p> <p>A Dual occupancy or Dwelling house has the following minimum side and rear boundary clearances:</p> <ul style="list-style-type: none"> a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: <ul style="list-style-type: none"> i. Acreage; ii. Small acreage precinct; or b. 10 metres in the: <ul style="list-style-type: none"> i. Environmental management and conservation zone; ii. Rural zone. <p>Note - A042A05 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with Link AO7.1(b).</p> <p>Editor's note - Approved development envelope areas do not exempt road boundary clearance provisions unless specified in the approved plan of development or in the conditions of approval.</p>
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[Dual occupancy \(auxiliary unit\) or secondary dwelling](#)

<p>P043P08</p> <p>Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p> <ul style="list-style-type: none"> a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise. 	<p>A043A08</p> <p>Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of:</p> <ul style="list-style-type: none"> a. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or b. 100m² otherwise.
<p>P044P09</p> <p>A Dual occupancy (auxiliary unit) or secondary dwelling:</p> <ul style="list-style-type: none"> a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling; b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling. 	<p>A044A09</p> <p>A Dual occupancy (auxiliary unit) or secondary dwelling:</p> <ul style="list-style-type: none"> a. has a primary street setback equal to or greater than the Dwelling house or primary dwelling; b. is located a maximum of 20 metres from the outermost projection of the Dwelling house or primary dwelling.

<p>PO16PO10 A <u>Dual occupancy (auxiliary unit)</u> or <u>secondary dwelling</u> is designed so that vehicular <u>access</u> and parking are not dominant features of the development when viewed from a <u>road</u>.</p>	<p>AO16AO10 A <u>Dual occupancy (auxiliary unit)</u> or <u>secondary dwelling</u> does not result in the creation of an additional <u>driveway crossover</u> unless where located on a <u>corner lot</u> or <u>dual road lot</u>.</p>
<p>PO36PO26 <u>Development:</u> a. <u>protects and maintains a floodplain</u> is protected and maintained to ensure there is no adverse impact to the flooding characteristics of the <u>waterway</u> so as to adversely affect other premises, infrastructure and the environment; b. <u>does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.</u></p>	<p>AO36AO26.1 A <u>Dual occupancy (auxiliary unit)</u> or <u>Dwelling house</u> located on a <u>site</u> that is affected by the Flooding and inundation area identified on Flood hazard overlay map <u>OM-05.00</u> does not result in earthworks that increase flooding to other premises, infrastructure and the environment.</p> <p>AO26.2 A <u>Dual occupancy (auxiliary unit)</u> or <u>Dwelling house</u> located on a <u>site</u> that is affected by the Flooding and inundation area identified on Flood hazard overlay map <u>OM-05.00</u> provides surface water drainage ensuring that the following is not caused on the <u>site</u> or external to the <u>site</u>: a. <u>increased runoff</u>; or b. <u>erosion or concentration of flow from or onto adjoining premises or infrastructure.</u></p> <p>Editor's note - Planning scheme policy 5 - Infrastructure, <u>Section 3.6.2.10</u> provides guidance on non-worsening.</p>
<p>PO36 Development does not create any worsening of <u>stormwater flows from the site onto adjoining premises or infrastructure.</u></p>	<p>AO36 A <u>Dual occupancy (auxiliary unit)</u> or <u>Dwelling house</u> located on a <u>site</u> that is affected by the Flooding and inundation area identified on Flood hazard overlay map <u>OM-05.00</u> provides surface water drainage ensuring that the following is not caused on the <u>site</u> or external to the <u>site</u>: a. <u>increased runoff</u>; or b. <u>erosion or concentration of flow from or onto adjoining premises or infrastructure.</u></p>

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.45. Development envelopes in flood-affected areas

Explanation

AO3 of the Flood hazard overlay code establishes requirements for development envelope areas in flood-affected areas. Where these requirements cannot be met, development is assessed against PO3 which currently only requires that envelopes be located above the flood level. This presents the opportunity for awkwardly shaped envelopes that may not be suitable for the future use of the site. Accordingly, PO3 is to be amended to ensure envelopes are of an appropriate size and shape. The code's overall outcomes are also to be amended to reflect this position.

Drafting Change

8.2.5 Flood hazard overlay code, 8.2.5.2 Purpose

1. The purpose of the Flood hazard overlay code is to ensure development:
 - a. is compatible with the nature of the natural flood hazard;
 - b. does not cause injury, loss of life or damage to premises and property due to flooding or storm tide inundation;
 - c. does not increase the emergency management burden on neighbours, the community or the local government.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development:
 - i. does not result in people and premises being at an unacceptable risk during a defined flood event;
 - ii. protects the flood storage and discharge capacity of the flood plain;
 - iii. does not exacerbate the extent or severity of flooding or flood risk;
 - iv. protects and enhances the flood resilience (safety) of the community, including properties, infrastructure and amenities;
 - v. does not adversely affect public safety and the environment from the impact of flooding on hazardous materials;
 - vi. does not add to the emergency management or evacuation burden during and after a flood event;
 - vii. results in a development envelope area that is functional, useable and fit for the intended purpose of the site.

Table 8.2.5.3.1 - Flood hazard overlay code: accepted development (subject to requirements) and assessable development

PO3 Development provides a <u>development envelope area</u> that is: <ol style="list-style-type: none"> a. above the <u>flood level</u> during the <u>defined flood event</u>; b. <u>of an area and dimensions to accommodate the activities associated with the intended use.</u> 	AO3 Development provides a <u>development envelope area</u> above the <u>flood level</u> during the <u>defined flood event</u> with a minimum size and dimension specified in <u>Table 8.2.5.3.2 - Development envelope area.</u>
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State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment strengthens the planning scheme's integration of the *Natural hazards, risk and resilience* state interest by means of ensuring development envelope areas in flood-affected areas are functional and useable and thereby minimise risk to personal safety and property.

2.46. Amendments to an ecological index**Explanation**

Section 3.1.10.1 of Planning scheme policy 3 - Environmental management (PSP 3) contains a formula for calculating the ecological index for a site. The formula is based on various size calculations and the application of an ecological value identified in Figure 3.1.10.1 of PSP 3. Section 3.1.10(1) states that Council may amend the calculation of an ecological index for a site following detailed investigations carried out by an appropriately qualified ecologist. Guidance is not offered, however, for the process by which proponent-driven amendments to an ecological index may be made or when they ought to be made (that is, prior to or during the development assessment process). Consequently, a 'note' is to be introduced to guide this process.

Drafting Change

Planning scheme policy 3 - Environmental management, Part 3 Standards

3.1.10 Ecological index

1. The ecological index of a premises, clearing site or offset site is the sum of its ecological values expressed per unit area (hectare). The local government will calculate the ecological index and provide an ecological index certificate. The ecological index determined by the local government for a site may be amended by the local government following detailed investigations carried out by an appropriately qualified ecologist.

Note - A request to amend an ecological index based on the investigations of an appropriately qualified ecologist is to be made to the local government and determined prior to a development application being lodged with the local government. If a request to amend an ecological index is made to the local government after a development application has been lodged with the local government, the ecological index will be calculated based solely on the ecological values of the clearing site or offset site as identified in Figure 3.1.10.1 - Ecological significance in this planning scheme policy.

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

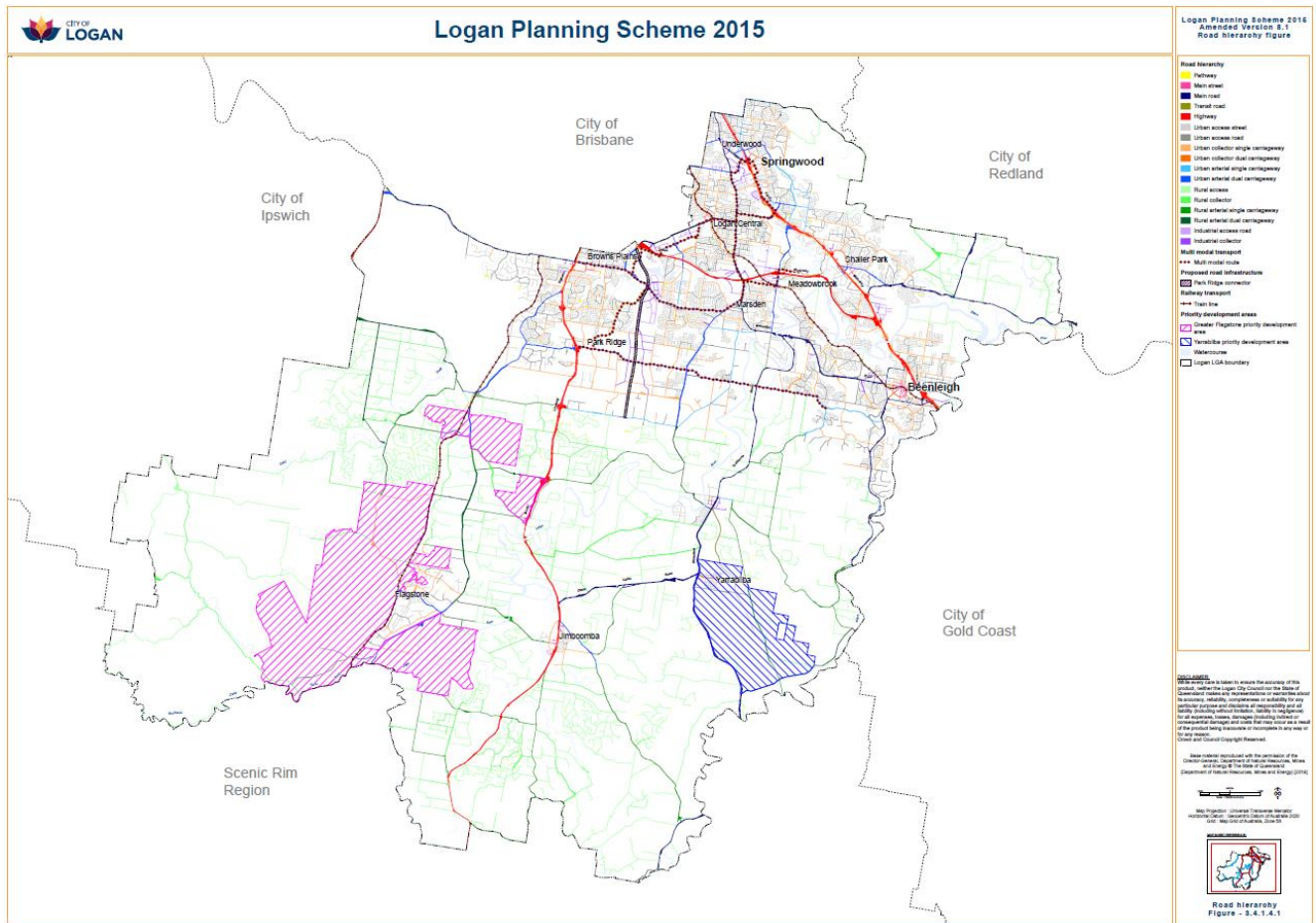
The amendment relates only to a procedural change and therefore does not impact the planning scheme's upholding of the *Biodiversity* state interest.

2.47. Logan Reserve road hierarchies**Explanation**

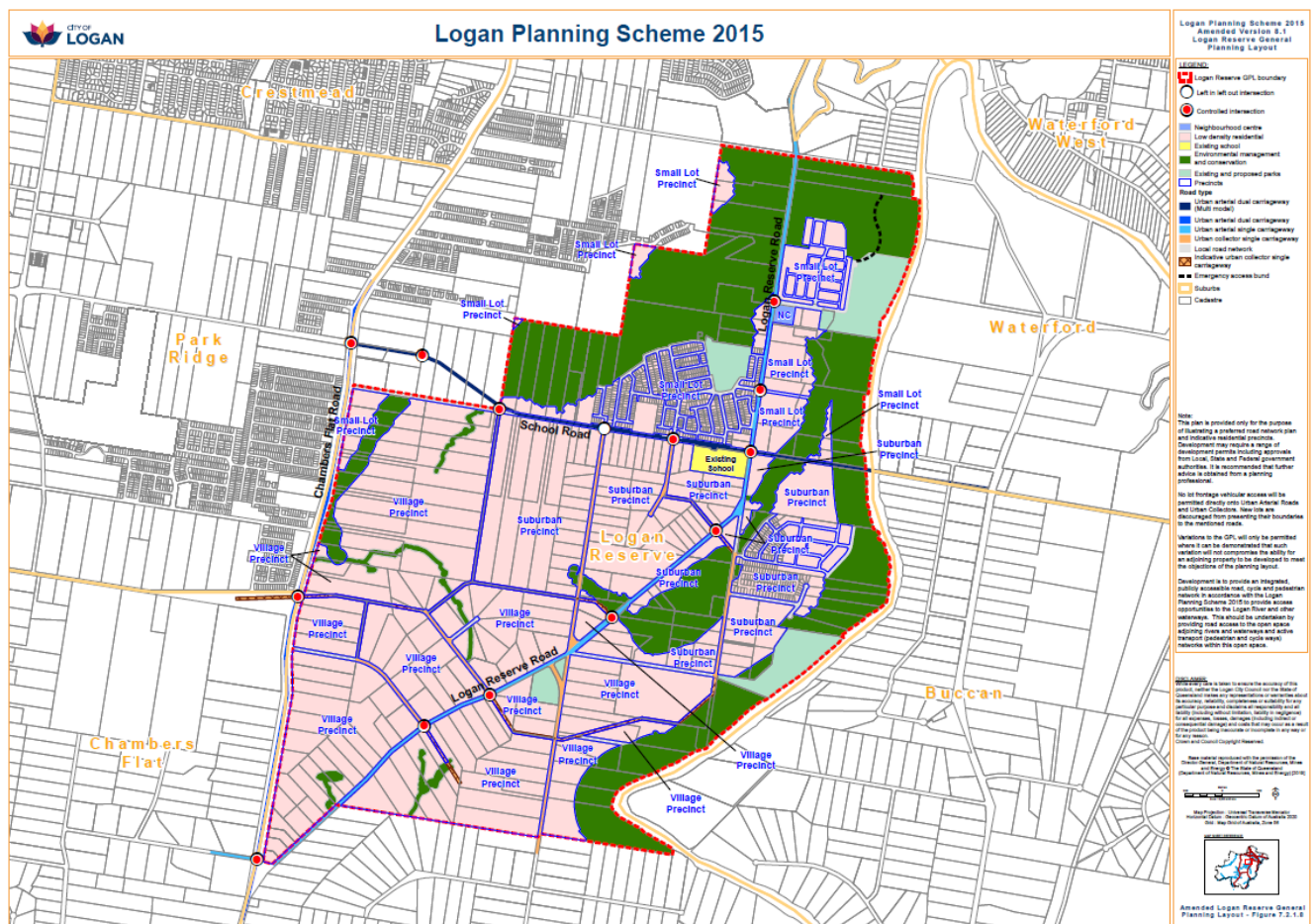
The Logan Reserve land use area plan (LUAP) and Logan Reserve general planning layout (GPL) identify the indicative location of the higher order roads needed to service Logan Reserve as development occurs in the area. The LUAP and GPL presently depicts Loganview Road as part of the local road network (access road), however, Figure 3.4.1.4.1 - Road network within Planning scheme policy 5 - Infrastructure correctly identifies the road as an urban collector road. The Logan Reserve LUAP and Logan Reserve GPL are therefore to be updated to accurately identify Loganview Road as an urban collector road.

Furthermore, the LUAP and GPL correctly depicts Higged Road as part of the local road network (access road), however, Figure 3.4.1.4.1 - Road network mistakenly identifies the road as an urban collector road. Figure 3.4.1.4.1 - Road network within Planning scheme policy 5 – Infrastructure is therefore to be updated to accurately identify Higged Road as part of the local road network (access road).

Planning scheme policy 5 - Infrastructure, Part 3 Standards, Figure 3.4.1.4.1 - Road network



Planning scheme policy 5 - Infrastructure, Part 7 Planning layouts, Figure 7.2.1.8 - Logan Reserve general planning layout



State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.48. Wembley Road General planning layout

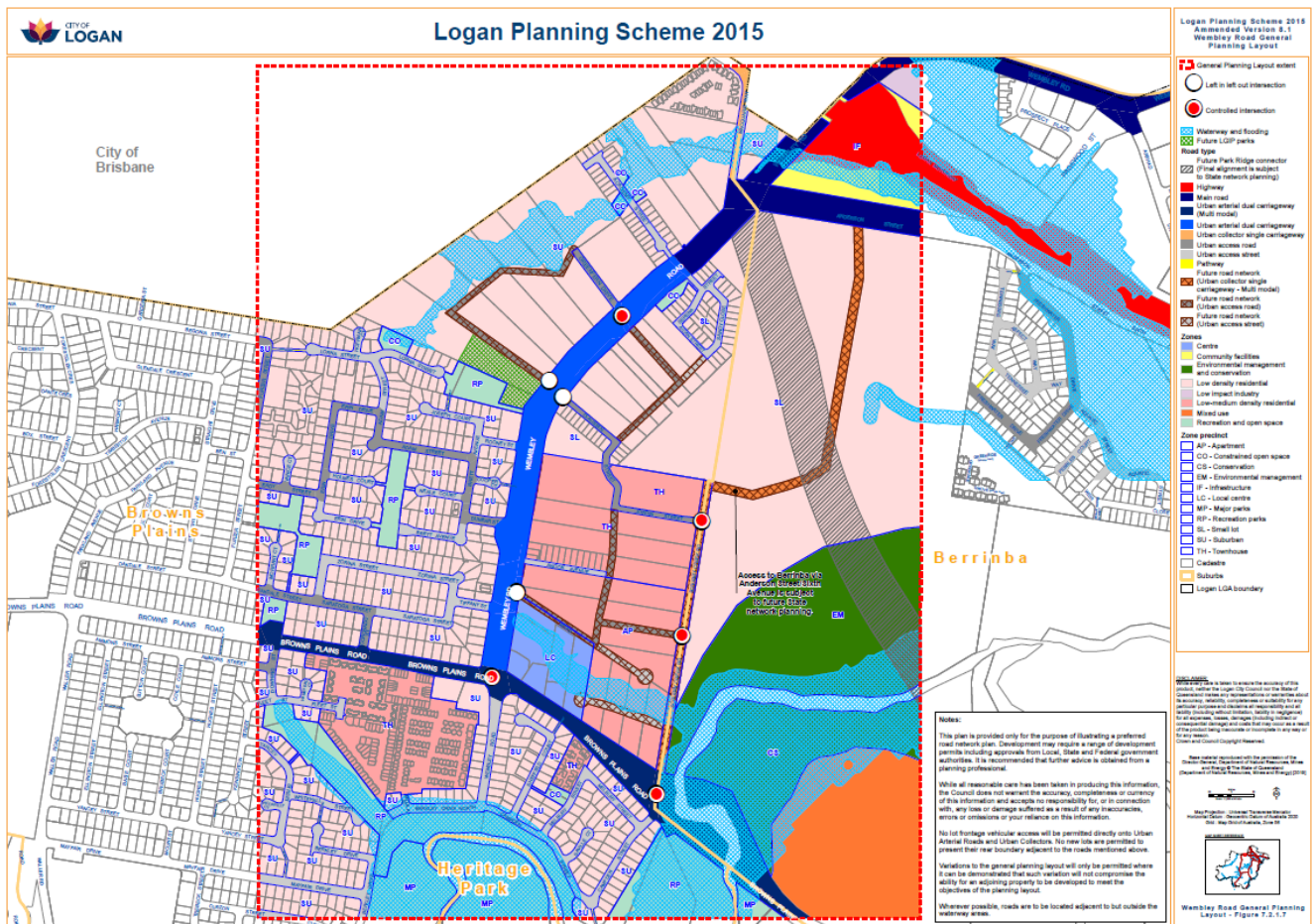
Explanation

The Wembley Road general planning layout (GPL) identifies the indicative location of access roads needed to service the area surrounding the southern portion of Wembley Road as development occurs. To ensure the GPL remains contemporary and reflects the recently constructed road network and development approvals, it is to be updated. Notable updates include:

- the removal of the Wembley Road service road;
- the removal of access roads intersecting with the eastern side of Wembley Road;
- limiting the intersection proposed south of Anook Avenue to a left in-left out arrangement.

Figure Change

Planning scheme policy 5 - Infrastructure, Part 7 Planning layouts, Figure 7.2.1.7 - Wembley Road general planning layout



State Interests

SEQRP

The amendment fulfils the intent of the *Connect Element 1: An efficient movement system* state interest by rationalising the future road network surrounding Wembley Road. The change will enable a better-connected, more efficient movement network which optimises the use of land.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.49. Lawful point of discharge

Explanation

Section 3.6.2.3 of Planning scheme policy 5 - Infrastructure regulates the discharging of stormwater to a lawful point. The section specifically guides rear-sloping development sites where no inter-allotment drainage system exists, however, the guidance is currently limited to infill sites, despite this being intended to also apply to greenfield sites. For this reason, the reference to infill development is to be removed.

Drafting Change

Planning scheme policy 5 - Infrastructure, Part 3 Standards

3.6.2.3 Lawful point of discharge

1. All development shall discharge to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.
2. Where the lawful point of discharge is to a park, the receiving waterway shall be an appropriately designed, naturalised and constructed within an existing channel or waterway. Any works undertaken within the park shall ensure that the park function is not degraded and the written permission of the asset owner is obtained prior to application being submitted to the local government.
3. A lawful point of discharge is established for infill (brown field) development where the site slopes downward away from the road reserve and no inter-allotment drainage system exists. If the drainage system passes through a private property, a letter of consent from the owner(s) of downstream property(ies) must be submitted as a part of an approval process for the development application and a drainage easement obtained (refer to section 3.6.2.8 Inter-allotment drainage systems).

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment supports the state interest of *Water quality* by ensuring that development – regardless of whether in an infill or greenfield setting – appropriately manages stormwater and thereby minimises the adverse impacts of stormwater runoff.

2.50. Retaining wall finishes**Explanation**

Planning scheme policy 5 - Infrastructure (PSP 5) regulates retaining walls with respect to technical engineering standards but does not offer guidance for visual amenity outcomes. In an endeavour to ensure larger retaining walls (those greater than 1m in height) visible from the road reserve positively contribute to the streetscape, PSP 5 is to be amended to promote coloured or textured finishes that enhance visual amenity.

Drafting Change

Planning scheme policy 5 - Infrastructure, Part 3 Standards, 3.3.6.2 Retaining walls

8. Retaining walls:
 - a. within private land and over 1.5 metres in height are stepped a minimum of 1 metre horizontally for every 1.5 metres in height to a maximum height of 3 metres;
 - b. in public open space areas have a maximum height of 0.6 metres;
 - c. exceeding 1 metre in height and visible from the road reserve incorporate a high standard of visual appearance through treatments such as:
 - i. block retaining walls that incorporate variations in coloured and textured masonry bricks to ensure visual interest; or
 - ii. concrete sleeper retaining walls that incorporate a coloured and textured finish; or
 - iii. sandstone or boulder retaining walls.

Note - concrete crib, grey besser block and grey concrete sleeper retaining walls are not permitted.

State Interests**SEQRP**

The amendment advances the purpose of the *Live Element 1: Valuing good design* principles by promoting enhanced visual amenity outcomes for larger retaining walls. This additional policy regulation recognises that design and treatments play a part in contributing to the character of the built environment.

SPP

The amendment reflects the state interest of *Liveable communities* by encouraging a considered and attractive built environment.

2.51. Recycled concrete**Explanation**

Standard specification No. 6 (Pavements) of Planning scheme policy 5 - Infrastructure regulates the materials permitted in pavements. This regulation is to be amended to permit the use of recycled concrete where it meets existing minimum CBR value requirements and all requirements of the relevant Department of Transport and Main Roads specification.

Drafting Change

Planning scheme policy 5 - Infrastructure, Standard specification No. 6 (Pavements), Part 2 Pavement material, 2.1 Pavement material

2.1 Pavement material

1. The pavement material ~~is either:~~
 - a. ~~is~~ unbound granular material, which is used as base and sub-base courses and which:
 - i. consists of crushed rocks, soil aggregate or naturally occurring gravel;
 - ii. has a grading that makes it mechanically stable;
 - iii. contains sufficient fines for workability and provides a dense material with adequate cohesive properties; or
 - b. ~~is~~ bound or treated granular material, which is used as base and sub-base courses and which consists of crushed rock, soil aggregate or a naturally occurring gravel; ~~or~~
 - c. complies with the relevant minimum CBR value of Table 2.2.5 - Strength specification and:
 - i. for MRTS35 unbound pavements (recycled material type RM001 to RM005):
 - A. material must not contain asbestos cement, asbestos fibre or tar;
 - B. material is not permitted where subgrade CBR ≤ 3 ;
 - C. material is not permitted as a working platform;
 - ii. for MRTS05 unbound pavements (new quarry material), material complies with Transport and Main Roads Specifications MRTS05 Unbound Pavements.

State Interests**SEQRP**

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.52. Queensland Urban Drainage Manual**Explanation**

Planning scheme policy 5 - Infrastructure (PSP 5) provides an array of engineering standards and, in some cases, prescribes compliance with the Queensland Urban Drainage Manual (QUDM). However, in addition to referring to the QUDM, select tables and figures from the QUDM have been replicated in PSP 5. To avoid duplication and the potential citing of superseded tables or figures should QUDM be updated, these replicated portions of the QUDM are to largely be removed from PSP 5, with only select portions being retained where Council applies varied standards to the QUDM.

Drafting Change

Planning scheme policy 5 - Infrastructure, Part 3 Standards, 3.6.2 Design standards for stormwater infrastructure

Table 3.6.2.7.2 - Design standards for allotment and inter-allotment drainage system requirements

Item	Level applicable			
	II	III	IV	V
Minimum pipe size	150mm	225mm	375mm	
Minimum stub size	150mm	150mm	To be designed	
Pipe material	UPVC	UPVC, RCP, FRC	RCP, FRC	
Jointing system	RRJ, S&S	RRJ, S&S	RRJ, S&S	
Flow calculation	10L/s per allotment	Rational method	Rational method or runoff model	
ARI for design	2 year for development ≤ 20d/ha 10 year for development > 20d/ha	2 year for development ≤ 20d/ha 10 year for development > 20d/ha	20 years within the greater network	
Pipe system design	2 year for development ≤ 20d/ha 10 year for development > 20d/ha	2 year for development ≤ 20d/ha 10 year for development > 20d/ha	Full hydraulic analysis or pipe nomograph plus structure losses	Full hydraulic analysis with determination of H.G.L.
Major design storm overland flow check	Ensure the land development and its drainage system does not unlawfully concentrate flows onto, or aggravate flooding within, neighbouring properties. The overland flow path is to be identified within the design system and be based on full development (i.e. make allowance for buildings and earthworks etc.)			

Editor's note – Source: QLD Urban Drainage Manual (Table 7.13.3 – Levels of roof and allotment drainage classification).

Planning scheme policy 5 - Infrastructure, Part 3 Standards, 3.6.3 Stormwater quantity infrastructure

3.6.3.4 Pipe cover

1. Development shall provide minimum cover over pipes in accordance with Queensland Urban Drainage Manual, except as altered by Table 3.6.3.4.1 - Minimum cover over pipes of this planning scheme policy.

Table 3.6.3.4.1 - Minimum cover over pipes

Location	Minimum cover (mm) Rigid type pipes (e.g. Concrete, FRC)
Residential private property and parks not subject to traffic	300
Private property and parks subject to occasional traffic	450
Footpaths	450
Road pavement and under kerb and channel	600

Source: Queensland Urban Drainage Manual 2007: Section 7.10 Minimum cover over pipes.

Planning scheme policy 5 - Infrastructure, Part 3 Standards, 3.6.4 Channels

3.6.4.3 Allowable channels types

1. The seven types of allowable channel designs that can be constructed are to be in accordance with the Queensland Urban Drainage Manual, listed in Table 3.6.4.3.1 – Allowable channel types of this planning scheme policy.
2. Development in residential and rural areas shall use channel types C4, C5, C6 and C7.
3. Development in commercial and industrial areas shall use channel types C1, C2 and C3.
4. Where a proposed channel in a commercial or industrial area is located adjacent to parkland, environmental and/ or habitat corridors, open space or where a natural overland flow path exists across or adjacent to the development site, then channel types C4, C5, C6 and C7 shall be used.
5. The channel banks shall have a maximum gradient of 1 in 4, except:
 - a. on the outside of bends where steeper gradients may be appropriate; or
 - b. where shading of the channel bed from overbank trees is required to provide water temperature control, in which situation steeper gradients may be appropriate.
6. Public safety is maintained and enhanced through:
 - a. the provision of batter slopes with a maximum gradient of 1 in 4;
 - b. the design, provision and maintenance of bank and overbank vegetation;
 - c. where applicable, adopting the principles of Crime Prevention Through Environmental Design (CPTED) into the design of the channel.

Table 3.6.4.3.1 – Allowable channel types

Channel type description		Typical Catchment Area	Tolerance to Sediment Flow	Fish Passage Corridor	Terrestrial Passage Corridor
C1	Hard-lined channel	<30ha	High	No	No
C2	Grass channel with low-flow pipe	<30ha	Medium to High	No	Limited
C3	Grass channel with low-flow channel	<30ha	Medium to High	Limited	Limited
C4	Vegetated channel	<30ha	Low	Possible	Yes
C5	Vegetated channel with low-flow channel	30 to 60ha	Low	Yes	Yes
C6	Vegetated channel and floodway	>60ha	Low	Yes	Yes
C7	Vegetated channel with low-flow channel and floodway	>60ha	Low	Yes	Yes

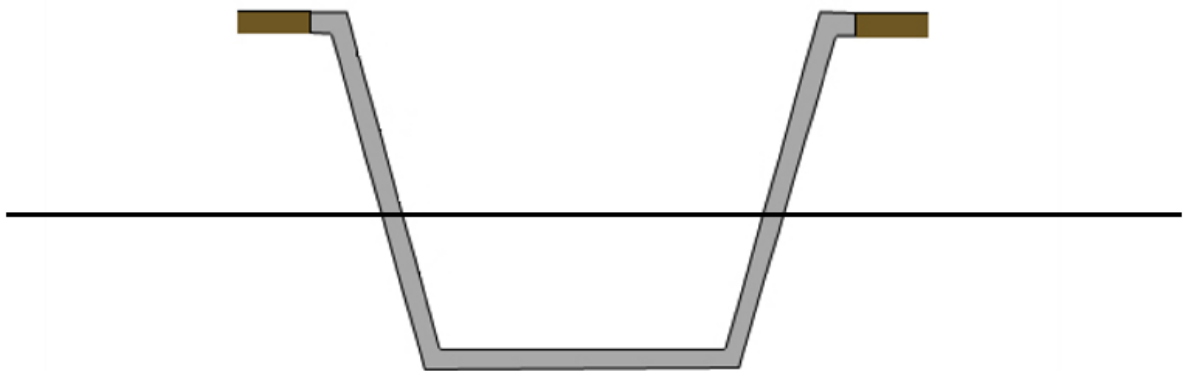
Source: Queensland Urban Drainage Manual 2007: Table 9.02.1 Typical attributes of various constructed drainage channels.

2. Development in residential and rural areas shall use channel types C4, C5, C6 and C7.
3. Development in commercial and industrial areas shall use channel types C1, C2 and C3.
4. Where a proposed channel in a commercial or industrial area is located:
 - a. adjacent to parkland, environmental and/or habitat corridors, open space; or
 - b. where a natural overland flow path exists across or adjacent to the development site, then channel types C4, C5, C6 and C7 shall be used.

3.6.4.4 Type C1 channel – Hard lined channel

1. A type C1 channel is provided in accordance with [Figure 3.6.4.4.1](#) – Type C1 channel of this planning scheme policy.

Figure 3.6.4.4.1 – Type C1 channel

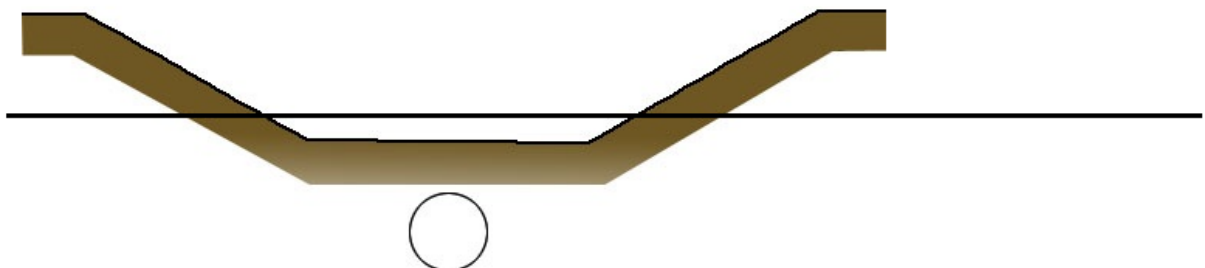


Source: Queensland Urban Drainage Manual 2007: Section 9 Open Channel Hydraulics.

3.6.4.5 Type C2 channel – Grass channel with low flow pipe

1. A type C2 channel is provided in accordance with [Figure 3.6.4.5.1](#) – Type C2 channel of this planning scheme policy.

Figure 3.6.4.5.1 – Type C2 channel

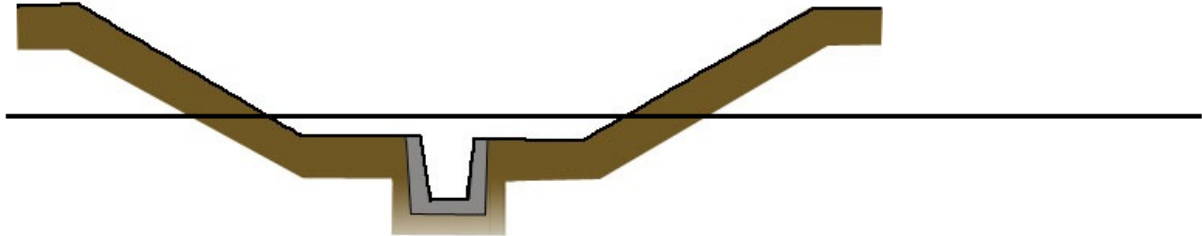


Source: Queensland Urban Drainage Manual 2007: Section 9 Open Channel Hydraulics.

3.6.4.6 Type C3 channel – Grass channel with low-flow channel

1. A type C3 channel is provided in accordance with [Figure 3.6.4.6.1](#) – Type C3 channel of this planning scheme policy.

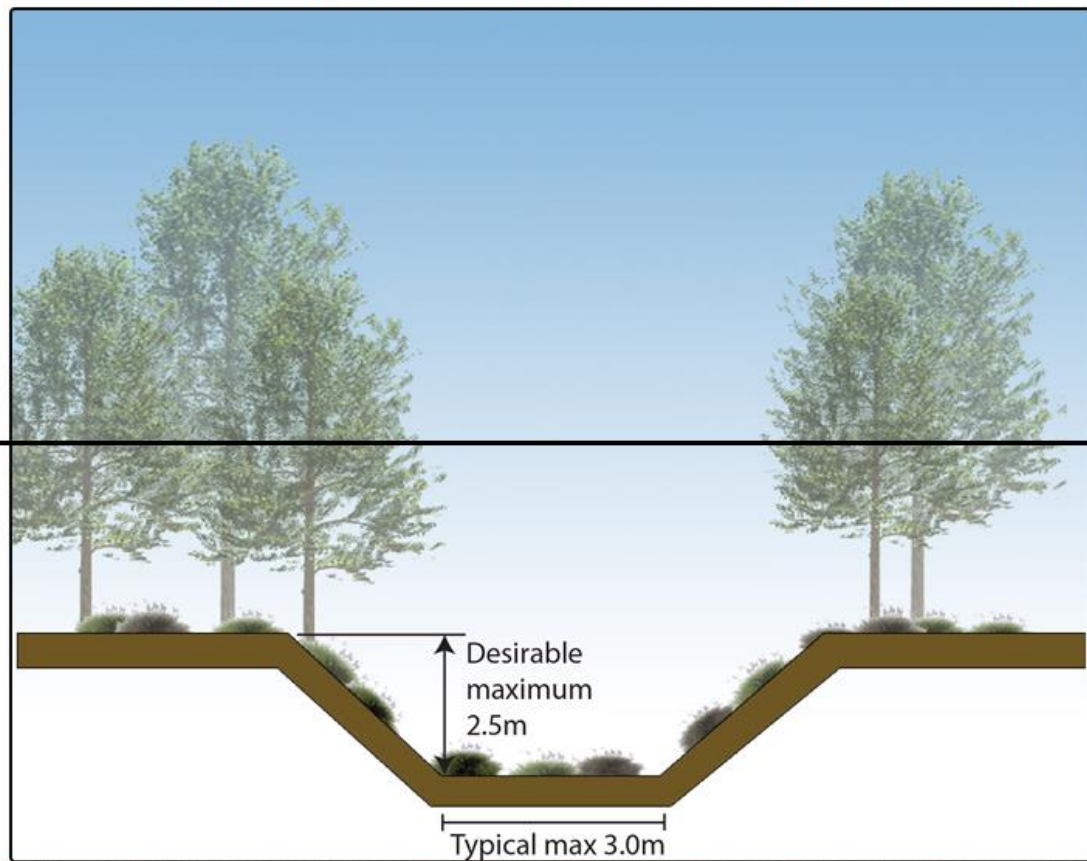
Figure 3.6.4.6.1 – Type C3 channel



Source: Queensland Urban Drainage Manual 2007: Section 9 Open Channel Hydraulics.

3.6.4.7 Type C4 channel – Vegetated channel with no formal low-flow channel

1. A type C4 channel is provided in accordance with [Figure 3.6.4.7.1](#) – Type C4 channel of this planning scheme policy.

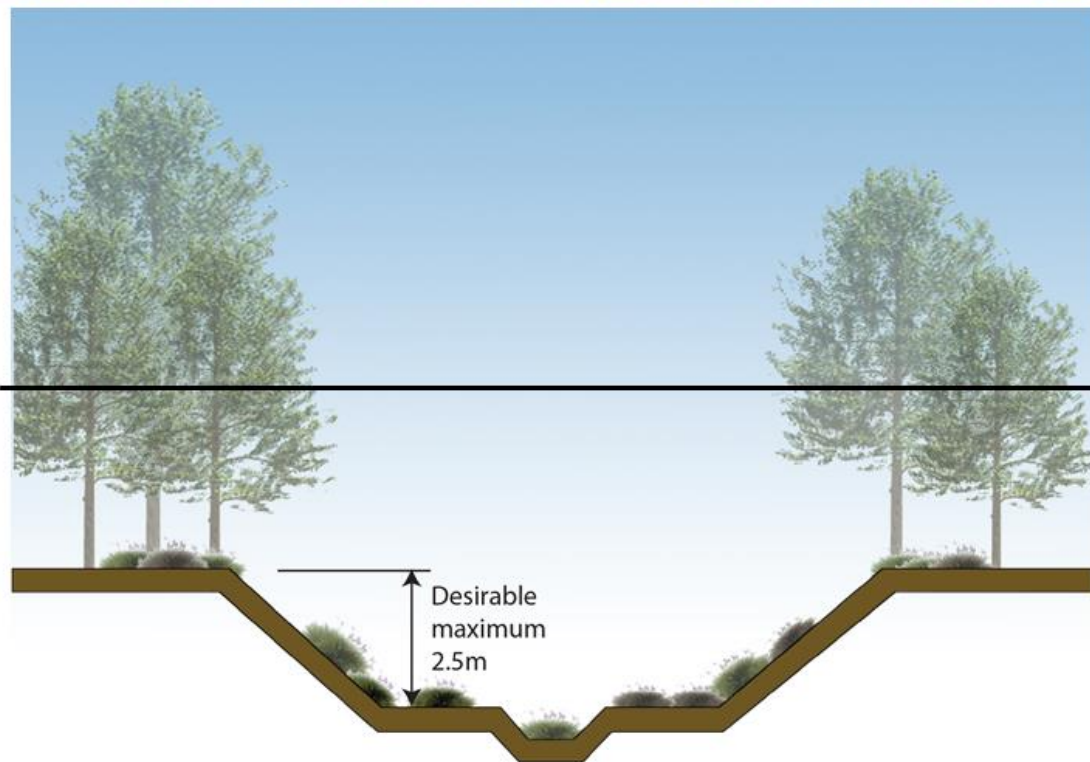
Figure 3.6.4.7.1 - Type C4 channel

Source: Queensland Urban Drainage Manual 2007: Section 9 Open Channel Hydraulics.

2. The channel banks shall have a maximum gradient of 1 in 4, except:
 - a. on the outside of bends where steeper gradients may be appropriate; or
 - b. where shading of the channel bed from overbank trees is required to provide water temperature control, in which situation steeper gradients may be appropriate.
3. Public safety is maintained and enhanced through:
 - a. the provision of batter slopes with a maximum gradient of 1 in 4;
 - b. the design, provision and maintenance of bank and overbank vegetation;
 - c. where applicable adopting the principles of [Crime Prevention Through Environmental Design \(CPTED\)](#) into the design of the channel.

3.6.4.8 Type C5 channel – Vegetated trapezoidal channel with low-flow channel

1. A type C5 channel is provided in accordance with [Figure 3.6.4.8.1 – Type C5 channel](#) of this planning scheme policy.

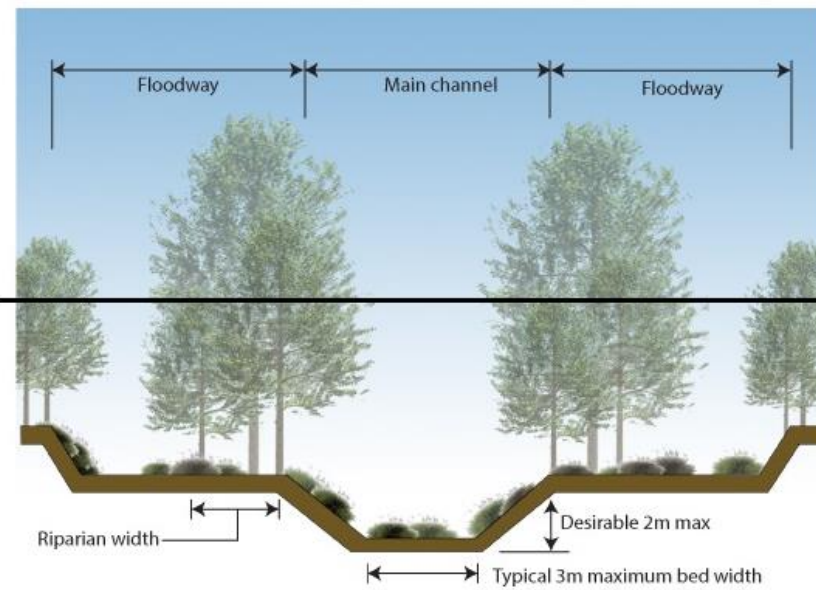
Figure 3.6.4.8.1 – Type C5 channel

Source: Queensland Urban Drainage Manual 2007: Section 9 Open Channel Hydraulics.

2. The channel banks shall have a maximum gradient of 1 in 4, except:
 - a. on the outside of bends where steeper gradients may be appropriate; or
 - b. where shading of the channel bed from overbank trees is required to provide water temperature control, in which situation steeper gradients may be appropriate.
3. Public safety is maintained and enhanced through:
 - a. the provision of batter slopes with a maximum gradient of 1 in 4;
 - b. the design, provision and maintenance of bank and overbank vegetation;
 - c. where applicable adopting the principles of [Crime Prevention Through Environmental Design \(CPTED\)](#) into the design of the channel.

3.6.4.9 Type C6 channel – Two stage vegetated channel and floodway

1. Where applicable, development shall provide a type C6 channel in accordance with [Figure 3.6.4.9.1 – Type C6 channel](#) of this planning scheme policy.

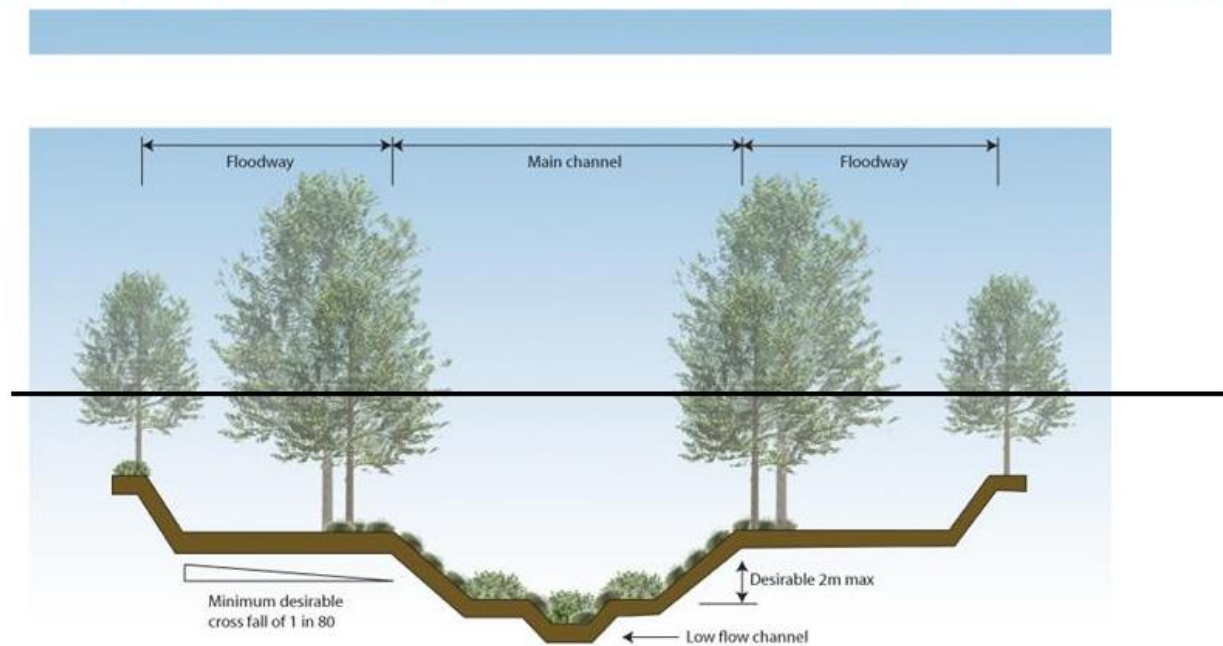
Figure 3.6.4.9.1 – Type C6 channel

Source: Queensland Urban Drainage Manual 2007: Section 9 Open Channel Hydraulics.

2. The channel banks shall have a maximum gradient of 1 in 4, except:
 - a. on the outside of bends where steeper gradients may be appropriate; or
 - b. where shading of the channel bed from overbank trees is required to provide water temperature control, in which situation steeper gradients may be appropriate.
3. Public safety is maintained and enhanced through:
 - a. the provision of batter slopes with a maximum gradient of 1 in 4;
 - b. the design, provision and maintenance of bank and overbank vegetation;
 - c. where applicable adopting the principles of [Crime Prevention Through Environmental Design \(CPTED\)](#) into the design of the channel.

3.6.4.10 Type C7 channel – Multi-stage vegetated channel with low-flow channel

1. A type C7 channel is provided in accordance with Figure [3.6.4.10.1](#) – Type C7 channel of this planning scheme policy.

Figure 3.6.4.10.1 – Type C7 channel

Source: Queensland Urban Drainage Manual 2007: Section 9 Open Channel Hydraulics.

2. The channel banks shall have a maximum gradient of 1 in 4, except:
 - a. on the outside of bends where steeper gradients may be appropriate; or
 - b. where shading of the channel bed from overbank trees is required to provide water temperature control, in which situation steeper gradients may be appropriate.
3. Public safety is maintained and enhanced through:
 - a. the provision of batter slopes with a maximum gradient of 1 in 4;
 - b. the design, provision and maintenance of bank and overbank vegetation;
 - c. where applicable adopting the principles of [Crime Prevention Through Environmental Design \(CPTED\)](#) into the design of the channel.

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.53. Afflux calculations

Explanation

Planning scheme policy 5 - Infrastructure includes a provision to ensure that afflux calculations for bridges constructed over waterways demonstrate that there is no worsening of flooding on properties upstream of the bridge. This provision is to be expanded to apply to both bridges and culverts and ensure that there is no worsening of flooding on properties both upstream *and* downstream of the bridge or culvert.

Drafting Change

Planning scheme policy 5 - Infrastructure, Part 3 Standards, 3.4.12 Bridge and major culvert works, 3.4.12.1 Bridge and major culvert design

1. All road traffic bridges, pedestrian bridges, structures to support road traffic and structures other than bridges but associated with roads are designed in accordance with the following:
 - a. AS 5100 Set: 2007 Bridge design - Set;
 - b. AS/NZS 3845: 1999: Road safety barrier systems;
 - c. Department of Transport and Main Roads' standard drawings;
 - d. AS/NZS 3725: 2007: Design for installation of buried concrete pipes;
 - e. AS 1597.1:2010: Pre-cast reinforced concrete box culverts - Small culverts;
 - f. AS 1597.2: 1996 and supp 1-1997: Pre-cast reinforced concrete box culverts - Large culverts.
2. Prior to commencement of detailed design, the local government's requirements with respect to the form of paths service duct provisions, flood frequency immunity and acceptable construction are obtained.
3. Prior to the commencement of the bridge design process, the local government's requirements with respect to the design criteria need to be obtained. AS 5100.1-2004 /Amdt 1-2010 Bridge design - scope and general - principles Appendix A lists design criteria which need to be resolved prior to commencing the design process.
4. All road bridges:
 - a. are concrete structures;
 - b. incorporate minimum 2.5 metre wide paths between handrails and bridge kerbs;
 - c. include service ducts which are accessible from the paths;
 - d. are service ducts with a minimum depth of 400mm deep and a minimum width of 1,200mm.
5. Approach embankments are of sufficient width to accommodate a minimum 2.5 metre wide path fitted with handrails abutting the bridge path.
6. Where the approach embankment exceeds 2 metres in height, a minimum 1.2 metre high chain wire fence is to be provided at the top of the embankment.
7. Afflux calculations ~~provedemonstrate~~ that bridges and culverts constructed over or within waterways result in no worsening of flood levels on properties upstream and downstream of the bridge or culvert.
8. Copies of all approvals are required from other relevant agencies in relation to bridge construction to be submitted to the local government with the engineering design documentation.
9. The following concrete work is coated in an approved non-sacrificial, anti-graffiti protection system:
 - a. abutment and wing walls;
 - b. piers, piles and site caps;
 - c. facings of reinforced soil structures;
 - d. service duct covers;
 - e. barrier walls;
 - f. easily accessible areas.
10. A brass plug PSM and brass Date-plaque is installed on one of the bridge abutments in a location approved by the local government.
11. Terrestrial and aquatic fauna movement solutions are included in all waterway crossings.

State Interests

SEQRP

The amendment integrates the *Sustain Element 10: Safety* state interest principles by ensuring that development over waterways considers both upstream and downstream properties in ensuring no worsening of flooding.

SPP

The amendment supports the state interest of *Natural hazards, risk and resilience* by ensuring that development over waterways considers both upstream and downstream properties in ensuring no worsening of flooding.

2.54. Erosion and sediment control

Explanation

Section 3.3.7 of Planning scheme policy 5 - Infrastructure (PSP 5) requires that drainage, erosion, sediment and dust control are undertaken in accordance with the Best Practice Erosion and Sediment Control (BPESC)

Guidelines, as prepared by the International Erosion Control Association (IECA). No further information or guidance is provided. In addition, the conditions contained in operational works (OW) approvals are general in nature and focus on the delivery of the ultimate OW design solution. Feedback obtained from Council's Construction Taskforce has confirmed that current conditions do not enable effective enforcement outcomes to be achieved.

Section 3.3.7 of PSP 5 is to be amended to provide clear standards for developers and civil engineering consultants and contractors.

The amendments to PSP 5 address:

- **Standards**
 - SPP 2017 Construction Phase Stormwater Management Design Objectives
 - IECA Best Practice Erosion and Sediment Control Guidelines
- **Erosion and Sediment Hazard Assessment**
 - Applications to be separated into Low, Medium and High Risk
 - Regulations to be specific to proposed works, site characteristics and features (e.g. waterways)
 - Different requirements for Erosion and sediment control (ESC) plans/programs and certification
- **Technical Requirements**
 - ESC plan/program requirements
 - Erosion control, drainage and stormwater control, sediment control
 - Sediment basin design
 - Inspection and certification requirements
 - Earlier delivery of the ultimate design solution.

To ensure the enhancements to section 3.3.7 of PSP 5 also apply to development involving vegetation clearing, references to this section of PSP 5 are to be inserted into Planning scheme policy 3 - Environmental management, namely those sections pertaining to basic and detailed ecological assessment reports, restoration offset reports and external offset reports. This will enable assessable development that is solely for operational works for vegetation clearing to be appropriately conditioned with regard to erosion and sediment control.

Drafting Change

Planning scheme policy 3 - Environmental management, Part 2 Information requirement, 2.1.3 Basic ecological assessment report

1. A basic ecological assessment report must include:
 - a. an executive summary generally following the format of the ecological assessment report;
 - b. a description of the development;
 - c. a defined study area including current aerial photography at such a scale to enable interpretation;
 - d. a description of the surrounding natural and physical environment;
 - e. a basic assessment of the ecological features of the premises, including:
 - i. a [site](#) plan, map or survey plan identifying:
 - A. all [native trees](#);
 - B. [vegetation](#) communities;
 - C. regional ecosystems;
 - D. contour lines;
 - E. [waterways](#) and [wetlands](#);
 - F. existing [roads](#), buildings and infrastructure;
 - ii. a list of fauna species that are known or expected to be present on or to pass over the premises;
 - iii. the identification of the presence and location of any significant infestations of environmental weeds or pest plants;
 - iv. the identification of any adjacent conservation area or remaining bushland.

- f. information to adequately identify, describe and assess:
 - i. the significance of the ecological values and processes on the subject land and adjoining area;
 - ii. the existing processes that threaten the ecological values of the subject land;
 - iii. the ecological links with adjacent land, at the local or regional scale depending on the scale of the development proposal;
 - iv. the potential impacts of the proposed development on identified ecological values;
 - v. the measures proposed to enhance, restore or revegetate identified ecological values;
 - vi. the measures proposed to avoid, minimise, mitigate or manage the identified impacts (including, but not limited to, consideration of the matters set out in [section 1.5](#) - Matters to be considered in this planning scheme policy);
 - vii. the measures proposed to avoid, minimise, mitigate or manage erosion and sediment in accordance with section 3.3.7 - Erosion and sediment control of Planning scheme policy 5 - Infrastructure;
- g. conclusions and recommendations;
- h. a list of references, including organisations and individuals consulted during the course of the preparation of the basic ecological assessment report.

Planning scheme policy 3 - Environmental management, Part 2 Information requirement, 2.1.4 Detailed ecological assessment report

1. A detailed ecological assessment report must include:
 - a. an executive summary generally following the format of the detailed ecological assessment report;
 - b. a description of the development, including:
 - i. the background to the study area, the context of the development and the ecological assessment and an outline of the assessment objectives;
 - ii. the justification for the development and the selection of the premises;
 - iii. a [site](#) plan, map or survey plan identifying:
 - A. [all native trees](#);
 - B. [vegetation](#) communities;
 - C. regional ecosystems;
 - D. contour lines at one metre intervals;
 - E. [waterways](#) and [wetlands](#);
 - F. existing [roads](#), buildings and infrastructure;
 - c. a defined study area including current aerial photography at such a scale to enable interpretation;
 - d. details of the features of the subject land including:
 - i. a description of the topography, soils and geology of the premises;
 - ii. a description of any topographical features of significance or special value;
 - iii. a description of the soils, geology and surface drainage patterns that may influence water quality, erosion, replanting or rehabilitation and the use of waste treatment units;
 - iv. the identification of the catchment within which the premises are located;
 - v. a description of the [wetlands](#) and [waterways](#) on or adjacent to the premises, including a description of their current condition;
 - e. a detailed ecological assessment including:
 - i. a review of existing databases for flora and fauna records for the study area, such as databases held by the Queensland Herbarium, Queensland Museum and the [local government](#);
 - ii. a flora survey that:
 - A. identifies and locates by GPS significant species;
 - B. identifies the presence and location of any significant flora species that are known or expected to be present on the premises including rare and threatened species, locally significant vegetation, [native habitat trees](#) and [native trees](#);
 - C. describes the condition of the [vegetation](#) communities including [site](#) history, regenerating areas, edge effects, fire, prior land use, extent of canopy thinning/clearance, disturbance by weeds and feral animals, presence of understorey, native grasses, litter layer, indications of dieback and potential causes, and other relevant notes detailing the methodology utilised for flora identification and mapping;
 - iii. a fauna survey that:
 - A. identifies fauna species using and potentially utilising the subject land;
 - B. identifies the presence and location of terrestrial and aquatic fauna species that are known or expected to be present on the premises permanently or periodically throughout any given season or year including rare and threatened species, regionally and locally significant species;

- C. provides a detailed list of fauna species that distinguishes between observed fauna and fauna likely to occur on the premises;
- D. identifies and locates by GPS significant or critical [habitat](#) features including but not limited to:
 - 1. trees supporting scratch marks and hollows;
 - 2. roost, nest and den trees;
 - 3. location and identification of scratch marks, scats and other traces;
 - 3. location and identification of scratch marks, scats and other traces;
 - 4. fauna trails;
 - 5. nests in banks;
 - 6. ground diggings;
 - 7. fallen logs, termite mounds and rock outcrops;
 - 8. fallen fruit and seed;
 - 9. sightings, traps, baiting and other fauna monitoring locations and techniques;
- f. the identification, location and [connectivity](#) to any conservation areas such as [parks](#), reserves and [habitat](#) areas;
- g. a detailed assessment of ecological values including:
 - i. core [habitat](#) areas;
 - ii. [habitat](#) or refuge for endangered, vulnerable and rare species or locally significant species;
 - iii. prevention of soil erosion and/or land degradation;
 - iv. ecological/biodiversity corridors (continuous or fragmented);
 - v. buffer areas (if the study area adjoins an area of ecological and conservation importance such as a waterbody, watercourse, [wetland](#), endangered or regional ecosystem);
 - vi. isolated remnants;
 - vii. stepping stone [habitat](#);
 - viii. protection of water quality;
 - ix. localised contribution to [biodiversity](#) (an area may be of local importance for [biodiversity](#), incorporating refugia qualities, artificial waterbodies or managed [wetlands](#) of ecological significance, or hollow bearing trees providing [habitat](#) for arboreal mammals and nesting birds);
 - x. other functions of significance;
- h. an assessment of the potential environmental effects of the development including a quantification where possible of the following types of impacts:
 - i. direct and indirect;
 - ii. short and long term;
 - iii. temporary and irreversible;
 - iv. adverse and beneficial;
 - v. singular and cumulative;
- i. a description of the extent and effects of disturbance and clearing of plants on the premises as a result of the development, including:
 - i. a plan of the areas of clearing and disturbance;
 - ii. a description of the extent and effects of earthworks including drip zones and cut and fill;
 - iii. [erosion and sediment control measures to comply with section 3.3.7 - Erosion and sediment control of Planning scheme policy 5 - Infrastructure](#);
- j. a summary of the potential environmental effects;
- k. a fauna management plan to ensure that appropriate environmental controls and procedures are implemented during construction activities, to avoid or minimise potential adverse impacts to fauna within the [development footprint](#), including:
 - i. mitigation measures required to be taken to minimise fauna and [habitat](#) effects during operational and post-operational works;
 - ii. specific fauna management procedures for potential or known [habitat](#) trees;
 - iii. spotter/catcher works plan including measures to be taken for fauna requiring care or euthanasia, temporary fauna storage and housing, and release/disposal measures;
 - iv. recommendations for mitigating, ameliorative or compensatory measures to ensure expected impacts are avoided, minimised or managed appropriately, including the provision of adequate buffers;

- l. a detailed statement of the methods proposed to reduce all potential environmental effects, including changes to the design of the development where possible (including, but not limited to consideration of the matters set out in [section 2.1.5](#) - Matters to be considered in this planning scheme policy);
- m. where an adverse impact on the environment cannot be minimised, a discussion of the reasons the adverse impact cannot be minimised and any associated consequence and details of any proposed compensatory measures;
- n. details of any proposed rehabilitation area;
- o. the identification of any requirement for an environmental management plan to be prepared for the purposes of protecting the ecologically significant areas during the construction and operational phases of the development;
- p. a list of references, including organisations and individuals consulted during the course of the preparation of the detailed ecological assessment report.

Planning scheme policy 3 - Environmental management, Part 2 Information requirement, 2.2.3 Restoration offset report

1. A restoration offset report must include the following information:
 - a. a description of the proposed development including:
 - i. the number and species of each [native tree](#) to be cleared;
 - ii. the number and species of each [native habitat tree](#) to be cleared;
 - iii. the number of species of each [native tree](#) proposed to be planted as an offset;
 - iv. the number of square metres of [native vegetation](#) in the primary vegetation management area to be cleared;
 - v. the area of the primary vegetation management area to be planted as an offset or rehabilitated;
 - b. a [site](#) plan, map or survey plan of the premises identifying:
 - i. the location of each [native tree](#) to be cleared;
 - ii. the location of each [native habitat tree](#) to be cleared;
 - iii. the location of each [native tree](#) to be planted as an offset;
 - iv. the location of the area of primary vegetation management area to be cleared;
 - v. the area of the primary vegetation management area to be planted as an offset or rehabilitated;
 - c. a clearing plan describing the sequence in which clearing is to occur, as detailed in [section 2.1.5.2](#) - Clearing pattern/fauna flushing in this planning scheme policy;
 - d. a description of erosion and sediment control measures to comply with [section 3.3.7](#) - Erosion and sediment control of Planning scheme policy 5 - Infrastructure.

Planning scheme policy 3 - Environmental management, Part 2 Information requirement, 2.2.4 External offset report

1. An external offset report must include the following information:
 - a. a description of the proposed development including:
 - i. the number and species of [native trees](#) to be cleared;
 - ii. the number and species of [native habitat trees](#) to be cleared;
 - iii. the area in square metres of primary vegetation management area to be cleared;
 - b. the calculation for the external offset provided by the [local government](#), using the methodology identified in:
 - i. [section 3.1.9.3](#) - Calculation for a financial settlement offset based on matters of local environmental significance (MLES) and calculated according to Appendix 6 - Financial settlement offset calculation methodology of the Queensland Environmental Offsets Policy; or
 - ii. [section 1.9.5](#) - Calculation for a financial settlement offset based on the ecological index of the land being impacted by development; or
 - iii. [section 3.1.9.5](#) - Calculation for a proponent driven offset;
 - c. a [site](#) plan, map or survey plan of the subject land identifying:
 - i. the location of each [native tree](#) or [native habitat tree](#) to be cleared;
 - ii. the location of the area of primary vegetation management area to be cleared;
 - d. a clearing plan describing the sequence in which clearing is to occur, as detailed in [section 2.1.5.2](#) - Clearing pattern/fauna flushing in this planning scheme policy;
 - e. a description of erosion and sediment control measures to comply with [section 3.3.7](#) - Erosion and sediment control of Planning scheme policy 5 - Infrastructure;
 - f. a draft infrastructure agreement between the [local government](#) and the proponent for a proposed development that outlines the obligations of the proponent.

Note - Section 2.2.4(1)(b) of this planning scheme policy reflects the [Environmental Offsets Act 2014](#), section 23(2)(a), which provides that the amount of the payment for a financial settlement offset (if the administering agency is a [local government](#)) can be an amount *up to the amount* determined by the [local government](#) in accordance with the environmental offsets policy. The Explanatory Notes explain that this section was inserted into the [Environmental Offsets Act 2014](#) to give greater flexibility for [local government](#) in approving financial settlement payments where the actual costs of delivering the offset are less than the calculator in the Queensland Environmental Offsets Policy.

Planning scheme policy 5 - Infrastructure, Part 3 Standards, 3.3 Filling and excavation standards

3.3.7 ~~Drainage, sediment, erosion and dust control (including works in a dispersive soil area)~~Erosion and sediment control (ESC)

1. ~~Drainage, sediment, erosion and dust control are in accordance with Best Practice Erosion and Sediment Control Guidelines (IECA 2008).~~

3.3.7.1 General

1. Erosion and sediment control is designed in accordance with the International Erosion Control Association (Australasia) Best Practice Erosion & Sediment Control (2008) Guideline and the State Planning Policy Appendix 2 – Stormwater management design objectives, except as modified in this policy.

3.3.7.2 Water quality objectives

1. Controlled discharge water releases must achieve the following:
 - a. 50mg/L Total Suspended Solids (TSS);
 - b. pH in the range 6.5-8.5;
 - c. a turbidity measured in Nephelometric Turbidity Units (NTU) with a maximum of 60 NTU.

3.3.7.3 Qualifications

1. A suitably qualified RPEQ and/or CPESC must have completed an advanced specialised training course in erosion and sediment control provided by a reputable body and be able to provide documentary evidence of such training upon request. IECA's Certified Professional in Erosion and Sediment Control (CPESC) accreditation is accepted as meeting this requirement.

3.3.7.4 Erosion and sediment hazard assessment

1. An Erosion and Sediment Hazard Assessment [Form](#) must be completed to determine the degree of [risk](#) and to identify the documents required to be submitted to Council as part of an Operational Works application.
2. The erosion and sediment hazard assessment must be undertaken by a suitably qualified and experienced Registered Professional Engineer of Queensland (RPEQ) or Certified Professional in Erosion and Sediment Control (CPESC) if a hazard rating of 'medium' or 'high' is identified.
3. Table 3.3.7.4.1 identifies the required documentation and associated timing depending on the [risk](#) identified in the erosion and sediment hazard assessment.

Table 3.3.7.4.1 - Erosion and sediment hazard assessment requirements

ESHA risk level	Required documentation	Timing
<u>ESHA low risk</u>	<u>No erosion and sediment control plan/program is required to be submitted.</u>	<u>With Operational Works application.</u>
	<u>Best practice erosion and sediment control must be implemented. For example, IECA Book 5 - Field Guides.</u>	<u>During construction phase.</u>
<u>ESHA medium risk</u>	<u>A concept Erosion and Sediment Control Plan and Program.</u>	<u>With Operational Works application.</u>
	<u>A detailed Erosion and Sediment Control Plan and Program, an Erosion and Sediment Control Design Certificate prepared and signed by an RPEQ or CPESC.</u>	<u>As conditioned in OW application.</u>
	<u>Erosion and Sediment Control Inspection Certificate signed by an RPEQ or CPESC.</u>	<u>During the construction phase.</u>
<u>ESHA high risk</u>	<u>A concept Erosion and Sediment Control Plan and Program.</u>	<u>With Operational Works application.</u>
	<u>A detailed Erosion and Sediment Control Plan and Program, an Erosion and Sediment Control Design Certificate prepared and signed by an RPEQ and CPESC.</u>	<u>As conditioned in OW application.</u>
	<u>Erosion and Sediment Control Inspection Certificate signed by an RPEQ and CPESC.</u>	<u>During the construction phase.</u>

3.3.7.5 Erosion and sediment control documentation

3.3.7.5.1 General

1. An erosion and sediment control (ESC) plan is required to ensure that downstream receiving waters are not adversely impacted by development. The adequate protection of waterways is undertaken in accordance with the *Environmental Protection Act 1994*.
2. The primary purpose of erosion and sediment control plans is to inform those persons constructing the development what controls need to be implemented through all stages of the development from establishment to completion. Typically, this could require a separate ESC Plan for each phase of the development including:
 - a. site establishment and clearing;
 - b. construction phases (bulk earthworks, civil construction, services installation);
 - c. final stabilisation and the decommissioning of erosion and sediment controls including sediment basin.
3. An erosion and sediment control plan must be prepared and signed by a Registered Professional Engineer of Queensland (RPEQ) and/or Certified Professional in Erosion and Sediment Control (CPESC) depending on erosion and sediment hazard assessment rating.
4. Erosion and sediment control plans/programs are to be submitted to Council a minimum of five days prior to the prestart meeting or works commencing.

3.3.7.5.2 Concept erosion and sediment control plan

1. A concept erosion and sediment control plan must demonstrate the following:
 - a. the design, intensity, configuration and establishment of development is compatible with the physical constraints of the site and receiving environment;
 - b. the feasibility of effective erosion and sediment control measures being implemented is substantiated, throughout construction including consideration of the impacts of the overall development until permanent stabilisation of the site occurs;
 - c. overview strategy for the site outlining the sequence of development, and temporary and permanent management mechanisms, until commissioning of permanent design features (staging summary);
 - d. whether sediment control devices will be located within the future stormwater treatment systems (i.e. bioretention/detention basins and wetlands);
 - e. a contoured site plan(s) showing a conceptual treatment train, the natural features of the site and proposed control structures, including the proposed location and preliminary size of:
 - i. area of disturbance;
 - ii. stockpiling locations;
 - iii. external catchment diversions;
 - iv. sediment basins;
 - v. channels which convey site runoff to sediment basins;
 - vi. compensatory erosion and sediment controls for areas which cannot be drained to the sediment basin.
2. Additional information may be required where the constraints, listed in Table 3.3.7.5.2.1, are identified on site.

Table 3.3.7.5.2.1 - Additional information required for addition site constraints

Constraint	Additional information required
Applications involving the endorsement of a staging plan.	Demonstrate that the proposed staging will facilitate effective ESC during the construction and maintenance periods.
Applications involving works within a mapped waterway corridor.	Demonstrate how impacts on the waterway have been minimised through the crossing type and route location selection, and how construction will be staged/managed.
Applications involving an upstream stormwater catchment greater than 1 hectare passing through the site.	<p>Demonstrate that clean stormwater from external catchments can be diverted around or through the site without causing an increase in erosion or mixing with runoff from site works.</p> <p>Alternatively, if external catchment stormwater runoff cannot be diverted around the site, then the ESC Plan and Program must demonstrate there is sufficient land available to construct a sediment basin sized to accommodate the stormwater runoff from the entire up-slope external and site catchments until such time as the up-slope catchments are stabilised against erosion.</p> <p>Ensure there is sufficient land area available to install and operate an appropriately sized sediment basin.</p>

<p><u>Applications involving 1 hectare or more of soil disturbance.</u></p>	<p><u>Demonstrate that there is sufficient land area available to accommodate a sufficiently sized Type A and B sediment basin.</u></p> <p><u>Demonstrate that stormwater runoff from all disturbed areas can be conveyed to a sediment basin sized to accommodate the stormwater runoff from the entire up-slope catchments throughout construction until such time as the up-slope catchment is stabilised against erosion.</u></p> <p><u>Note: Type D basins are not permitted where land disturbance is greater than 1 hectare.</u></p>
<p><u>Applications proposing soil disturbance below 5m AHD.</u></p>	<p><u>Demonstrate that stormwater runoff from all disturbed areas can be conveyed to a sediment basin sized to accommodate the stormwater runoff from the entire up-slope catchments throughout construction until such time as the up-slope catchment is stabilised against erosion.</u></p> <p><u>Demonstrate that the sediment basin will have sufficient storage volume to contain the design storm event and not be inundated with groundwater and thereby reducing the storage volume required.</u></p> <p><u>Ensure there is sufficient land area available to install and operate an appropriately sized sediment basin.</u></p>
<p><u>Applications proposing works on land affected by overlay Map-08.00 Landslide hazard and steep slope area overlay, or on land having a slope greater than 15%.</u></p>	<p><u>Demonstrate that there is sufficient land available to construct and operate an appropriately sized sediment basin.</u></p> <p><u>Demonstrate that stormwater runoff from all disturbed areas can be conveyed to the sediment basin and include:</u></p> <ul style="list-style-type: none"> a. <u>Preliminary scaled engineering sections of the sediment basins showing that they can be practically implemented on the slopes proposed.</u> b. <u>Bulk Earthworks Plan displaying pre and post construction contours and the extents of cut and fill.</u> c. <u>A Steep Slope Assessment geotechnical report signed by a RPEQ suitably qualified in geotechnical engineering to address the proposed works, including ESC measures, in accordance with Planning scheme policy 5 - Infrastructure, Section 2.1.6 Geotechnical reports.</u>

3.3.7.5.3 Detailed erosion and sediment control plan

1. A detailed erosion and sediment control plan must:
 - a. be in accordance with the International Erosion Control Association (Australasia) Best Practice Erosion & Sediment Control (2008);
 - b. at the construction phase, ensure development achieves the applicable [stormwater](#) management design objectives in Table A (Appendix 2) of the State Planning Policy (2017), plus in addition to controlled discharge water releases achieving 50mg/L Total Suspended Solids (TS) and pH in the range 6.5-8.5, a turbidity measured in NTUs with a maximum of 60 NTU;
 - c. be based on an assessment of the [site's](#) physical constraints and opportunities, including those for soil and landform type, gradient and hydrology;
 - d. be supported with on-site soil testing and the location of problematic soils (e.g. dispersive or [acid sulfate soils](#)) and their management for erosion control and sediment control identified (e.g. refer for guidance, IECA BPESC Table 6.3 – Management of problematic soils);
 - e. adopt a convenient scale and include existing and design finished level contours, catchment boundaries, and all proposed erosion and sediment control measures, plus the items listed in Planning scheme policy 5 - Infrastructure, section 2.1.1 General standards for engineering drawings;
 - f. display and notate construction [access](#) points, [site office](#), car park and location of material stockpiles, [site](#) boundaries, easement boundaries, existing [vegetation](#), existing impervious areas, exiting flow paths, proposed flow paths, subsurface flow paths/patterns, and [site](#) stormwater runoff entry and discharge locations;
 - g. locate proposed lots, [roads](#) and stormwater drainage systems;
 - h. locate proposed works, and controls (revegetation, cut and fills, the full extent of retaining walls, stormwater runoff diversions, drainage plans, stockpile management, [access](#) protection), timing of measures to be implemented, and maintenance requirements (extent and frequency as defined in IECA BPESC 2008, Chapter 6.8);
 - i. show all areas of land disturbance, the way the works will modify the landscape and surface and subsurface drainage patterns (adding new, or modifying existing constraints);
 - j. for each phase of the works (including clearing, earthworks, civil construction, services installation and landscaping), detail the type, location sequence and timing of measures and actions to minimise erosion, manage runoff and capture sediment;
 - k. describe the scheduling of progressive and final rehabilitation of exposed soil areas as civil works progress, including up-slope catchments prior to sediment basin decommissioning;
 - l. identify riparian buffers and areas of [vegetation](#) to be protected and fenced off from vehicular traffic;
 - m. display and notate the location, and engineering details, of all necessary sediment basins and erosion and sediment related drainage structures;

- n. identify the clean and disturbed catchments and flow paths, plus installation sequence for ESC measures showing:
 - i. diversion of clean runoff;
 - ii. diversion of site runoff to sediment controls;
 - iii. sediment fences;
 - iv. collection drains and banks, drainage controls installed above batters, batter chutes and waterway crossings;
 - v. where external catchment runoff cannot be diverted around the site (e.g. at retaining walls), the stabilised 'flow-through' for the single path concentration and conveyance of this runoff through the site;
 - vi. location of discharge outlet points;
 - vii. water quality monitoring areas;
 - viii. short-term flow diversion systems as a response to an impending storm or end-of-day drainage control measures to protect unstable soil from possible overnight rain;
- o. show calculated flow velocities, flow rates and capacities, drain sizing and scour/lining protection, and velocity/energy checks required for all stormwater diversion and collection drains, banks, chutes and outlets to waterways;
- p. show waterways (perennial and non-perennial) and details of stabilisation measures for all temporary waterway crossings;
- q. locate topsoil and/or topsoil stockpiles;
- r. prescribe non-structural controls such as minimising the extent and duration of soil exposure (to wind, rain and flowing water), staging the works, identifying areas for protection, delaying clearing until construction works are imminent etc.;
- s. include a maintenance schedule for ensuring ESC and stormwater infrastructure is maintained (i.e. hydraulic capacity and operational effectiveness) in effective working order (refer IECA BPESC 2008, Chapter 6 and Chapter 7);
- t. include an adaptive management program to identify and rectify non-compliance and deficiencies in environmental performance (refer IECA BPESC 2008, Chapter 6 and Chapter 7), including notification to Council of any non-compliance and the corrective actions to be taken within 24 hours where practicable or as agreed with the construction superintendent and Council inspector;
- u. include the location of critical environmental values;
- v. provide details of chemical flocculation proposed, including equipment, chemical dosing rates and procedures, quantities to be stored and storage location, and method of decanting any sediment basin;
- w. demonstrate how post-construction water sensitive urban design bioretention devices will be adequately protected against sediment ingress during construction activities, including where applicable the transition from construction phase sediment basins to post-construction phase bioretention basins. A sediment basin must not be decommissioned until all up-slope site stabilisation measures have been implemented and are appropriately working to control soil erosion and sediment runoff in accordance with IECA BPESC (2008);
- x. contain a legend of standard symbols used within the plans;
- y. clearly state that no land-disturbing activities on the site shall occur until a prestart meeting has been conducted with Council;
- z. specify the minimum application rates for mulching and revegetation measures and supporting documentation;
- aa. provide individual ESC plans for the bulk earthworks phase, roadworks and drainage phase, service installation phase and the practical completion/on-maintenance phases of construction. Each phase must be documented graphically on a dedicated ESC plan and be supported by a clearly documented construction sequence and ESC installation sequence which describes the timing of key ESC actions on the site;
- ab. include a technical note on suitable dust control measures consistent with IECA BPESC 2008 (refer, Book 1 Chapter 4 - Design standards and technique selection, Section 4.4.5 Dust control techniques, and Chapter 6 Site management, Section 6.13 Dust control).

3.3.7.5.4 Erosion and sediment control program

1. A construction phase erosion and sediment control program is a set of management strategies, supporting documents and ESC plans that describe what controls are required for all stages of construction, including the conversion and protection of stormwater management infrastructure (e.g. conversion of sediment basins to water sensitive urban design bioretention devices).
2. The applicant of the development application must ensure that a copy of the Development Approval Conditions, Development Permit, Erosion and Sediment Control Plan, Erosion and Sediment Control Program, Monitoring and Maintenance Program, Landscape and/or Site Rehabilitation Plan, and any other documents required for the management of soil erosion and sediment control, are provided to the principal contractor prior to the prestart meeting.

Editor's note - Where there is no documented description of who is responsible, responsibility shall rest with the applicant of the development application.

3. In addition to ESC plans, the ESC program must also:
- be consistent with International Erosion Control Association (Australasia) Best Practice Erosion & Sediment Control (BPESC) 2008;
 - be supported by on-site soil testing and NATA accredited laboratory analysis, and appropriate [site planning](#) (refer, BPESC Chapter 3 [Site planning](#));
 - include contingency measures to ensure ESC measures are always effective, particularly prior to, during and after wet weather;
 - document the recommended Operating Procedures for the sediment basins in accordance with the BPESC Appendix B (V2 – June 2018);
 - be consistent with the International Erosion Control Association (Australasia) Best Practice Erosion & Sediment Control (2008) taking into consideration all environmental constraints including erosion hazard, season, climate, soil characteristics and proximity to [waterways](#);
 - be to a sufficient standard and level of detail to achieve compliance with this policy if the ESC program is correctly implemented on [site](#) supported with bulk earthworks plans (detailing cut/fill and retaining wall extents) and stormwater drainage plans;
 - include an effective monitoring, assessment and reporting program to identify, measure and report on the effectiveness of the erosion and sediment controls and lawfulness of water releases (refer, BPESC 2008, Chapter 6 and Chapter 7);
 - clearly outline the need to adjust or maintain erosion and sediment control and [site](#) management practices cognisant of water quality monitoring, sampling and analysis procedures and standards;
 - contain a monitoring report to be retained at the [site office](#) and made available to Council upon request;
 - contain specification and construction detail information for the installation, operation, maintenance and [removal](#) of all ESC measures;
 - identify procedures for the temporary shutdown of the [site](#) (suitable for planned and unplanned shutdowns);
 - ensure that it clearly defines and documents who is the "responsible person/authority" for maintaining those ESC measures that are installed during the construction phase, but which are also required to be operational during the subsequent building phase;
 - address the preparation of a revised ESC plan and ESC program, should the development commence but remain uncompleted within twelve (12) months of approval of the Erosion and Sediment Control Plan /Program.

3.3.7.5.5 Alteration to erosion and sediment controls

- Where the erosion and sediment control plan/program is altered, an updated erosion and sediment control plan (ESC Plan) and erosion and sediment control program (ESC Program) must be submitted to Council.

3.3.7.5.6 Design certificate

- A completed Erosion and Sediment Control Design Certificate [Form](#) must be submitted with any erosion and sediment control plan/program.

3.3.7.5.7 Inspection certificate

- A completed Erosion and Sediment Control Inspection Certificate [Form](#), must be submitted to Council at all relevant hold points.
- Inspection certification must be provided to Council within 5 business days of the inspection.

Editor's note - refer to section 3.3.7.6 of this planning scheme policy for hold points.

3.3.7.6 Inspections/hold points and compliance

- For a 'medium' [risk site](#) a suitably qualified and experienced RPEQ or CPESC is to supervise the implementation of erosion and sediment control measures for the [site](#) and certify that the requirements of the State Planning Policy 2017 (as amended by this policy for turbidity) and IECA BPESC are achieved.
- For a 'high' [risk site](#) a suitably qualified and experienced RPEQ and CPESC are to supervise the implementation of erosion and sediment control measures for the [site](#) and certify that the requirements of the State Planning Policy 2017 (as amended by this policy for turbidity) and IECA BPESC are being achieved.

3. All erosion and sediment control measures are to be installed and inspected in accordance with IECA BPESC 2008 including the following (as a minimum):
 - a. inspect erosion and sediment control measures at least daily when rain is occurring;
 - b. inspect erosion and sediment control measures on a weekly basis (even if work is not occurring on site);
 - c. inspect erosion and sediment control measures within 24 hours prior to expected rainfall;
 - d. inspect erosion and sediment control measures within 18 hours of a rainfall event of sufficient intensity and duration to cause on-site runoff;
 - e. inspect drainage control structures such as diversion banks, diversion channels and temporary culvert protections on a daily basis to ensure they have not been damaged (e.g. by machinery) and are serviceable in readiness for the next rainfall event.
4. For 'medium' and 'high' risk development sites:
 - a. inspection certification must be provided to Council in the form provided in (Appendix C) within 5 business days of the inspection.
 - b. inspection certification must be produced at the nominated hold points below and at any other time in accordance with the conditions of the development approval (refer to IECA BPESC 2008 Chapter 7.8 for discussion on hold points and using inspection and test plans):
 - i. immediately prior to the commencement of bulk earthworks and immediately following completion of bulk earthworks (and on a stage basis);
 - ii. immediately prior to live connection of new stormwater drainage infrastructure works to the existing stormwater/waterway system;
 - iii. immediately prior to any instream works or disturbance within a waterway and immediately following completion of instream works or disturbance within a waterway;
 - iv. immediately prior to (and after) decommissioning of any sediment basin or transitioning from a sediment basin to a water sensitive urban design bioretention device;
 - v. immediately prior to any request for survey plan sealing, on defect or off defect inspection;
 - vi. at intervals not exceeding 1 month.
5. The inspection certificate must be true and accurate assessments of the findings and a copy must be kept on site together with copies of all specific directions issued in relation to the certification.
6. Where inspection indicates a non-conformance, a non-conformance report is to be provided to Council which includes:
 - a. the chain of responsibility;
 - b. details of the nature and cause of non-conformance;
 - c. details of the required corrective actions;
 - d. corrective actions which must be carried out within 24 hours where practicable or as agreed with the construction superintendent and Council inspector.

Note - All inspections are required to be ongoing until the site is fully stabilised.

3.3.7.7 Design considerations

3.3.7.7.1 Erosion control

1. In addition to IECA BPESC Guideline 2008, development is to avoid non-essential exposure of soil and shall:
 - a. restrict the extent of clearing to that necessary for access to, and safe construction of approved works (e.g. refer IECA BPESC Appendix C Soils and revegetation);
 - b. protect vegetation cover in all other areas of the site in accordance with AS4970-2009 - Protection of trees on development sites;
 - c. minimise the duration of soil exposure (to wind, rain, and flowing water) by:
 - i. only clearing vegetation immediately prior to an area being actively worked;
 - ii. stage works to minimise the area of soil exposed at any one time. Soil disturbances must be staged into manageable sized areas of no greater than ten (10) hectares to ensure adequate ESC management and progressive stabilisation of disturbed surfaces;
 - iii. effectively stabilise cleared areas if works are delayed or works are not intended to occur immediately;
 - iv. effectively stabilise areas at finished level without delay and prior to rainfall in accordance with IECA BPESC 2008;
 - v. stabilising steep areas, such as stockpiles, batters and embankments, which are not being actively worked and prior to rainfall in accordance with IECA BPESC 2008.
2. Prior to plan sealing of the survey plan for the development, all site surfaces are to be effectively stabilised using methods that will continue to achieve effective stabilisation in the medium to long term.

3. A site is determined to be effectively stabilised at the time of plan sealing inspection if stabilised methods are:
 - a. consistent with IECA BPESC 2008;
 - b. appropriate for slopes and slope lengths;
 - c. provide a minimum of soil coverage in accordance with IECA BPESC 2008 (refer Table 4.4.7 - Best practice land clearing and rehabilitation requirements);
 - d. have no evidence of erosion, sedimentation or water contamination.
4. Where hydromulch is used as a method of temporary stabilisation, it is important that perennial as well as annual grasses are well established at the time of plan sealing to reduce the risk of instability of the site in the medium to long term. Hydromulch must not be conveyed to waterways.

3.3.7.2 Drainage and stormwater control

1. Ensure that all concentrated stormwater flows including drainage lines, diversion drains, channels, spillways and batter chutes are managed onto, through, and at release points from the site in all rain events up to and including the average recurrence interval defined within IECA BPESC 2008 Table 4.3.1 without causing:
 - a. water contamination;
 - b. sheet, rill or gully erosion;
 - c. sedimentation;
 - d. damage to structures or property.
2. In addition to IECA BPESC 2008, design all drainage and stormwater control to:
 - a. ensure clean stormwater which does not require treatment is diverted or managed around the site without increasing the concentration of total suspended solids or other contaminants in the runoff flow and without causing erosion (on or off the site);
 - b. avoid clean stormwater runoff entering a sediment basin as it will cause an increase in the volumes and frequency of releases from the sediment basin. If it is not feasible to divert all areas discharging clean water around or through the site owing to site constraints (to be demonstrated to Council), then that clean water stormwater runoff is to be managed in the same manner as contaminated water and the sediment basins must be sized to accommodate the additional volume of runoff.
 - c. divert on-site stormwater runoff from disturbed areas to an appropriately designed sediment basin.
3. All concentrated stormwater flows including drainage lines, diversion drains, channels and batter chutes are managed onto, through and at release points from the site in all rain events up to and including the ARI event of:
 - a. 2-year ARI if the disturbed area is open for less than 12 months;
 - b. 5-year ARI if the disturbed area is open for between 12 and 24 months;
 - c. 10-year ARI if the disturbed area is open for more than 24 months.

Editor's note - For 1. refer, IECA BPESC 2008, Chapter 4, Section 4.3 Drainage control measures.

3.3.7.3 Sediment control

1. The design and implementation of best-practice sediment control principles and practice will be in accordance with the monthly rainfall erosivity ratings as set out in the International Erosion Control Association (Australasia) Best Practice Erosion & Sediment Control (2008) Table 4.5.1, unless noted otherwise in this policy.
2. Sediment basins:
 - a. are to be designed in accordance with the Appendix B (IECA BPESC, V2 - June 2018) Sediment basin design and operation, and constructed before any disturbance occurs in the catchment.
 - b. are to have the capacity to treat flow to best practice standards and are sized in accordance with the revised Appendix B, IECA BPESC, June 2018 (e.g. Step 6a: Sizing Type A basins and Step 6b: Type B basins etc.).
 - c. provide sediment storage volume in accordance with the Appendix B, IECA BPESC (V2 - June 2018), Table B32; and to capture and treat the runoff for the design rainfall event;
 - d. are to be dewatered to the appropriate level after each rainfall event no longer than 5 days after a rainfall event;
 - e. must be provided with suitable all-weather maintenance access.
3. Captured stormwater in sediment basins is to be treated prior to controlled discharge water releases with due regard to forecast rainfall with dewatering releases in accordance with the following limits:
 - a. total suspended solids (maximum 50mg/L, TSS);
 - b. turbidity (measured in NTUs maximum of 60 NTU);
 - c. water pH between 6.5 and 8.5 unless otherwise required by Council.

4. During periods of water discharge from the site, water quality samples must be collected at each monitoring station at least once on each calendar day until such discharge stops and the samples are tested by a National Association of Testing Authorities (NATA) accredited laboratory. It is recommended that a site-specific relationship between turbidity and suspended solids is determined for each sediment basin based on a calibrated turbidity metre for use only when further significant rainfall is forecast, rather than waiting for laboratory results. The calibration of the turbidity metre is to be conducted by an appropriately qualified person and a report showing the relationship between TSS and NTU must be provided to Council prior to any water releases occurring.
5. Sediment basins and associated structures such as inlets, outlets and spillways are to be effectively stabilised, structurally sound and in proper working order (refer, IECA Technical Note 7.2 – Proper working order) in accordance with the release limits design storm event within Table B35 (Appendix B, IECA BPESC, V2 - June 2018).
6. Accumulated sediment from basins and other erosion and sediment controls (whether solid or liquid), is disposed of appropriately without causing water or environmental contamination.
7. Emergency spillways on temporary sediment basins are to be designed to convey all rain events up to and including the ARI event of:
 - i. 10-year ARI if the anticipated operation design life is less than three months;
 - ii. 20-year ARI if the anticipated operation design life is between 3 and 12 months;
 - iii. 50-year ARI if the anticipated operation design life is greater than 12 months.
8. Following construction of the sediment basin, scaled 'as constructed' drawings are to be immediately submitted to Council. The 'as constructed' drawing are to be in accordance with the requirements set out in Planning scheme policy 5 - Infrastructure and signed by an RPEQ (and CPESC if the ESHA rating is 'High').
9. For erosion and sediment controls (other than associated with sediment basins):
 - a. implement drainage control measures prior to construction commencing that divert external catchment clean water around the site, or to 'flow-through' measures if diversion is not feasible, to prevent unnecessary contamination of downstream external catchments and reduce the volume of contaminated water to be treated on site;
 - b. implement drainage control measures prior to construction commencing that divert on-site stormwater runoff from disturbed areas to a sediment basin. Where it is not feasible to divert run-off from small disturbed areas of the site to a sediment basin then implement a full suite of other compensatory drainage and sediment control measures to prevent erosion, while minimising the initial source of soil erosion, particularly raindrop impact erosion and sheet erosion;
 - c. effectively stabilise all stockpiles, batters and embankments without delay. Where a stockpile is being actively worked, ensure sediment controls are installed and stormwater runoff is managed to ensure erosion of stockpiles, batters or embankments is not caused by concentrated stormwater runoff;
 - d. ensure sediment does not leave the site on the tyres of vehicles.

Note - Compensatory control measures are erosion controls, drainage controls and sediment controls which compensate for small disturbed areas of the site not being able to divert stormwater runoff to sediment basins and are applied such that the type, timing, placement and management of controls prevent erosion and the potential for water contamination and environmental harm (e.g. turfing or mulching and managing concentrated flows in the area).

Editor's note - For the purpose of this policy, an effectively stabilised surface is defined as one that, as a result of rainfall and stormwater runoff, does not erode, does not cause sedimentation and does not cause water contamination.

3.3.7.7.4 Determining the need for a sediment basin and type

3.3.7.7.4.1 Assess the need for a sediment basin

1. The need for a Type 1 sediment control device (i.e. sediment basin) is to be determined with reference to the IECA BPESC Appendix B (V2 – June 2018), Table B1 – Sediment control standard (default) based on soil loss rate.

Editor's note - In determining the above, adopt the Appendix E Soil loss estimation (IECA BPESC, 2008) procedures (including the RUSLE equation) for the prediction of long-term average soil loss rates as an "indicative tool" to determine the sediment control standard in Table B1.

Editor's note - Council is aware of the limitations listed within Appendix E Soil loss estimation (IECA BPESC, 2008), related to the RUSLE soil loss equation (e.g. addresses sheet and rill erosion for short slopes (< 300 m) and not accounting for erosion caused by concentrated flow etc.) and may for certain drainage catchments require a sediment basin be constructed despite the outcome of Table B1.

3.3.7.7.4.2 Selecting basin type

1. Selection of the type of basin is governed by the parameters and accompanying notes set out in Table 3.3.7.7.4.2.1 - Selection of basin type.
2. Sediment basins are to be designed, operated and maintained in accordance with the steps, recommendations and requirements set out in the IECA BPESC Appendix B (V2 – June 2018).

Table 3.3.7.7.4.2.1 - Selection of basin type

Basin type	Soil and/or catchment condition
Type A	The duration of the soil disturbance, within a given drainage catchment, exceeds 12 months.
Type B	The duration of the soil disturbance, within a given drainage catchment, does not exceed 12 months.
Type D	An alternative to a Type A or B basin when it can be demonstrated that automatic chemical flocculation is not reasonable nor practicable. Note - Type D basins are not permitted where land disturbance is greater than 1ha.

Notes:

- a. If more than one soil type exists on the site, then the most stringent criterion applies (i.e. Type A supersedes Type B/D).
- b. The duration of soil disturbance shall include only those periods when there is likely to be less than 70% effective ground cover (i.e. C-Factor of 0.05 or higher, refer to Appendix E (IECA BPESC, 2008)).
- c. Because the footprints of Type A, B and D basins are similar, the issue of reasonableness and practicability comes down to whether or not effective automated dosing can be implemented. Situations where this is not practical are likely to occur only when the physical layout results in multiple inflow locations, and alternative configurations are not achievable.
- d. The percentage of soil that is dispersive is measured as the combined decimal fraction of clay (<0.002 mm) plus half the percentage of silt (0.002-0.02 mm), multiplied by the dispersion percentage (refer to Appendix C, IECA BPESC 2008 – Soils and revegetation).
- e. For highly sensitive receiving environments, where higher than normal water quality standards are required, the solution may be one or a combination of: a focus on erosion control, larger retention times (i.e. larger basin volume), and/or more efficient flocculants/coagulants.
- f. The most appropriate flocculant/coagulant is likely to vary with the type of exposed soil. Consequently, there is a need to proactively review the efficacy of these products over time.
- g. The use of a Type D basin is permitted for catchments less than 1 hectare only where it can be demonstrated why a Type A or Type B automated chemical dosing system cannot be implemented due to site constraints.

3.3.7.7.4.3 Work within waterways

1. Design and construct work within waterways as follows:
 - a. waterways, including ephemeral waterways, must not be altered nor riparian vegetation disturbed without the written approval of the relevant administering authority;
 - b. work within waterways:
 - i. shall only be undertaken during the lower rainfall hazard months;
 - ii. must be promptly rehabilitated conforming to the natural channel form, substrates and riparian vegetation;
 - iii. are to be undertaken in accordance with the requirements of the International Erosion Control Association (Australasia) Best Practice Erosion & Sediment Control (2008), Book 3 Appendix I – Instream Works;

- c. temporary vehicular crossings of waterways must be designed and constructed to convey the minimum pipe flows as set out in IECA BPESC Table 4.3.1 and remain structurally stable and fit for purpose for all rainfall runoff events up to and including the 10-year ARI event of critical duration;
- d. erosion and sediment controls must not be located within the riparian zone, unless it is not feasible to site them elsewhere and with the written approval of the relevant administering authority.
2. All temporary watercourse crossings, including their approach roads, must employ appropriate drainage, erosion and sediment controls (including where space is available off road, or within road reserve, sediment basin/trap) to minimise sediment inflow into the watercourse.
3. The Applicant must ensure that all necessary State Government licences and permits are obtained prior to commencing instream works, including licences/permits for the disturbance to native vegetation.

3.3.7.7.4.4 Soil testing

1. Soil testing is required to provide an objective assessment of soil characteristics to inform the selection and design of ESC measures and topsoil fertility and amelioration requirements to ensure successful vegetative stabilisation and revegetation.
2. Soil testing is to be undertaken in accordance with the requirements of IECA BPESC 2008 (e.g. Chapter 3 Site planning, Section 3.5 Soil data, and Appendix C Soils and revegetation).
3. Jar testing prior to the design of sediment basins is required for the selection of appropriate coagulants and/or flocculants along with determining their optimum dose rates and is to be in accordance with the requirements of the IECA BPESC Appendix B (V2 – June 2018), including Section B3 Coagulants and flocculants, and (v) Jar testing. As soil characteristics may change during the construction phase, further jar testing may be required to proactively review the efficacy of the coagulants and/or flocculants and dosing rates.
4. Jar testing is also required for the estimation of various sediment basin design parameters (e.g. for Type A basins, refer Table B9 – Assessment of a design coefficient (Ks) from Jar Test results). All Jar Testing is required to be obtained and documented as part of the design procedure in accordance with the IECA BPESC Appendix B (V2 – June 2018).

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment supports that sought by *Water quality* by ensuring that development in both the construction and post-construction phases minimises adverse impacts on the environment.

2.55. Planning scheme policy for waste management

Explanation

The planning scheme presently offers little guidance for waste management, be it the storage or collection of waste in either residential or non-residential settings. To better address this matter and mitigate the adverse amenity impacts that can be associated with waste, a new planning scheme policy (PSP) is to be introduced. The PSP will offer technical guidance specifically addressing:

- the design and siting of waste storage;
- collection points;
- kerbside collection;
- on-site collection;
- access and manoeuvring;
- waste management plans.

In order to refer development to the PSP, provisions are also to be introduced in the Multiple dwelling, Rooming accommodation and Short-term accommodation code, Infrastructure code and Service, access and parking code.

Drafting Change

1.2 Planning scheme components

2. The following planning scheme policies support the planning scheme:
- a. [Planning scheme policy 1 - Crime prevention through environmental design](#);
 - b. [Planning scheme policy 2 - Economic need and impact assessment](#);
 - c. [Planning scheme policy 3 - Environmental management](#);
 - d. [Planning scheme policy 4 - Heritage](#);
 - e. [Planning scheme policy 5 - Infrastructure](#);
 - f. [Planning scheme policy 6 - Management of bushfire hazard](#);
 - g. [Planning scheme policy 7 - Social and health impact assessment](#);
 - h. [Planning scheme policy 8 - Urban design](#);
 - i. [Planning scheme policy 9 - Waste management](#).

Table 9.3.3.3.1 - Multiple dwelling, Rooming accommodation and Short-term accommodation code: assessable development

<p>PO8</p> <p><u>A Multiple dwelling or Short-term accommodation ensures that the number and location of refuse collection bins presented for kerbside collection does not negatively impact on streetscape character, pedestrian and vehicular movement and safety or access for other service providers and utilities.</u></p>	<p>AO8.1</p> <p><u>A Multiple dwelling or Short-term accommodation comprising more than 10 dwellings provides on-site collection of refuse in accordance with Planning scheme policy 9 - Waste management.</u></p>
	<p>AO8.2</p> <p><u>A Multiple dwelling or Short-term accommodation comprising 10 or less dwellings provides on-site collection of refuse where there is inadequate road frontage for all wheeled bins to be presented for kerbside collection.</u></p> <p><u>Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.</u></p>

9.4.3 Infrastructure code

9.4.3.2 Purpose

1. The purpose of the code is to ensure that infrastructure is provided to service development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. development protects the existing infrastructure and planned infrastructure networks being the:
 - i. [movement network](#);
 - ii. park network;
 - iii. water network;
 - iv. sewerage network;
 - v. stormwater network;
 - vi. other networks including electricity, gas and telecommunications;
 - vii. land for community facilities network;
 - b. development other than operational work provides infrastructure that is necessary to service the development, including elements of:
 - i. a safe, efficient and legible road network;
 - ii. a safe, efficient and legible public transport network;
 - iii. a safe, efficient and legible cycle network;
 - iv. a safe, efficient and legible pedestrian network;
 - v. a safe, efficient and legible parks network;
 - vi. a safe and efficient water network;
 - vii. a safe and efficient sewerage network;
 - viii. a safe and efficient stormwater network;
 - ix. safe and efficient other networks including electricity, gas and telecommunications;
 - x. a safe and efficient road lighting network;
 - xi. land for a community facilities network;

- c. development integrates with existing and planned infrastructure networks;
- d. infrastructure is designed and constructed to deliver a standard of service that is efficient and equitable;
- e. the cost to the community for the life of the infrastructure is minimised by providing for a suitable design life, ease of maintenance and ease of replacement;
- f. development appropriately manages refuse and recycling storage and collection;
- g. infrastructure protects personal health and safety and premises;
- h. infrastructure protects environmental values.

Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development

Waste management	
<p>PO6 <u>Development provides refuse and recycling collection and storage facilities that are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.</u></p>	<p>AO6.1 <u>Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.</u></p> <p>AO6.2 <u>Development ensures that the location and design of refuse and recycling collection and storage facilities does not have any adverse impact including odour, noise or visual impacts on the amenity of land uses within or adjoining the development.</u> <u>Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.</u></p>

Table 9.4.7.3.1 - Service, access and parking code: accepted development (subject to requirements) and assessable development

Waste management	
<p>PO11 <u>Development layout provides for refuse servicing which:</u></p> <ul style="list-style-type: none"> a. <u>is located wholly within the site;</u> b. <u>is clearly defined, safe and easily accessible;</u> c. <u>is designed to contain potential adverse impacts of servicing within the site;</u> d. <u>does not detract from the aesthetics or amenity of the surrounding area.</u> 	<p>AO11.1 <u>Development ensures that an on-site service bay for refuse collection is designed:</u></p> <ul style="list-style-type: none"> a. <u>to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management;</u> b. <u>to ensure that the refuse collection vehicle can enter and exit the site in a forward motion;</u> c. <u>to be located away from street frontages and screened from adjoining premises.</u> <p>AO11.2 <u>Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.</u></p>

Table SC6.1.1 Planning scheme policies index

[SC 6.2.1](#) - Crime prevention through environmental design
[SC 6.2.2](#) - Economic need and impact assessment
[SC 6.2.3](#) - Environmental management
[SC 6.2.4](#) - Heritage
[SC 6.2.5](#) - Infrastructure
[SC 6.2.6](#) - Management of bushfire hazard
[SC 6.2.7](#) - Social and health impact assessment
[SC 6.2.8](#) - Urban design
[SC 6.2.9](#) - Waste management

After SC6.2.8 Planning scheme policy 8 - Urban Design

SC6.2.9 Planning scheme policy 9 - Waste management

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<u>PART 6</u>	<u>WASTE MANAGEMENT PLAN</u>

Part 1 Introduction

1.1 Title

1. This planning scheme policy may be cited as [Planning scheme policy 9 - Waste Management](#).

1.2 Purpose of this planning scheme policy

1. The purpose of this planning scheme policy is to ensure that development adheres to the local government's standards for the storage and collection of refuse by:
 - a. specifying information requirements;
 - b. specifying standards and guidelines;
 - c. ensuring that all occupants of a development have suitable access to refuse and recycling collection services;
 - d. ensuring that bin storage areas do not have adverse acoustic, odour or visual impacts on occupants of the development and adjoining residents;
 - e. ensuring all general, green waste and recyclable waste bins can be serviced in a reliable and safe manner.

1.3 Structure of this planning scheme policy

1. This planning scheme policy is divided into six parts, being:
 - a. Part 1: Introduction;
 - b. Part 2: General requirements;
 - c. Part 3: Residential refuse collection;
 - d. Part 4: Non-residential refuse collection;
 - e. Part 5: Mixed use development;
 - f. Part 6: Waste management plan.

1.4 Commencement

1. This planning scheme policy commences on the date specified in the gazettal notice.

1.5 Relationship to the Planning Act 2016

1. This planning scheme policy was made pursuant to Chapter 2, Part 3, Division 2 of the Planning Act 2016.

1.6 Applicability of this planning scheme policy

1. This planning scheme policy applies to accepted development (subject to requirements) and assessable development.

1.7 Reference documents

1. Unless otherwise specified, a document referenced in this planning scheme policy refers to the most recent edition of that document including an amendment to the document.
2. A local government publication is available for viewing at the local government's administration building or online.

1.8 Glossary

1. In this planning scheme policy unless the context of the subject matter otherwise indicates or requires, a term has the following meaning:

Bulk bin: a receptacle that is greater than 360L in capacity generally ranging from 1m³ to 3m³ that provides for the temporary storage of refuse and which is used for on-site collection.

Collection point: the identified position where refuse bins are presented for collection and emptying.

General waste: waste (anything left over, surplus or an unwanted by-product that cannot be reused or recycled) other than regulated waste. For the purpose of this policy, this does not include construction and demolition waste, liquid waste or other hazardous materials.

General waste chute: a tubular chute penetrating each floor of a building to dispose of general waste material into a bulk bin or refuse compactor unit at a level to be determined at design stage.

Green waste: grass cuttings, trees, bushes, shrubs, loppings of trees, bushes or shrubs, or similar matter produced as a result of the ordinary use or occupation of premises.

Mobile refuse bin: includes all wheeled bins and 1,100L bulk bins.

Recyclable waste: includes clean and inoffensive waste that is declared by Council to be recyclable waste and which can therefore be re-used or recycled.

Refuse: includes general waste (including bulky items), recyclables and green waste.

Refuse bin: a receptacle (wheeled bin or bulk bin) used for the temporary storage of refuse.

Refuse collection vehicle: a heavy rigid vehicle (HRV) that is specifically designed for collecting and emptying refuse bins and refuse compactors.

Refuse compactor: a receptacle that provides for the mechanical compaction and temporary storage of refuse, to reduce bin numbers and collection frequency.

Regulated waste: has the meaning given in the *Environmental Protection Regulation 2008*.

Waste and recycling storage area: an area designated for storing refuse bins or a refuse compactor within the premises.

Waste management plan: a plan showing details of how general waste and recyclable waste collections are to be managed for the development.

Wheeled bin: an approved waste or recyclable waste container as supplied by Council for the purpose of storage and collection of general waste or recyclable waste. A wheeled waste bin has a capacity of up to 240L and a wheeled recyclable waste bin has a capacity of up to 360L.

Part 2 General requirements

1. Development provides for refuse and recycling collection and storage in accordance with Council's Waste Collection Services Policy.
2. Waste and recycling storage areas are to be easily accessible by the residents of the development.
3. The collection of refuse is to be considered during the planning phase of development. This includes the physical manoeuvring area for the refuse collection vehicle and the waste and recycling storage areas and collection points. Access for other road users including pedestrians, cyclists, motorists and other service providers is to be maintained.
4. All refuse is to be wholly located in a dedicated waste and recycling storage area. Waste and recycling storage areas are to provide adequate capacity for storing all the waste and recycling likely to be generated between collection cycles, based on expected waste generation and selected bin types and accommodate likely peak demand for waste storage capacity.
5. The location of waste and recycling storage areas and collection points are to be detailed on the development plans and drawings. Collection points for residential and non-residential waste may be shared.
6. More than one waste and recycling storage area may be required to provide sufficient storage or to meet criteria for the access and transfer of refuse.
7. The waste collection system is to achieve the following outcomes:
 - a. the waste, recycling and optional green waste bin storage area is to be located in a position that is convenient for both users and waste collection staff;
 - b. the layout of the waste and recycling storage area is to be designed to encourage easy recycling and separation of different waste types and reduce contamination;
 - c. the location, design and operation of the bin storage and collection does not have unreasonable adverse acoustic, odour or visual impacts on the development, surrounding residential properties and the streetscape;
 - d. the supply and servicing of wheeled bins, bulk bins or refuse compactors complies with the requirements of this planning scheme policy.

Editor's note - Where alternative waste servicing solutions are proposed, advice may be sought directly from Council's waste service area prior to lodgement of the development application.

2.1 Bin sizes

1. The sizes of wheeled and bulk bins available is in accordance with Table 2.1.1 - Bin sizes.

Table 2.1.1 - Bin sizes

<u>Bin type</u>	<u>Bin capacity</u>	<u>Truck type</u>	<u>Depth (mm)</u>	<u>Width (mm)</u>	<u>Height (mm)</u>
<u>Wheeled Bin</u>	<u>140L</u>	<u>Side Lift</u>	<u>615</u>	<u>535</u>	<u>915</u>
<u>Wheeled Bin</u>	<u>240L</u>	<u>Side Lift</u>	<u>730</u>	<u>585</u>	<u>1060</u>
<u>Wheeled Bin</u>	<u>360L (recycling only)</u>	<u>Side Lift</u>	<u>848</u>	<u>680</u>	<u>1100</u>
<u>Bulk Bin</u>	<u>1,100L</u>	<u>Rear Lift</u>	<u>1088</u>	<u>1196</u>	<u>1320</u>
<u>Bulk Bin</u>	<u>1,500L</u>	<u>Front Lift</u>	<u>1050</u>	<u>1800</u>	<u>1247</u>
<u>Bulk Bin</u>	<u>2,000L</u>	<u>Front Lift</u>	<u>1000</u>	<u>1805</u>	<u>1359</u>
<u>Bulk Bin</u>	<u>3,000L</u>	<u>Front Lift</u>	<u>1499</u>	<u>1800</u>	<u>1600</u>

Editor's note - Refer to Tables 2.6.1-2.6.7 for truck dimensions.

2.2 Storage area

1. The storage area for mobile refuse bins:
 - a. if contained within the lot can accommodate two areas (or three when an optional green waste bin is used) of 0.81m² per dwelling (i.e. bin dimensions of 0.9m x 0.9m and allowing 0.2m between bins) and is screened from street; or
 - b. if in a common area, is located in an external enclosure that allows adequate access for residents to all bin(s) and for the bins to be manoeuvred for collection; or
 - c. if stored in an enclosed room (other than within a dwelling), is provided with natural or temperature-controlled ventilation.
2. The storage area for bulk bins provides a combined or separate waste and recycling storage area that is:
 - a. an adequate size for the waste generated by each dwelling or tenancy;
 - b. impervious, drained and provided with a hose cock;
 - c. located in accordance with crime prevention through environmental design principles so as not to create a natural ladder;
 - d. illuminated for night-time use.
3. Bulk bins having a capacity of 1,000L, 1,500L, 2,000L and 3,000L must be stored and serviced in the same location.

2.3 Collection points

1. The collection point for all bulk bins (other than 1,100L bins) must be on the property. A 1,100L bin may be serviced both on the property and on the street.

2.4 Kerbside collection

1. The number and location of mobile refuse bins presented for kerbside collection should not negatively impact on streetscape character, pedestrian and vehicular movement and safety or access for other service providers and utilities.
2. Kerbside collection points for lots with road frontage are to be accommodated on the verge of the subject site.
3. Each dwelling's collection point is to comprise of a minimum 1.8m of kerbside length to accommodate mobile refuse bins.
4. For rear lots:
 - a. the frontage is to include an area of sufficient space (1.8m of kerbside length per dwelling) for the servicing of mobile refuse bins. These collection points are to be located to avoid obstructing any driveway or encroachment onto neighbouring frontages;
 - b. a reinforced concrete bin pad is provided directly behind the kerb having a minimum width of 0.9m and a length of 1.8m per allotment;
 - c. where insufficient kerbside length is available, or 4 or more rear lots are created, bin collection must occur on site.
5. Collection points are not located:
 - a. in a way that obstructs the use or safety of any driveway;
 - b. to conflict with obstructions within the street frontage, including street trees;
 - c. within 10m from the tangent point of the kerb radius of a non-signalised intersection or 20m from the tangent point of the kerb radius of a signalised intersection;
 - d. within 10m from the tangent point of the kerb radius of a roundabout;
 - e. on arterial road frontages;
 - f. on verges where the adjacent traffic lane is less than 3m wide;
 - g. 9m before and 1.5m after a bus stop marker sign;
 - h. in any other no stopping zone.
6. Where 1,100L bulk bins are to be serviced on the kerbside of a public street:
 - a. paths for the movement of bins to the kerbside from the waste and recycling storage area shall be free from gutters, steps and other impediments and have a grade of no more than 1:30;
 - b. adequate space is to be provided for a HRV to park at the frontage of the property without obstructing driveways and other infrastructure;
 - c. a flat, solid pathway and mountable kerb is provided;
 - d. signage to reserve the area for refuse collection vehicles on the nominated service days is to be erected.

7. Where wheeled bins are to be serviced on the kerbside of a public street:
 - a. paths for the movement of bins to the kerbside from the waste and recycling storage area shall be free from gutters, steps, and other impediments;
 - b. there must be 1.8m of kerbside length per dwelling available to allow for the containers to be presented in a single line with 0.2m between each bin;
 - c. the bins must not obstruct pedestrian movement along the footpath and driver sightlines at vehicle crossover points onto a property;
 - d. the collection point must be free of obstructions, so the driver of the left side loading refuse collection vehicle does not have to alight from the vehicle;
 - e. the collection point must not be on a driveway or in front of any other property.

2.5 On-site collection

1. A written design proposal for waste collection is to be provided, giving details of the proposed system, bin sizes, number of bins, storage and collection areas, frequency of collection and the refuse collection vehicle type and size.
Table 2.1.1 - Bin sizes provides information on the types and dimensions of bins.
2. Where refuse collection vehicles are required to enter a property or private road to service the bins:
 - a. the owner, body corporate or property manager must indemnify Council and its waste collection contractor from claims or liability arising from any damage to the internal roadways caused or contributed to by the operation of refuse collection vehicles on those internal roadways in connection with the waste collection services;
 - b. the design specifications for the roadway and pavement is sufficient to carry a heavy rigid vehicle with a minimum load capacity of 30 tonne;
 - c. the carriageway is free from overhanging vegetation.
3. Bulk bins of 1,000L to 3,000L (but excluding 1,100L bins) are positioned so the front lift refuse collection vehicles can drive directly up to bins without them being relocated. The driver should not have to alight from the vehicle to move the bin into position. The enclosures for these bins should not inhibit access by the refuse collection vehicle.
4. Bulk bins of 1,100L or less are positioned so that collection personnel do not have to move them more than 10m. If a gradient is evident, speed bumps are provided to stop bulk bins from rolling away from the collection point.
5. Refuse collection vehicles may enter building basements for the collection of waste or recyclables where:
 - a. the gradient of the ramp access to the basement does not exceed 1:12;
 - b. the height of the structural members and upper floor ceiling allow for a typical refuse collection vehicle travel height and operational lifting height consistent with the type of vehicle employed;
 - c. the provision of manoeuvring space is adequate to allow for a three-point turn of the refuse collection vehicle.
6. Access for a refuse collection vehicle to the collection point is maintained at all times.
7. The storage areas for bulk bins are:
 - a. contained in an enclosure or room of sufficient size for the bulk bin quantity required;
 - b. easily accessible for residents and for the required servicing of bins;
 - c. screened from neighbouring properties for amenity;
 - d. designed to incorporate ventilation for enclosed storage areas;
 - e. located and designed to minimise noise associated with the use and servicing of bins;
 - f. protected from the weather;
 - g. provided with natural or temperature-controlled ventilation if in an enclosed room;
 - h. kept clear of obstructions, such as fixed bay separators, that impede the ability to change from existing bin sizes or which otherwise limit future refuse collection options;
 - i. kept clear of other building infrastructure such as air-conditioning units, hot water systems or electrical hubs where located in a bin room.
8. If a general waste chute is provided:
 - a. it is to be constructed to allow general waste to fall into the centre of the bin;
 - b. it is to have a door / lid to ensure clean changeover of bins;
 - c. the room containing the chute and bin, or compactor excludes all but authorised personnel.
9. Environmental best practices includes the installation of a trapped waste connection to the sewer system and providing a roof canopy over the designated waste and recycling storage area.

2.6 Access and manoeuvrability

1. A swept path analysis, certified by a Registered Professional Engineer of Queensland (RPEQ), must be used to check that the paths of travelling vehicles when negotiating access driveways, circulation roadways and servicing areas to establish that sufficient width is provided for the vehicle swept path, including manoeuvring clearances in accordance with Table 2.6.1 to 2.6.7.
2. Refuse collection vehicles are always able to move in a forward direction or have to perform no more than one three-point turn.
3. A refuse collection vehicle must not reverse, other than to perform a three-point turn.
4. Adequate lift clearances are provided to enable the safe mechanical pick up and set down of bins in accordance with Tables 2.6.1 to 2.6.7.
5. The pad that the collection vehicle will stand on while accessing refuse bins at the collection point is to have a maximum gradient of 2 percent (1:50).
6. Where the refuse collection vehicle is required to enter private property, an easement is to be provided in favour of Council for access.
7. A heavy duty sealed pavement is to be provided.
8. In providing turning path analysis, the following should be provided (where relevant):
 - a. details of road geometry (width of the road carriage way, verge, kerb and channel, median and on-street parking where applicable);
 - b. details of the driveway (grade and width);
 - c. dimension details of the design vehicle;
 - d. turning radius and operable speed;
 - e. three clear swept paths line namely wheel path, vehicle body path and 0.3m clearance path.
9. The parameter of the design vehicle for swept path analysis should be obtained from the manufacturer specification (with reference) or the parameters in the Tables 2.6.1 to 2.6.7.

Table 2.6.1 - Wheeled bin refuse collection vehicle - Refuse (140L, 240L & 360L wheeled bins)

Drive	6 X 4
Wheel base length	4.88m
Refuse load capacity	27m ³
Vehicle length	8.937m
Vehicle tare and gross mass	13.16t to 23t
Vehicle turning circle radius	9.25m wall to wall 8.55m kerb to kerb
Vehicle travel height	3.848m
Vehicle width	2.8m including mirrors (minimum 300mm clearance to be provided from obstructions)
Vehicle working height	4.3m (minimum 300mm clearance to be provided from obstructions)

Table 2.6.2 - Wheeled bin refuse collection vehicle - Recycling (140L, 240L & 360L wheeled bins)

<u>Drive</u>	<u>6 X 4</u>
<u>Wheel base length</u>	<u>5.330m</u>
<u>Recyclables load capacity</u>	<u>35m³</u>
<u>Vehicle length</u>	<u>10.345m</u>
<u>Vehicle tare and gross mass</u>	<u>14.113t to 23t</u>
<u>Vehicle turning circle radius</u>	<u>10.329m wall to wall</u> <u>9.615m kerb to kerb</u>
<u>Vehicle travel height</u>	<u>3.848m</u>
<u>Vehicle width</u>	<u>2.8m including mirrors (minimum 300mm clearance to be provided from obstructions)</u>
<u>Vehicle working height</u>	<u>4.3m (minimum 300mm clearance to be provided from obstructions)</u>

Table 2.6.3 - Difficult access vehicle - Wheeled bins (140L, 240L & 360L wheeled bins)

<u>Drive</u>	<u>6 X 4</u>
<u>Wheel base length</u>	<u>4.53m</u>
<u>Load capacity</u>	<u>24m³</u>
<u>Vehicle length</u>	<u>8.437m</u>
<u>Vehicle tare and gross mass</u>	<u>12.944t to 23t</u>
<u>Vehicle turning circle radius</u>	<u>8.7m wall to wall</u> <u>8.0m kerb to kerb</u>
<u>Vehicle travel height</u>	<u>3.848m</u>
<u>Vehicle width</u>	<u>2.8m including mirrors (minimum 300mm clearance to be provided from obstructions)</u>
<u>Vehicle working height</u>	<u>4.3m (minimum 300mm clearance to be provided from obstructions)</u>

Table 2.6.4 - 1,100L (and 140L, 240L and 360L recycling) - Refuse collection vehicle (small rear load)

<u>Drive</u>	<u>4 X 2</u>
<u>Load capacity</u>	<u>8m³</u>
<u>Vehicle length</u>	<u>7.615m</u>
<u>Vehicle tare and gross mass</u>	<u>6.196t to 8.5t</u>
<u>Vehicle turning circle radius</u>	<u>8.0m wall to wall</u> <u>7.3m kerb to kerb</u>
<u>Vehicle travel height</u>	<u>2.374m</u>
<u>Vehicle working height</u>	<u>3.5m (minimum 300mm clearance to be provided from obstructions)</u>

Table 2.6.5 - Hardwaster - Rear load

<u>Drive</u>	<u>6 X 4</u>
<u>Wheel base length</u>	<u>5.58m</u>
<u>Load capacity</u>	<u>24m³</u>
<u>Vehicle length</u>	<u>10.3m</u>
<u>Vehicle tare and gross mass</u>	<u>15.088t to 23t</u>
<u>Vehicle turning circle radius</u>	<u>10.329m wall to wall</u> <u>9.615m kerb to kerb</u>
<u>Vehicle travel height</u>	<u>3.742m</u>
<u>Vehicle working height</u>	<u>3.742m (minimum 300mm clearance to be provided from obstructions)</u>

Table 2.6.6 - MUDES - (1,100L, 360L, 240L and 140L rear load)

<u>Drive</u>	6 X 4
<u>Wheel base length</u>	5.180m
<u>Load capacity</u>	20m ³
<u>Vehicle length</u>	9.691m
<u>Vehicle tare and gross mass</u>	13.53t to 23t
<u>Vehicle turning circle radius</u>	9.7m wall to wall 9.00m kerb to kerb
<u>Vehicle travel height</u>	3.201m
<u>Vehicle working height</u>	3.3m (minimum 300mm clearance to be provided from obstructions)

Table 2.6.7 - Bulk bin (other than 1,100L – being 1,000L, 1,500L, 2,000L and 3,000L bins) - Refuse collection vehicle (Frontlift)

<u>Drive</u>	8 X 4
<u>Load capacity</u>	31m ³
<u>Vehicle length</u>	10.312m
<u>Vehicle gross mass</u>	28t
<u>Vehicle turning circle radius</u>	11.00m wall to wall 10.3m kerb to kerb
<u>Vehicle travel height</u>	4.3m
<u>Vehicle working height</u>	6.35m (minimum 300mm clearance to be provided from obstructions)

Part 3 Residential refuse collection

3.1 Multiple dwelling and Short-term accommodation developments

1. Bins for a Multiple dwelling and Short-term accommodation development are to be stored in a common waste and recycling storage area.
2. A waste management plan must be provided and approved by Council for all developments with a common waste and recycling storage area.
3. The waste and recycling storage area is to provide space for waste and recycling bins. Waste and recycling storage areas are to be:
 - a. screened from the street;
 - b. conveniently located;
 - c. of a sufficient size and dimensions to allow for safe and accessible storage of all waste and recyclables generated by residents;
 - d. constructed of impermeable, durable and easily cleaned material;
 - e. designed to allow for safe and easy access and maintenance;
 - f. configured so that individual bins can be removed from an enclosure without other bins in the enclosure having to be handled;
 - g. for on-site collection, capable of being serviced by the refuse collection vehicle without impeding traffic flow;
 - h. clear of parking bays, loading bays and similar areas;
 - i. clear of footpaths and pedestrian access;
 - j. not located adjacent to residential dwellings on neighbouring properties;
 - k. provided with lighting;
 - l. secured and providing access to residents only;
 - m. well ventilated to minimise odours;
 - n. protected and the equipment must be secured from vandalism and theft.
4. The maximum walking distance from any entrance of a residential dwelling to the waste and recycling storage area should not exceed 30 metres (lift travel distance not included) and should be located close to lifts or stairwells.
5. If the waste and recycling storage area is in a secure street-level holding area, a Council-approved key system will be required where necessary to allow access by collection staff. All costs for this are to be borne by the property management.
6. Where communal composting or worm farming is proposed, it is to be managed and well maintained by the building (preferably by a caretaker, gardener or facilities management) and located in an accessible and visible area to increase awareness and to ensure minimal impacts from any potential odours and that potential run-off is away from site drainage points.

Part 4 Non-residential refuse collection

1. A waste management plan must be provided and approved by Council for all developments with a common waste and recycling storage area.
2. A waste management plan is to demonstrate that refuse collection can occur in an efficient and safe manner on site without adverse impact on amenity (acoustic, odour or visual impacts), pedestrian safety and vehicular traffic.
3. The requirements for refuse bins or refuse compactors for non-residential development will be assessed case by case, based on the type and amount of waste generated by the development, which is dependent on the operational activities of the development.
4. Where disposal of industrial or commercial liquid waste occurs by discharge to a road tanker, the road tanker is to be wholly located on-site during collection.
5. The waste and recycling storage areas for industrial bins are to be either within a building or enclosure.
6. A space for the dedicated storage of bulky waste and problem waste for recycling of at least:
 - a. 2m² for developments under 100m² GFA;
 - b. 4m² for developments between 100m² and 2,000m² GFA;
 - c. an additional 4m² for each retail or entertainment activities development over 2,000 m² GFA and for every 20,000 m² of office space.
7. Space is to be provided on-site in reasonable proximity to retail or commercial premises to store re-usable commercial items such as crates, pallets, kegs, stripout waste and similar items so that storage in a public place is completely avoided.
8. Secure space is to be allocated for the separate storage of each waste stream including liquid wastes, commercial cleaning products, chemicals, paints, solvents, and motor and cooking oil. These areas for liquid waste storage are to be bunded, and drained to a grease trap, in accordance with legislation and the requirements of State government authorities and agencies.
9. The use of cardboard balers/compactors and glass crushers for developments with a high generation of cardboard and glass recyclable waste should be considered.
10. Space should be provided for the separate collection of beverage containers suitable for redemption under the Queensland Container Deposit Scheme.

Part 5 Mixed use development

1. A waste management plan must be provided by the applicant and approved by Council. The waste management plan is to identify the waste and recycling storage areas, collection points and management systems for both residential and non-residential waste streams.
2. Where a development incorporates a mixed use building with more than one residential dwelling (such as shops or offices below and residential units above):
 - a. all residential general waste and recyclable waste services are provided by Council;
 - b. recycling is compulsory for the residential component;
 - c. the development is required to have a sufficient number and capacity of general waste and recyclable waste bins;
 - d. waste and recycling storage areas are provided on site.
3. Refuse and recycling collection for a mixed use development ensures residential and commercial bins are stored separately with separate access to each
4. The waste and recycling handling and storage systems for residential waste and non-residential waste are to be separate and self-contained. Commercial and retail tenants are not to be able to access residential waste and recycling storage areas or refuse bins or chutes used for residential waste and recycling.
5. Collection points for both residential and non-residential waste and recycling may be shared.
6. For non-residential spaces, interim waste storage containers for waste and recycling are to be located on each occupied floor sufficient for one day's generation of waste and recycling. Provision is to be made in cleaning contracts for this material to be transferred to a central waste and recycling storage area at least once daily.
7. The collection point is to be designed to accommodate collection vehicles wholly on-site.

Part 6 Waste management plan

1. A waste management plan where required is to support a development application and demonstrate that the proposed development can comply with the applicable standards in the Servicing, access and parking code.
2. A waste management plan must provide the following information:
 - a. a brief description of the development and site location;
 - b. a site plan (with dimensions) showing:
 - i. the location of existing and proposed buildings;
 - ii. landscaping areas;
 - iii. site access points;
 - iv. bin storage points;
 - v. bin collection point;
 - vi. where bins are to be collected on site, the swept path of the refuse collection vehicle;
 - vii. swept path diagrams for each turn within the development required to be performed by the refuse collection vehicle showing clearance dimensions from buildings, fences, infrastructure and landscaping;
 - c. an estimate of weekly volumes of waste material generated;
 - d. the proposed bin types and sizes at each storage area;
 - e. outlines proposed waste management practices during the construction of the development;
 - f. bin carting routes and distances (where applicable);
 - g. a chute diagram from top storey to waste storage room and location on each floor (where applicable).

Editor's note - Where one bin is provided per dwelling, further information on the weekly estimate of waste generated is not required.

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment furthers the intent of the *Liveable communities* state interest through clearly articulating appropriate waste management outcomes that will in turn lead to safer, more functional and more attractive development in both residential and commercial settings.

2.56. Schedule 5 Designation of premises for development

Explanation

Schedule 5 of the planning scheme is to be updated to reflect all ministerial infrastructure designations granted since 2018.

Drafting Change

Table 5.1 - Designation of premises for development of infrastructure under section 42 of the Act

Designation matters Not applicable			
18 October 2018	Lot 40-en SP182363	240 Beadesert-Beenleigh Road, Bahrs Scrub	Educational facilities. (Beenleigh Windaroo Valley State High School)

Designation matters Not applicable			
12 July 2019	Lot 240 WD5195	52-57 Mount Warren Boulevard, Mount Warren Park	Educational facilities. (Beenleigh Special School)

Designation matters Not applicable			
<u>12 July 2019</u>	<u>Lot 280 WD4740</u>	<u>131-171 River Hills Road, Eagleby</u>	<ul style="list-style-type: none"> • <u>Educational facilities;</u> • <u>Facilities at which an education and care service under the Education Care Services National Law (Queensland) is operated.</u> (Eagleby South State School)
Designation matters Not applicable			
<u>25 October 2019</u>	<u>Lot 1 RP164122</u>	<u>2 Orr Court, Hillcrest</u>	<u>Emergency services facilities.</u> (Logan West Fire and Rescue Station)
Designation matters Not applicable			
<u>20 December 2019</u>	<u>Lot 798 SL5424</u>	<u>133-141 Wembley Road, Logan Central</u>	<ul style="list-style-type: none"> • <u>Educational facilities;</u> • <u>Facilities at which an education and care service under the Education Care Services National Law (Queensland) is operated;</u> • <u>Facilities at which a Queensland Education and Care Service (QEC) approved service under the Education and Care Services Act 2013 is operated.</u> (Logan City Special School)
Designation matters Not applicable			
<u>28 February 2020</u>	<u>Lot 383 SP309561</u>	<u>8-48 Armstrong Road, Meadowbrook</u>	<ul style="list-style-type: none"> • <u>Hospitals and health care services;</u> • <u>Storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part.</u> (Logan Hospital)

<u>Designation matters</u> <u>Not applicable</u>			
<u>27 March 2020</u>	<u>Lot 352 SP208476</u>	<u>3-9 Leaf Street, Shailer Park</u>	<ul style="list-style-type: none"> • <u>Educational facilities;</u> • <u>Sporting facilities.</u> <u>(Shailer Park State High School)</u>
<u>Designation matters</u> <u>Not applicable</u>			
<u>24 April 2020</u>	<u>Lot 78 SP101427</u>	<u>1-29 Mayfair Drive, Browns Plains</u>	<ul style="list-style-type: none"> • <u>Educational facilities;</u> • <u>Sporting facilities.</u> <u>(Browns Plains State School)</u>
<u>Designation matters</u> <u>Not applicable</u>			
<u>22 May 2020</u>	<u>Lot 316 CP904246</u>	<u>369-379 School Road, Logan Reserve</u>	<ul style="list-style-type: none"> • <u>Educational facilities;</u> • <u>Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated;</u> • <u>Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated.</u> <u>(Logan Reserve State School)</u>

Designation matters Not applicable			
<u>5 June 2020</u>	<u>Lot 1 RP148816</u>	<u>54 Laughlin Street, Kingston</u>	<ul style="list-style-type: none">• <u>Educational facilities;</u>• <u>Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated.</u> <u>(Groves Christian College)</u>
	<u>Lot 3 RP113678</u>	<u>56 Laughlin Street, Kingston</u>	
	<u>Lot 2 RP113678</u>	<u>58 Laughlin Street, Kingston</u>	
	<u>Lot 1 RP113678</u>	<u>60 Laughlin Street, Kingston</u>	
	<u>Lot 3 RP143246</u>	<u>62 Laughlin Street, Kingston</u>	
	<u>Lot 2 RP143246</u>	<u>64 Laughlin Street, Kingston</u>	
	<u>Lot 322 SL7911</u>	<u>68 Laughlin Street, Kingston</u>	
	<u>Lot 301 SP191340</u>	<u>70-88 Laughlin Street, Kingston</u>	
	<u>Lot 2 RP148816</u>	<u>3 Walsh Place, Kingston</u>	

Designation matters Not applicable			
<u>28 August 2020</u>	<u>Lot 101 SP312822</u>	<u>68 University Drive, Meadowbrook</u>	<u>Educational facilities.</u> <u>(Griffith University)</u>

Designation matters Not applicable			
<u>1 April 2021</u>	<u>Lot 277 SP327522</u>	<u>739-751 Kingston Road, Waterford West</u>	<u>Emergency services facilities.</u> <u>(Loganlea Fire and Rescue Station)</u>

Designation matters Not applicable			
28 May 2021	Lot 94 SP232278	72-116 Paradise Road, Slacks Creek	<ul style="list-style-type: none"> Emergency services facilities; Facilities at which an education and care service under the Education and Care Services National (Queensland) is operated; Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated. (Mabel Park State High School)

Designation matters Not applicable			
28 May 2021	Lot 17 RP135029	61-71 Koplick Road, Park Ridge	Community and cultural facilities, including community centres, galleries, libraries and meeting halls; Educational Facilities. (St Philomena School)

Designation matters Not applicable			
4 June 2021	Lot 453 SP222961	32 Hickory Street, Marsden	<ul style="list-style-type: none"> Emergency services facilities; Facilities at which an education and care service under the Education and Care Services National (Queensland) is operated; Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated. (Marsden State School)

State Interests

SEQRP

The amendment does not directly relate to the outcomes sought by the SEQRP.

SPP

The amendment does not directly relate to the outcomes sought by the SPP.

2.57. Appendix 1 Abbreviations and acronyms

Explanation

Appendix 1 is to be updated to include entries for “litre”, “cubic metre” and “tonne”.

Drafting Change

Table AP1.1 - Abbreviations and acronyms

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP 1.1 - Abbreviations and acronyms

Abbreviation/acronym	Description
AEP	Annual exceedance probability
AHD	Australian height datum
ARPANSA	Australian Radiation Protection and Nuclear Safety Agency
ARI	Average recurrence interval
AS	Australian standards
ASS	Acid sulfate soils
AV	Articulated vehicle
cm	Centimetre
CPTED	Crime Prevention Through Environmental Design
BPEM	Best Practice Environmental Management
CCTV	Closed-circuit television
dev ha	Developable hectare
DFE	Defined flood event
dw/ha	Dwellings per hectare
ERA	Environmentally relevant activity
EP	Equivalent persons
GFA	Gross floor area
HRV	Heavy rigid vehicle
IDAS	Integrated development assessment system
imp ha	Impervious hectare

<u>L</u>	<u>Litre</u>
LGIP	Local government infrastructure plan
LPG	Liquid petroleum gas
M1	Pacific Highway
m ²	Square metre
<u>m³</u>	<u>Cubic metre</u>
mG	Milligauss - multiple of a unit of magnetic field <u>Gauss (unit)</u> , equivalent to 1.0 x 10 ⁻⁷ tesla
MCU	Material change of use as defined in the <u>Planning Act 2016</u>
MRV	Medium rigid vehicle
ROL	Reconfiguring a lot as defined in the <u>Planning Act 2016</u>
SEQ	South East Queensland
SRV	Small semi rigid vehicle or ambulance
<u>t</u>	<u>Tonne</u>

2.58. Appendix 2 Table of amendments

Explanation

Appendix 2 is to be updated to reflect adoption and commencement of this amendment.

Drafting Change

Table AP2.1 Table of amendments

Adoption - <u>dd Mmm 2022</u> Effective - <u>dd Mmm 2022</u>	<u>Version 9.0</u>	<u>Major</u>	<u>The Major Planning Scheme Amendment 2021 makes various major changes to multiple sections of the planning scheme and planning scheme policies to rectify operational matters, improve consistency and ensure the planning scheme remains contemporary.</u>
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