CITY OF LOGAN

Logan Planning Scheme 2015

Version 9.2



Logan Planning Scheme 2015

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Citation and commencement: This planning scheme may be cited as *Logan Planning Scheme 2015*. A notice was published in the Government Gazette No. 46 on 27 June 2025 for the planning scheme for the City of Logan. The commencement date for the planning scheme was 1 July 2025. Amendments to the planning scheme are included at Appendix 2.

CITY OF LOGAN

Part 1 About the planning scheme

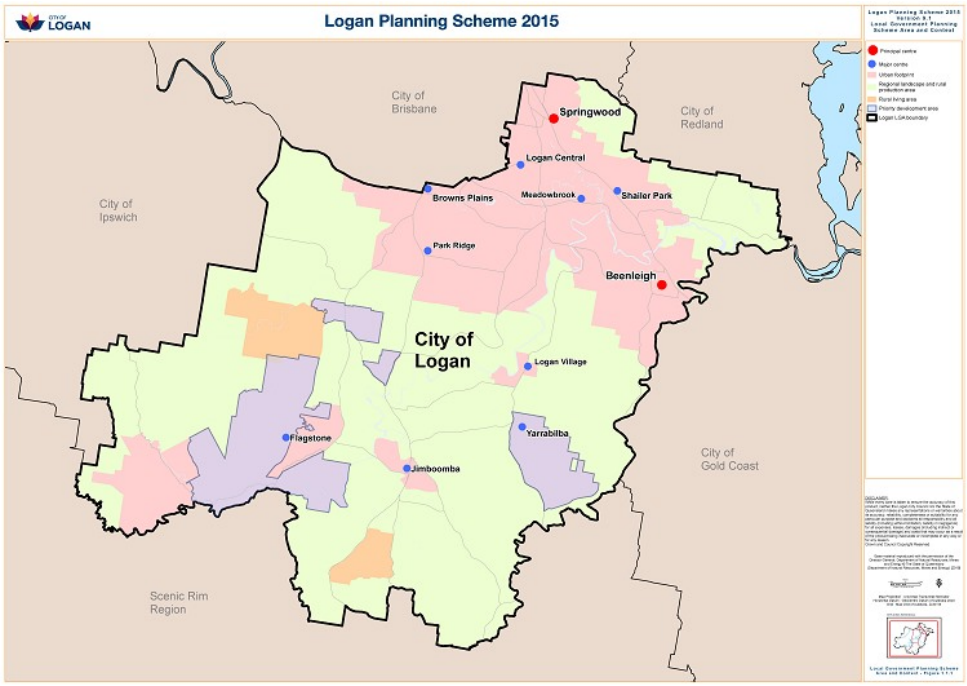
1.1 Introduction

1. The Logan Planning Scheme 2015 (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
2. The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 23 June 2017.
3. In seeking to achieve this purpose, the planning scheme sets out Logan City Council's intention for the future development in the planning scheme area, over the next 20 years.
4. The planning scheme seeks to advance state and regional strategies, including state planning policies and the regional plan, through more detailed local responses, taking into account the local context.
5. While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
6. The planning scheme applies to the planning scheme area of Logan City Council including all premises, roads, internal waterways, and local government tidal areas and interrelates with the surrounding local government areas illustrated in Figure 1.1.1 - Local government planning scheme area and context.

Editor's Note - The planning scheme has been amended to align with the regulated requirements as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency.

Editor's Note - State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

Figure 1.1.1 - Local government planning scheme area and context



1.2 Planning scheme components

1. The planning scheme comprises the following components:
   a. about the planning scheme;
   b. state planning provisions;
   c. the strategic framework;
   d. the local government infrastructure plan;
   e. tables of assessment;
   f. the following zones specified in Table 1.2.1 - Zones;

Table 1.2.1 - Zones

Zone	Precincts
Centre zone	District centre; Local centre; Neighbourhood centre.
Community facilities zone	Community purposes; Education;

	Infrastructure.
Emerging community zone	No precincts.
Environmental management and conservation zone	Conservation; Environmental management; Rural environmental management.
Low density residential zone	Acreage; Large suburban; Small acreage; Small lot; Suburban; Village.
Low impact industry zone	No precincts.
Low-medium density residential zone	Apartment; Townhouse.
Medium density residential zone	High rise; Medium rise.
Medium impact industry zone	No precincts.
Mixed use zone	Abattoir; Enterprise; Industry; Retail/commerce.
Recreation and open space zone	Constrained open space; Major parks; Private sport and recreation; Recreation parks.
Rural residential zone	Carbrook; Cottage rural; Park living; Park residential.
Rural zone	Farming; Rural tourism.
Special purpose zone	Defence; Rail.
Specialised centre zone	Albert River tourism; Highway business; Loganholme tourism; Low impact office; Old Chatswood Road; Underwood business.

g. the following local plans specified in Table 1.2.2 - Local plans;

Table 1.2.2 - Local plans

Local plan	**Precincts**
Beenleigh local plan	Bellew Street; Centre core; Centre frame; Civic and community; Integrated health; James Street mixed use; Manila Street residential; Retail and commercial; Showgrounds.
Browns Plains local plan	Centre core; Centre frame; Commercial.
Jimboomba local plan	Centre core; Centre frame; Cusack Lane.
Logan Central local plan	Centre core; Civic and community; Croydon Road; Wembley Road north; Wembley Road south.
Logan Village local plan	Centre core; Centre frame; Village.
Loganholme local plan	Bismark Street neighbourhood centre; Bryants Road local centre; Large lot residential; Residential choice; Residential core; Residential frame; Suburban residential.

Loganlea local plan	Low-medium rise; Mixed use; Residential core; Residential edge; Residential frame.
Park Ridge local plan	Centre core; Commercial.
Shailer Park local plan	Bryants Road; Centre core.
Springwood local plan	Centre core; Centre frame; Civic and community; Commercial; Slacks Creek.

h. the following overlays specified in Table 1.2.3 - Overlays and overlay codes;

Table 1.2.3 - Overlays and overlay codes

Mapping overlays	Overlay codes
Acid sulfate soils overlay	Acid sulfate soils overlay code
Biodiversity areas overlay	Biodiversity areas overlay code
Bushfire hazard overlay	Bushfire hazard overlay code
Extractive resources overlay	Extractive resources overlay code
Flood hazard overlay	Flood hazard overlay code
Greenbank Training Area buffer overlay	Greenbank Training Area buffer overlay code
Heritage overlay	Heritage overlay code
Landslide hazard and steep slope area overlay	Landslide hazard and steep slope area overlay code
Regional infrastructure corridors and substations overlay	Regional infrastructure corridors and substations overlay code
Residential overlay	Although there is no 'Residential overlay code', identification of premises on Residential overlay map OM-10.00 triggers material change of use specified in Table 5.10.10.1 to be assessed against the Dual occupancy and Dwelling house code.
Strategic airport and environs overlay	Strategic airport and environs overlay code
Transport noise corridors overlay	No overlay code
Water resource catchments overlay	Water resource catchments overlay code
Waterway corridors and wetlands overlay	Waterway corridors and wetlands overlay code

i. the following development codes specified in Table 1.2.4 - Development codes;

Table 1.2.4 - Development codes

Nature of code	Code
Use codes	Childcare centre; Dual occupancy and Dwelling house; Health care service code; Home-based business; Multiple dwelling, Rooming accommodation and Short-term accommodation; Relocatable home park and Retirement facility; Roadside stall; Sales office; Telecommunications facility.
Other development codes	Advertising device; Filling and excavation; Infrastructure; Landscape; Management of emissions and hazardous activities; Reconfiguring a lot; Servicing, access and parking.

j. there are no other plans;
k. schedules and appendices.

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.

1.3 Interpretation

1.3.1 Definitions

1. A term used in the planning scheme has the meaning assigned to that term by one of the following:
   a. the *Planning Act 2016* (the Act);
   b. the *Planning Regulation 2017* (the Regulation);
   c. the definitions in Schedule 1 of the planning scheme;
   d. the *Acts Interpretation Act 1954*;
   e. the ordinary meaning where that term is not defined in the Act, the Regulation, Schedule 1 of the planning scheme or the *Acts Interpretation Act 1954*.
2. In the event a term has been assigned a meaning in more than one of the instruments listed in section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
3. A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, means the amended or replaced act.
4. A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
5. A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note - In accordance with section 16(3) of the Act, the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

1. Standard drawings contained in codes or schedules are part of the planning scheme.
2. Maps provide information to support the outcomes and are part of the planning scheme.
3. Notes are identified by the title "note" and are part of the planning scheme.
4. Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954* and are identified by the title "editor's note" and "footnote" and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note - This is an example of a note.

Editor's note - This is an example of an editor's note.

Footnote[1] - See example at bottom of page.

1.3.3 Punctuation

1. A word followed by ";" or “and” is considered to be "and".
2. A word followed by "or" means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

1. The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
   a. if adjoined on both sides by the land in the same zone - the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land;
   b. if adjoined on one side by land in a zone and adjoined on the other side by land in another zone - the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
   c. if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone - the entire waterway or reclaimed land is in the same zone as the adjoining land;
   d. if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.
   Editor's note - The boundaries of the local government area are described by the maps referred to in the Local Government Regulation 2012.

1.4 Categories of development

1. The categories of development under the Act are:
   a. accepted development;
      Editor's note - A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

   b. assessable development
      i. code assessment
      ii. impact assessment;

      Editor's note - A development approval is required for assessable development. Schedule 9, 10 and 12 of the Regulation also prescribe assessable development.

   c. prohibited development.

      Editor's note - A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

2. The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note - Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

1. Where there is inconsistency between the provisions within the planning scheme, the following rules apply:
   a. the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
   b. relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
   c. overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
   d. local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
   e. zone codes prevail over use codes and other development codes to the extent of the inconsistency;
   f. provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

1. Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect of to the extent the building work is regulated under the building assessment provisions, unless permitted under the *Building Act 1975*.
2. The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note - The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

Editor's note - The *Building Act 1975* permits planning schemes to:
- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP 1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the category of assessment and any referral applying to the building work.

3. The building assessment provisions are contained in the following parts of this planning scheme:

Table 1.6.1 - Building assessment provisions in the planning scheme

Description	**Planning scheme part**	***Building Act 1975* (BA), *Building Regulation 2006* (BR) or QDC reference**
Bushfire prone areas		
Designation of bushfire prone areas for the BCA or QDC	Bushfire hazard overlay code, the Note to section 8.2.3.1 only; Bushfire hazard overlay map OM-03.00.	Section 32(a) BA and section 12 BR.
Flood hazard		
Designation of natural hazard management area (flood)	Flood hazard overlay code, the Note to section 8.2.5.1 only; Flood hazard overlay map OM-05.00.	Section 32(a) BA and section 13(1)(a) BR.
Declaration of the defined flood level	Schedule 1 - Definitions, administrative definition of 'defined flood event'.	Section 32(a) BA and section 13(1)(b)(i) BR.
Declaring a freeboard that is more than 300mm	Flood hazard overlay code, PO1/AO1.	Section 32(a) BA and section 13(1)(b)(iv).
Declaring the finished floor level of class 1 buildings built in all or part of the natural hazard management area (flood)	Flood hazard overlay code, PO1/AO1.	Section 32(a) BA and section 13(1)(b)(iv).
QDC alternative provisions		
Alternative provisions to the QDC boundary clearance provisions	Dual occupancy and Dwelling house code, PO4/AO4, PO5/AO5, PO6/AO6 and PO7/AO7.1.	Section 33(2) BA.
Alternative provisions to the QDC site cover provisions	Dual occupancy and Dwelling house code: a. PO3/AO3 - maximum site cover; b. PO7/AO7 - maximum gross floor area for class 10a buildings; c. PO8/AO8 - maximum gross floor area for Dual occupancy (auxiliary unit) or secondary dwelling; d. PO9/AO9 for maximum distance between dwellings for Dual occupancy (auxiliary unit) or secondary dwelling.	Section 33(2) BA.
Alternative provisions to the QDC on-site car parking provisions	Dual occupancy and Dwelling house code, PO12/AO12.	Section 33(2) BA.
End of trip facilities		
Bicycle parking requirements for the following major developments specified for the purpose of the end of trip facilities provision in QDC MP4.1 - Sustainable buildings: • Adult store; • Food and drink outlet; • Health care service; • High impact industry; • Hotel; • Indoor sport and recreation; • Low impact industry; • Market; • Medium impact industry; • Multiple dwelling; • Outdoor sport and recreation - if a swimming pool or sport area; • Research and technology industry; • Resort complex; • Rooming accommodation; • Sales office; • Service industry; • Service station; • Shop;	Servicing, access and parking code, PO5/AO5.	QDC MP4.1 - Sustainable buildings, definition of 'major development', paragraph (e).

• Short-term accommodation; • Special industry; • Winery.		

Editor's note - The provisions identified in Table 1.6.1 - Building assessment provisions in the planning scheme are limited to those referenced in section 30(1)(f) of the *Building Act 1975*, being provisions made under sections 32 and 33 of the *Building Act 1975*. The planning scheme contains other provisions which apply to building work, for example:

- the Heritage overlay code, which pursuant to Part 5 - Tables of assessment, applies to building work in a heritage area identified on Heritage overlay map OM-07.00, Refer to 5.7.1 - Heritage overlay, which identifies when a code assessable development application made to the local government, for assessment against section 8.2.7 - Heritage overlay code, is required for building work in a heritage area;
- Transport noise corridors overlay map OM-12.00, showing land designated under the *Building Act 1975* Chapter 8B and referred to in QDC MP4.4.
- Table 5.7.1 - Building work, which makes the following building work (other than minor building work) Accepted development (subject to requirements):
  - extension of a Dual occupancy (auxiliary unit); or
  - extension of a Dwelling house; or
  - a domestic building.

  The Accepted development requirements are the acceptable outcomes in section 9.3.2 - Dual occupancy and Dwelling house code. Building work that does not comply with one or more of the acceptable outcomes becomes code assessable development: section 5.3.3(2).

- For code assessable building work under this planning scheme, a development permit is required. A Private certifer cannot receive or decide a building development application under the *Building Act 1975* until the planning scheme development permit is in effect. See section 83 *Building Act 1975* (General restrictions on granting building development approval).

1.7 Local government administrative matters

1.7.1 Temporary uses

1. For the purpose of the definition of 'temporary use' in Schedule 1, the uses listed in column 1 of Table 1.7.1.1 - Temporary uses, are impermanent if carried out in compliance with the limitations in column 2 of Table 1.7.1.1 - Temporary uses and for no longer than the period specified in column 3 of Table 1.7.1.1 - Temporary uses.
2. The tables of assessment in Part 5 identify the particular circumstances in which the carrying out of a listed use as a temporary use is accepted development (not subject to requirements).

Table 1.7.1.1 - Temporary uses

Column 1 **Use**	**Column 2** **Limitations on the scope of activity**	**Column 3** **Maximum period of the activity**
Air service	If in the Rural zone.	12 days per calendar year
Car wash	If a manual car wash operation in the: a. Centre zone; or b. Community facilities zone; or c. Emerging community zone; or d. Low impact industry zone; or e. Medium impact industry zone; or f. Mixed use zone; or g. Specialised centre zone.	1 day per week
Community use	If in the: a. Centre zone; or b. located on premises lawfully operating as a: i. Childcare centre; or ii. Club; or iii. Community care centre; or iv. Educational establishment; or v. Place of worship; or vi. Recreation activity.	14 days per calendar year
Dwelling house	If: a. a caravan or relocatable home; b. occupied by a person: i. who previously resided in a dwelling 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 dwelling on the same premises.	180 days per calendar year

	If a domestic outbuilding, being a shipping container: a. limited to one per premises; b. complying with the minimum road boundary clearance requirement of the relevant zone code.	30 days per calendar year
Educational establishment	If in the: a. Centre zone; or b. located on premises lawfully operating as a: i. Childcare centre; or ii. Club; or iii. Community care centre; or iv. Place of worship; or v. Recreation activity.	14 days per calendar year
Food and drink outlet	If: a. a light refreshment stall; b. located on premises: i. in the Centre zone; or ii. lawfully operating as a: A. Childcare centre; or B. Community care centre; or C. Educational establishment; or D. Place of worship; or E. Recreation activity.	1 day per week
	If: a. footpath dining; b. on a paved footpath; c. operating from adjoining premises lawfully operating as a Food and drink outlet; d. tables, chairs and other furniture for the footpath dining: i. are not fixed to the footpath; ii. are removed from the footpath each day at the close of the hours of operation of the adjoining Food and drink outlet.	Unlimited
Health care service	If in the: a. Centre zone; or b. located on premises lawfully operating as a: i. Childcare centre; or ii. Community care centre; or iii. Place of worship; or iv. Recreation activity.	14 days per calendar year
Home-based business	If: a. a garage sale; b. conducted by a resident of the dwelling.	4 days per calendar year
Hotel	If: a. footpath dining; b. on a paved footpath; c. operating from adjoining premises lawfully operating as a Hotel; d. tables, chairs and other furniture for the footpath dining: i. are not fixed to the footpath; ii. are removed from the footpath each day at the close of the hours of operation of the adjoining Food and drink outlet.	Unlimited
Indoor sport and recreation	If in the: a. Centre zone; or b. located on premises lawfully operating as a: i. Childcare centre; or ii. Club; or iii. Community care centre; or iv. Place of worship; or v. Recreation activity.	14 days per calendar year
Market	If in the: a. Centre zone; or b. located on premises lawfully operating as a: i. Childcare centre; or ii. Community care centre; or iii. Educational establishment; or iv. Hospital; or v. Place of worship; or vi. Recreation activity.	52 days per calendar year
Outdoor sales	If in the: a. Centre zone; or b. located on premises lawfully operating as a: i. Childcare centre; or ii. Club; or iii. Community care centre; or iv. Place of worship; or v. Recreation activity.	14 days per calendar year
Outdoor sport and recreation	If in the: a. Centre zone; or	2 days per calendar year

	b. located on premises lawfully operating as a: i. Childcare centre; or ii. Club; or iii. Community care centre; or iv. Place of worship; or v. Recreation activity.	
Parking station	If in the: a. Centre zone; or b. located on premises lawfully operating as a: i. Childcare centre; or ii. Club; or iii. Community care centre; or iv. Place of worship; or v. Recreation activity.	14 days per calendar year
Place of worship	If in the: a. Centre zone; or b. located on premises lawfully operating as a: i. Childcare centre; or ii. Community care centre; or iii. Educational establishment; or iv. Recreation activity.	14 days per calendar year
Shop	If: a. at a fete; b. located on premises lawfully operating as a: i. Childcare centre; or ii. Community care centre; or iii. Educational establishment; or iv. Recreation activity.	4 days per calendar year
	If: a. an itinerant vendor; b. operating from premises lawfully operating as a: i. Hotel; or ii. Service station; or iii. Shop; or iv. Shopping centre.	1 day per week
Theatre	If conducted as an outdoor event in the: a. Albert River tourism precinct in the Specialised centre zone; or b. Rural tourism precinct in the Rural zone and adjacent to the Albert River tourism precinct.	3 days per calendar year
Tourist park	If: a. in the Rural zone; b. for no more than 7 camp sites or 20 persons; c. the camp sites are set back a minimum of: i. 100 metres from a waterway; ii. 200 metres from a dwelling not on the development site.	20 days per calendar year
	If: a. in conjunction with a: i. Educational establishment; or ii. Place of worship; or iii. Recreation activity.	14 days per calendar year
Transport depot	If: a. in the Rural zone or Rural residential zone; b. located on a lot of one hectare or more; c. for a maximum of 10 heavy vehicles.	12 days per calendar year
Undefined use	If: a. film production; b. conducted on location.	90 days per calendar year

1.7.2 Temporary advertising

1. For the purpose of the definition of 'advertising device' in Schedule 1, the following are considered to not be permanent and therefore not advertising devices for the purposes of this planning scheme:
   a. an on-premises sign that:
      i. is publicising a temporary use in Table 1.7.1.1 - Temporary uses;
      ii. does not involve any permanent work; or
   b. a banner sign that is displayed for 14 days or less in a calendar year; or

   Note - A banner sign displayed for more than 14 days in a calendar year is taken to be permanent for the purpose of the planning scheme.

   c. an inflatable device; or
   d. a portable sign, being an on-premises sign that is not permanently attached to the ground, a building or structure and that may be easily relocated; or

   Editor's note - A portable sign is typically supported by an “A” or inverted “T” frame.

   e. a real estate sign, being a sign advertising premises for sale or lease, that is located on the premises for sale or lease.

Editor's note - The above signs may be subject to local law provisions regulating the display of advertisements.

Part 2 State planning provisions

2.1 State planning policy

1. The Minister has identified that the state planning policy (July 2014) is integrated in the planning scheme in the following ways:

Table 2.1.1 - State interests in the state planning policy appropriately integrated

SPP state interest	State interest integrated
• Liveable communities	Yes
• Housing supply and diversity	Yes
• Agriculture	Yes
• Development and construction	Yes
• Mining and extractive resources	Yes
• Tourism	Yes
• Biodiversity	Yes
• Coastal environment	Yes
• Cultural heritage	Yes
• Water quality	Yes
• Emissions and hazardous activities	Yes
• Natural hazards, risk and resilience	Yes
• Energy and water supply	Yes
• State transport infrastructure	Yes
• Strategic airports and aviation facilities	Yes
• Strategic ports	Yes

Table 2.1.2 - State interests in the state planning policy not integrated

SPP title	State interest integrated
Not applicable	

Table 2.1.3 - State interests in the state planning policies not relevant to Logan City

SPP title
Not applicable

Editor's Note - In accordance with section 8(4)(a) of the Act the State Planning Policy applies to the extent of any inconsistency.

2.2 Regional plan

1. The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the South East Queensland Regional Plan 2009-2031, as it applies in the planning scheme area.

2.3 Referral agency delegations

1. Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Logan:

Table 2.3.1 - Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
There are no referral delegations for the planning scheme.		

2.4 Regulated requirements

1. The regulated requirements prescribed in the Planning Regulation 2017 dated 2 June 2017 are appropriately reflected in full in the planning scheme.

Editor's note - Section 13(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of the inconsistency.

Part 3 Strategic Framework

3.1 Preliminary

1. The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
2. Mapping for the strategic framework is included in Part 3 and Schedule 2 - Mapping, of the planning scheme.
3. For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
   a. the strategic intent;
   b. the following eleven themes that collectively represent the policy intent of the scheme:
      i. settlement pattern;
      ii. residential;
      iii. centres;
      iv. employment;
      v. community;
      vi. rural;
      vii. natural environment;
      viii. natural hazards;
      ix. design, place making and amenity;
      x. transport;
      xi. infrastructure;
   c. the strategic outcome(s) proposed for development in the planning scheme area for each theme;
   d. the element(s) that refine and further describe the strategic outcome(s);
   e. the specific outcomes sought for each or a number of elements.
4. Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

3.2 Strategic intent

1. By 2031, Logan reflects the spatial elements identified in Figure 3.1 - Strategic intent and will accommodate over 420,000 people and 130,000 jobs.

3.2.1 Settlement pattern

1. The settlement pattern comprises the urban footprint, the Future urban area, the Priority development area, the Regional landscape and rural production area and the Rural living area identified on SFM-01.00 Strategic framework map.

3.2.2 Residential

1. Over 70,000 new dwellings are built in Logan between 2009 and 2031. Residential development provides a range of housing sizes, types and tenures. Residential density is provided at an intensity that is compatible with the local context, public transport provision and infrastructure capacity. Specialised residential accommodation is provided to meet the needs of those with special accommodation needs. Rural residential development continues to provide a lifestyle housing choice in Logan.

3.2.3 Centres

1. Logan has a hierarchy and network of interrelated centres comprising principal centres, major centres, district centres, neighbourhood centres, and specialised centres. Centres are vibrant, accessible and integrated places.

3.2.4 Employment

1. 50,000 new jobs are provided in Logan between 2009 and 2031. Logan has a strong, resilient and diversified economy based on Logan's locational advantages to provide high levels of employment growth to achieve 65 percent employment self-containment by 2031. Employment areas facilitate business and industry in locations that provide employment close to where people live. Natural economic resources are protected and managed sustainably so they provide an ongoing social, environmental and economic benefit to the region.

3.2.5 Community

1. Logan's community is well serviced and supported by community infrastructure. Open space and recreation uses and facilities are provided throughout Logan to meet the needs of the community. Local culture, heritage, and character is protected and enhanced to reinforce local community identity. Logan is a highly liveable city where development supports the wellbeing of Logan's diverse, multicultural community.

3.2.6 Rural

1. Rural land, including Agricultural Land Classification Class A and Class B land, continues to support sustainable rural production and the diverse activities associated with an active rural economy, providing social, economic and environmental benefits to the region. A range of rural enterprises complement rural production and provide employment, economic development and ancillary tourism opportunities on rural land.

3.2.7 Natural environment

1. The natural environment is protected and enhanced. No net loss of biodiversity and ecological values is achieved by protecting and enhancing flora and fauna species, large viable areas of habitat and connecting corridors, vegetation, waterways, wetlands and ridgelines and a sustainable and viable population of koalas. The ecosystems of waterway corridors, wetlands, and their riparian areas are protected and enhanced.

3.2.8 Natural hazards

1. People and premises are protected from and are resilient to the potential risks associated with natural hazards. Greenhouse gas emissions, and

the community's reliance on greenhouse gas emitting energy sources, are reduced. Acid and metal contaminants do not adversely affect the natural and built environment, and human health and safety.

3.2.9 Design, place making and amenity

1. Logan has a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible. The built and natural environment provides people with a high level of amenity, where the qualities of the environment enhance the physical and social wellbeing of people.

3.2.10 Transport

1. Development is designed to encourage walking, cycling and the use of public transport, and reduce reliance on private vehicles. High quality pedestrian and cycle infrastructure is provided in locations of good accessibility. An efficient public transport network is provided and integrated with development. An efficient road hierarchy and network is provided and integrated with development.

3.2.11 Infrastructure

1. Efficient, cost effective, functional and sustainable infrastructure networks are provided and integrated with development. Key infrastructure sites and corridors are protected. Stormwater is managed in accordance with total water cycle management and water sensitive urban design principles. Waste is reduced to the greatest extent practicable, and managed and disposed of sustainably.

3.3 Settlement pattern

3.3.1 Strategic outcomes

1. The urban footprint, as identified on SFM-01.00 Strategic framework map:
   a. provides high quality places for people to live, work, learn and play;
   b. accommodates predominantly urban development;

Editor's note - Urban development includes housing, industry, business, infrastructure, community facilities and urban open space.

   c. includes land that may not be suitable for urban development.

Editor's note - The urban footprint contains important environmental areas, constrained land and other areas that because of their character may not be suitable for urban development.

2. The Future urban area, identified on SFM-01.00 Strategic framework map, accommodates greenfield development that is to be comprehensively planned to provide well integrated and serviced new communities.
3. The Priority development areas, identified on SFM-01.00 Strategic framework map is developed in accordance with the gazetted development schemes for the area.
4. The Regional landscape and rural production area identified on SFM-01.00 Strategic framework map, is an expansive non-urban area with a non-urban character.
5. The Rural living area identified on SFM-01.00 Strategic framework map comprises integrated rural residential communities.

Editor's note - The urban footprint is the urban area for the purpose of section 1.5(1)(a) of the South East Queensland Regional Plan 2009-2031 State planning regulatory provisions.

3.3.2 Element - Urban footprint

3.3.2.1 Specific outcomes

1. Urban development is located in the urban footprint identified on SFM-01.00 Strategic framework map.
2. Premises in the urban footprint that is identified in a non-urban type zone retains a non-urban character.

Editor's note - A non-urban type zone comprises the Environmental management and conservation zone, Recreation and open space zone, Rural residential zone or Rural zone.

3.3.3 Element - Future urban area

Editor's note - The Future urban area is a part of the urban footprint.

3.3.3.1 Specific outcomes

1. Park Ridge in the area identified on Figure 3.2 - Park Ridge plan area is developed in accordance with:
   a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.3 - Park Ridge land use area to provide:
      i. a residential community of over 30,000 people;
      ii. over 13,000 jobs;
      iii. a district centre, a local centre and up to eight neighbourhood centres;
      iv. a range of infrastructure;
      v. environmental areas and corridors;
      vi. an integrated movement network;
   b. the sequence of development:
      i. identified on Figure 3.4 - Park Ridge development sequencing area; or
      ii. identified on a plan for the area approved by the local government that:
         A. provides for the orderly and efficient provision and integration of land use and infrastructure;
         B. ensures the integrated provision of all infrastructure networks.
2. Park Ridge outside the area identified on Figure 3.2 - Park Ridge plan area is not developed until detailed land use and infrastructure planning has been completed for the area and approved by the local government.
3. Bahrs Scrub is developed in accordance with:
   a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.5 - Bahrs Scrub Local Development Area Plan to provide:
      i. a residential community of over 10,000 people;
      ii. a local centre;

iii. a range of infrastructure;
iv. environmental areas and corridors;
v. an integrated movement network.
b. a sequence of development approved by the local government that:
i. provides for the orderly and efficient provision and integration of land use and infrastructure;
ii. ensures the integrated provision of all infrastructure networks.

4. The Flinders development area identified on Figure 3.6 - Flinders is not developed until detailed land use and infrastructure planning has been completed for the area and approved by the local government.
5. The area north of Jimboomba identified on Figure 3.7 - Jimboomba North is not developed until detailed land use and infrastructure planning has been completed for the area and approved by the local government.
6. Logan Reserve is developed in accordance with:
   a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.8 - Logan Reserve land use area to provide:
      i. a residential community of about 23,000 people;
      ii. neighbourhood centres;
      iii. a range of infrastructure;
      iv. environmental areas and corridors;
      v. an integrated movement network.
   b. a sequence of development approved by the local government that:
      i. provides for the orderly and efficient provision and integration of land use and infrastructure;
      ii. ensures the integrated provision of all infrastructure networks.
7. Park Ridge South and Chambers Flat are developed in accordance with:
   a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.9 - Park Ridge South and Chambers Flat land use area to provide:
      i. a residential community of about 13,000 people;
      ii. neighbourhood centres;
      iii. a range of infrastructure;
      iv. environmental areas and corridors;
      v. an integrated movement network.
   b. a sequence of development approved by the local government that:
      i. provides for the orderly and efficient provision and integration of land use and infrastructure;
      ii. ensures the integrated provision of all infrastructure networks.

3.3.4 Element - Priority development area (PDA)

Editor's note - The Priority development area is a part of the urban footprint.
Editor's note - The Priority development area directly corresponds to the area of the Priority development areas under the *Economic Development Act 2012*.

3.3.4.1 Specific outcomes

1. Greater Flagstone, identified in Figure 3.10 - Greater Flagstone, is developed in accordance with the gazetted development scheme for the area.
2. Yarrabilba, identified Figure 3.11 - Yarrabilba, is developed in accordance with the gazetted development scheme for the area.

Editor's note - The development scheme for Greater Flagstone was gazetted on 8 October 2011. The development scheme for Yarrabilba was gazetted on 8 October 2011.

3.3.5 Element - Regional landscape and rural production area

3.3.5.1 Specific outcomes

1. The Regional landscape and rural production area has non-urban character defined by:
   a. rural, rural residential, tourism, environmental and outdoor recreation uses;
   b. the predominance of natural landscape over buildings and structures;
   c. limited, dispersed buildings and structures that are integrated with the natural landscape.
2. The Regional landscape and rural production area accesses community infrastructure and services from the urban footprint.
3. Rural communities are to access urban services such as retail, commercial and community uses from the rural towns in the urban footprint such as Jimboomba and Logan Village and these services are not to be provided in the Regional landscape and rural production area.
4. The Regional landscape and rural production area has a minimum lot size of 100 hectares.

3.3.6 Element - Rural living area

Editor's note - The Rural living area corresponds to the Rural living area under the South East Queensland Regional Plan 2009-2031.

3.3.6.1 Specific outcomes

1. The Rural living area has a rural residential character defined by:
   a. dwelling houses on large lots;
   b. the predominance of the natural landscape over buildings and structures;
   c. buildings and structures that are integrated with the natural landscape.
2. The rural living area accesses community infrastructure and services from the urban footprint.
3. Rural communities are to access urban services such as retail, commercial, and community uses from the rural towns in the urban footprint such as Jimboomba and Logan Village and these services are not to be provided in the rural living area.
4. The Rural living area is the only location for rural residential subdivision outside the urban footprint.

3.4 Residential

3.4.1 Strategic outcomes

1. Logan has a sufficient housing supply and has a range of housing sizes, housing types and housing tenures to:
   a. meet the community's projected housing needs;
   b. create socially diverse neighbourhoods.
2. Residential density is of an intensity compatible with the local context, public transport provision and infrastructure capacity where:
   a. medium or high density residential development is provided:

i. in centres and areas of good public transport accessibility and infrastructure capacity;
ii. where compatible with the intended character of the area;

b. low density residential development is provided:
i. in locations of limited public transport accessibility or infrastructure capacity; or
ii. where consistent with the intended subdivision pattern, built form, and character of the area.

Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.

3. Logan has sufficient specialised residential accommodation to meet the needs of those people in the community that have special residential accommodation needs.

Editor's note - Specialised residential accommodation includes Retirement facilities, Residential care facilities, Community residences, Relocatable home parks and Rooming accommodation.

4. Rural residential development provides a lifestyle housing choice in Logan.

3.4.2 Element - Housing supply and diversity

3.4.2.1 Specific outcomes

1. A range of lot sizes and dwellings types including traditional housing, small lot housing, dual occupancy, auxiliary unit living, and terrace houses are provided to create diverse neighbourhoods with a range of household types.
2. A variety of accommodation units including studio, one bedroom units and two bedroom units are provided in centres and locations of good public transport accessibility to meet the needs of small and single person households.
3. Affordable housing and adaptable housing is provided throughout Logan to meet community needs.

3.4.3 Element - Density

3.4.3.1 Specific outcomes

1. Residential density is in accordance with the intent of the relevant zone except that higher density development might be provided on premises, other than in a local plan area, in a lower density residential zone or Emerging community zone with sufficient infrastructure capacity:
   a. that:
      i. fronts a road on the transit oriented development corridor as identified in Figure 3.12 - Transit oriented development; or
      ii. is in a walkable catchment of a transit oriented development hub as identified in Figure 3.12 - Transit oriented development; or
   b. where:
      i. environmental land or community infrastructure is secured for public benefit; or
      ii. affordable housing or adaptable housing is secured;
   c. transitions to be compatible with an adjoining lot in a Residential zone category land.

Editor's note - Securing environmental land, community infrastructure, or affordable housing for public benefit may involve transferring the asset into public ownership or into the ownership of a not for profit service provider.

2. Residential development:
   a. provides a high quality built form;
   b. creates high quality public open space;
   c. provides a mix of housing types;
   d. creates a diverse mix of lots.

3. Reconfiguring a lot results in:
   a. lots that are of an appropriate size and dimension to suit their intended use and complement the intended character and pattern of development in the surrounding area;
   b. a diverse lot mix with appropriate sizes and frontages that facilitate a range of housing types.

Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.

3.4.4 Element - Specialised residential

3.4.4.1 Specific outcomes

1. Retirement facilities, Residential care facilities and Community residences:
   a. provide or have good access to transport and community services;
   b. may be located throughout the urban footprint.
2. Relocatable home parks:
   a. provide or have good access to transport and community services;
   b. are designed to:
      i. create a safe, accessible residential environment;
      ii. provide a range of community and recreation facilities.
3. Rooming accommodation is provided in centres and areas that have good access to public transport and community services.

3.4.5 Element - Rural residential

3.4.5.1 Specific outcomes

1. Rural residential subdivision is located only:
   a. in the Rural living area identified on SFM-01.00 Strategic framework map; or
   b. in the urban footprint where:
      i. the premises is subject to physical constraints that limit the more intensive development of the premises; or
      ii. consistent with the intended character of the area.
2. The character and amenity associated with a rural residential use is compatible with:
   a. Rural activities (other than Aquaculture and Intensive animal industry) in the Cottage rural precinct;
   b. Residential activities where on land that is not in the Cottage rural precinct.

3.5 Centres

3.5.1 Strategic outcomes

Editor's note - Greater Flagstone and Yarrabilba are to provide new centres in accordance with the gazetted development schemes referred to in section 3.3.4.

1. Logan has a hierarchy and network of interrelated centres comprising:
   a. principal centres, being Beenleigh and Springwood that are the dominant centres in Logan;
   b. major centres, being Browns Plains, Jimboomba, Logan Central, and Shailer Park that complement and are subordinate to the principal centres;
   c. district centres, being Marsden, Meadowbrook, Park Ridge, and Underwood that complement and are subordinate to the principal centres and major centres;
   d. local centres that complement and are subordinate to the principal centres, major centres and district centres;
   e. neighbourhood centres that complement and are subordinate to the principal centres, major centres, district centres and local centres;
   f. specialised centres that complement principal centres, major centres and district centres.
2. Centres are vibrant, accessible and integrated places that:
   a. are characterised by a high quality, well designed built environment;
   b. have a built form consistent with the intended character of the centre;
   c. utilise land efficiently;
   d. are well serviced by public transport;
   e. have a safe, convenient and comfortable pedestrian network;
   f. support walking and cycling;
   g. include a mix of uses;
   h. support the growth of tourism experiences.

3.5.2 Element - Principal centre

3.5.2.1 Specific outcomes

1. Principal centres at Beenleigh and Springwood are vibrant, accessible and integrated centres that:
   a. are the dominant centres in Logan;
   b. are identified in Figure 3.1 - Strategic intent, as a Principal centre, are zoned in the centre zone and are in accordance with the building height provisions;
   c. accommodate principal centre activities;
   d. have the highest concentration and intensity of centre activities in Logan;
   e. have high intensity uses in a walkable catchment of a transit hub;
   f. have a highly urbanised built form, character and amenity;
   g. have a mix of uses that are integrated with main streets, town centres, plazas, parks, public open space and the movement network.
2. Beenleigh is:
   a. a highly liveable and walkable centre;
   b. developed in accordance with the nine distinct precincts of the Beenleigh local plan, where its uses, design, place making and movement network create its character;
   c. a strong visual centre with an efficient external ring road and internal star based road network;
   d. distinctive by:
      i. supporting residential opportunities for a significant number of people living in medium and high density housing in a vibrant centre;
      ii. providing employment intensive uses and high density residential uses in a walkable catchment of the transit hub;
      iii. providing a built form that has a human and walkable scale with interesting connection laneways and pedestrian paths that enhance the experience of its streets and encourage exploration;
      iv. providing a multifunctional town square that is the focal point for community activity with high levels of pedestrian amenity and a public realm animated by specialty shops, new urban residences, community markets and events;
      v. embracing its rural history that is evident in many of its heritage buildings, including the Sundowner Hotel and Imperial Hotel;
      vi. supporting integrated health services that service the needs of the immediate and surrounding community.
3. Springwood is:
   a. Logan's pre-eminent commercial centre;
   b. developed in accordance with the five distinct precincts of the Springwood local plan, where its uses, design, place making and movement network create its character;
   c. distinctive by providing:
      i. intensive retail, commercial, and residential uses in a walkable catchment to the Springwood transit hub;
      ii. a built form that reflects a mix of high intensity uses including high quality high rise buildings and a town square surrounded by a mix of civic and community uses;
      iii. high levels of pedestrian amenity and a public realm animated by specialty shops and new urban residences;
      iv. an attractive open space network and recreation spaces that complement the high intensity uses in the centre.

3.5.3 Element - Major centre

3.5.3.1 Specific outcomes

1. Major centres at Browns Plains, Jimboomba, Logan Central and Shailer Park are vibrant, accessible and integrated centres that:
   a. are subordinate to principal centres;
   b. are identified in Figure 3.1 - Strategic intent, as a Major centre, are zoned in the centre zone and are in accordance with the building height provisions;
   c. accommodate major centre activities;
   d. have high intensity uses in a walkable catchment of a transit hub;
   e. have a highly urbanised built form, character and amenity;
   f. have a mix of uses that are integrated with main streets, active streets, town centres, plazas, parks, public open space and the movement network.

Editor's note - Major centres are also planned at Flagstone and Yarrabilba.

2. Browns Plains is:
   a. an established mixed use centre, dominated by a Shopping centre in its core and large scale retail to the north and east;

   b. developed in accordance with the three distinct precincts of the Browns Plains local plan, where its uses, design, place making and movement network create its character;
   c. distinctive by providing:
      i. employment intensive uses, high density residential uses, and a plaza in a walkable catchment of the Browns Plains bus station;
      ii. a built form that supports pedestrian accessibility throughout the centre;
      iii. a model main street with a human scale and enticing active frontages that encourage a positive shopping experience.
3. Jimboomba is:
   a. a major rural centre;
   b. developed in accordance with the three distinct precincts of the Jimboomba local plan, where its uses, design, place making and movement network create its character;
   c. distinctive by providing:
      i. a vibrant, pedestrian oriented streetscape along Cusack Lane (between Brisbane Street and the western boundary of Lot 10 RP845851);
      ii. uses that support the surrounding rural and rural residential community;
      iii. a plaza integrated in the shopping complex;
      iv. a built form that supports pedestrian accessibility throughout the centre.
4. Logan Central is:
   a. Logan's civic and cultural heart;
   b. developed in accordance with the six distinct precincts of the Logan Central local plan, where its uses, design, place making and movement network create its character;
   c. distinctive by providing:
      i. a multi-purpose town square that forms the pedestrian heart of the centre and hosts a range of community and cultural activities;
      ii. uses that complement surrounding uses including the Woodridge State High School, mixed industry and business area at Berrinba, Logan Gardens, Council administration centre, Logan Entertainment Centre and established Shopping centres on Wembley Road;
      iii. small-scale retail uses concentrated around a town square.
5. Shailer Park is:
   a. a mixed use centre;
   b. developed in accordance with the two distinct precincts of the Shailer Park local plan, where its uses, design, place making and movement network create its character;
   c. distinctive by providing:
      i. employment intensive and high density residential uses in a walkable catchment of the proposed busway station;
      ii. a new road with active frontages on the southern side of Bryants Road;
      iii. a plaza integrated in the shopping complex;
   d. is supported by higher density housing in the Loganholme local plan.

3.5.4 Element - District centre

3.5.4.1 Specific outcomes

1. District centres at Park Ridge, Meadowbrook, Marsden and Underwood are vibrant, accessible, and integrated centres that:
   a. are subordinate to principal centres and major centres;
   b. are located in the Centre zone (District centre precinct) and are in accordance with the building height provisions;
   c. accommodate district centre activities;
   d. have an urbanised built form, character and amenity;
   e. have a mix of uses that are integrated with main streets, active streets, town centres, plazas, parks, public open space and movement networks.
2. Marsden is a predominantly retail based centre.
3. Meadowbrook is a retail, health and education knowledge based employment centre that:
   a. has uses that complement the Logan Hospital, Logan Institute of TAFE and Griffith University;
   b. is supported by medium and high density housing in the Loganlea local plan.
4. Park Ridge is:
   a. a mixed use centre;
   b. developed in accordance with the two distinct precincts of the Park Ridge local plan, where its uses, design, place making and movement network create its character;
   c. distinctive by providing:
      i. convenience and comparison retail, community facilities, and office based employment to support the new residential community and employment uses at Park Ridge;
      ii. a focus on Jedfire Park in the centre of the local plan area.
5. Underwood is a predominantly retail based centre.

3.5.5 Element - Local centre

3.5.5.1 Specific outcomes

1. Local centres are vibrant, accessible and integrated centres that:
   a. are subordinate to principal centres, major centres, and district centres;
   b. are located in the Centre zone (Local centre precinct) and are in accordance with the building height provisions;
   c. accommodate local centre activities;
   d. serve weekly convenience needs;
   e. may include a single full line supermarket that is supported by a range of small-scale specialty shops and services;
   f. have an urban built form and character that integrates with and complements its surroundings;
   g. are integrated with public transport and public open space;
   h. protect the amenity of surrounding residential uses;
   i. are located and designed to maximise the walkable catchment;
   j. have access to an urban arterial or urban collector road.
2. Logan Village:
   a. is developed in accordance with the three distinct precincts of the Logan Village local plan, where its uses, design, place making, and movement network create its character;
   b. has uses that services the surrounding rural and rural residential community;
   c. has a main street with a rural main street character.

3.5.6 Element - Neighbourhood centre

3.5.6.1 Specific outcomes

1. Neighbourhood centres are vibrant, accessible, and integrated centres that:
   a. are subordinate to principal centres, major centres, district centres, and local centres;
   b. are located in the Centre zone (Neighbourhood centre precinct) and are in accordance with the building height provisions;
   c. accommodate neighbourhood centre activities;
   d. support residential growth;
   e. include a limited line supermarket (except where included in the Loganholme local plan) and small-scale Shops and services that serve daily and weekly convenience needs;
   f. have an urban built form and character that integrates with and complements its surroundings;
   g. are integrated with public open space and the movement network;
   h. protect the amenity of surrounding residential uses;
   i. are located and designed to maximise the walkable catchment;
   j. have access to an urban arterial or urban collector road.

3.5.7 Element - Specialised centre

3.5.7.1 Specific outcomes

1. Specialised centres:
   a. complement principal centres, major centres and district centres;
   b. are more preferable locations for centre activities than out of centre locations;
   c. accommodate a specific range of uses;
   d. do not accommodate supermarkets or other convenience Retail activities;
   e. comprise six distinct precincts where uses, design, place making, and movement network create its character being:
      i. Albert River tourism precinct;
      ii. Highway business precinct;
      iii. Loganholme tourism precinct;
      iv. Low impact office precinct;
      v. Old Chatswood Road precinct;
      vi. Underwood business precinct.

3.5.8 Element - New and expanded centres and centre activities

3.5.8.1 Specific outcomes

1. Centre activities, other than an Accommodation activity, must be:
   a. located in a centre unless:
      i. there is community need and economic need for the use;
      ii. the use is of a scale compatible with its role and function in the centre hierarchy;
      iii. the use does not have unacceptable adverse effects on any existing or planned centre;
      iv. the use:
         A. cannot be located in a principal centre, major centre, district centre, local centre or neighbourhood centre;
         B. is located in the Specialised centre zone, or in an employment area where it cannot be located in a specialised centre; or
         C. has a specific locational need requiring its location outside a centre and the use is located in accordance with the specific locational need;
      v. where in the Emerging community zone:
         A. a new district centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre or a minimum of 2 kilometres to an existing, planned or approved local centre, or a minimum of 5 kilometres to an existing, planned or approved district centre, major centre or principal centre; or
         B. a new local centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre or a minimum of 2 kilometres to an existing, planned or approved local centre, district centre, major centre or principal centre; or
         C. a new neighbourhood centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre, local centre, district centre, major centre or principal centre;
   b. consistent with the intent of the centre;
   c. at a scale compatible with the role and function of the centre in the centre hierarchy being:
      i. a principal centre, which is a dominant centre in Logan and services a main trade area over 100,000 people;
      ii. a major centre, which is subordinate to a principal centre and services a main trade area of approximately 40,000 to 50,000 people;
      iii. a district centre, which is subordinate to a principal centre and major centre and services a main trade area of approximately 15,000 to 20,000 people;
      iv. a local centre, which is subordinate to a principal centre, major centre and district centre and services a main trade area of approximately 8,000 to 10,000 people;
      v. a neighbourhood centre, which is subordinate to a principal centre, major centre, district centre and local centre and services a main trade area of approximately 3,000 to 4,000 people.
2. Where in the Emerging community zone, a district centre, local centre or neighbourhood centre must:
   a. be integrated with future public transport and public open space;
   b. be located adjoining an urban arterial road, where a district centre or local centre;
   c. be accessed from an urban collector road;
   d. provide for the orderly and efficient provision and integration of land use and infrastructure.
3. No new principal centre or major centre other than shown on SFM-01.00 Strategic framework map are created.

Editor's note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome.

3.6 Employment

3.6.1 Strategic outcomes

1. Logan has a strong, resilient and diversified economy based on Logan's locational advantages to provide high levels of employment growth to achieve 65 percent employment self-containment by 2031.

Editor's note - Employment self-containment is a measure of the proportion of available jobs in Logan compared to the available workforce in Logan.

2. The employment area, identified on SFM-01.00 Strategic framework map, facilitates business and industry in locations that provide employment close to where people live.
3. Natural economic resources are protected and managed sustainably so they provide an ongoing social, environmental and economic benefit to the region.

3.6.2 Element - Employment diversity

3.6.2.1 Specific outcomes

1. A wide range of employment based uses are provided throughout Logan to promote employment growth and economic activity.

Editor's note - Employment based uses are uses that generate employment on an ongoing operational basis.

2. A significant proportion of new jobs are for non-population based employment uses such as offices, professional services, research and technology uses and export oriented industries.

Editor's note - Non-population based employment is employment that is not based on population growth. These are uses that do not necessarily need to be located in Logan, but choose to because of the advantages Logan offers. In contrast, population based employment includes convenience retail and local services that primarily serve local residents.

3. A health, education, and training based employment hub is provided at Meadowbrook.

Editor's note - Training based employment is a form of non-population based employment that relies on the intellectual and cognitive skill of people, rather than on mechanical or organisational systems or processes. Examples of training based employment include scientists, medical researchers, designers and software engineers.

4. Research, health, education, training and technology uses are:
   a. provided and agglomerated to create active and vital hubs of training based employment;
   b. protected from development that may adversely affect their establishment or ongoing use.
5. Home-based businesses are provided throughout Logan where compatible with residential amenity.
6. Tourist related uses, including nature-based tourism uses, are provided:
   a. in the Albert River tourism precinct;
   b. in the Loganholme tourism precinct;
   c. in the Rural tourism precinct;
   d. in Carbrook, supporting future resort development, wineries, adventure and tourism, river engagement and tour operations;
   e. in Daisy Hill, supporting koala conservation, with recreation and adventure tourism accommodating a regionally significant outdoor recreation and adventure tourism hub with potential ecotourism;
   f. in Kingston, supporting the expansion of existing tourism facilities to grow into adventure and ecotourism and events infrastructure;
   g. in Slacks Creek (including Berrinba), supporting new ecotourism and educational facilities, including tour operation;
   h. in Veresdale, as a gateway tourism precinct with rural tourism experiences related to retail, food and beverage sales;
   i. throughout Logan where:
      i. compatible with the location;
      ii. the impacts of the use are adequately mitigated;
      iii. the use will provide employment or economic benefits to Logan.
7. Industry activities are:
   a. located to take advantage of the road network;
   b. located and operated to reduce the adverse impacts of industry on sensitive land uses;
   c. protected from encroachment by development that would compromise its safe and effective function.
8. The existing abattoir on Teys Road:
   a. is expected to continue to operate and be a key regional employer;
   b. is protected from development that may adversely affect its ongoing operation;
   c. is able to be redeveloped, expanded or intensified as a High impact industry (Abattoir) where potential impacts on surrounding development are appropriately managed.
9. The existing mushroom farm at 4696-4754 Mount Lindesay Highway, North Maclean:
   a. is expected to continue to operate and be a key regional employer;
   b. is protected from development that may adversely affect its ongoing operation;
   c. is able to be redeveloped, expanded or intensified as an Intensive horticulture (mushroom farm) where potential impacts on surrounding development are appropriately managed;
   d. is only redeveloped for uses consistent with the Rural zone should the existing use no longer operate at this site.

Editor's note - The existing abattoir is an established use and regional employer. It is to be protected and the amenity impacts managed by ensuring it is not encroached by residential uses.

Editor's note - The existing mushroom farm is an established use and regional employer. It is to be protected and the amenity impact managed by ensuring it is not encroached by sensitive uses.

3.6.3 Element - Employment areas

Editor's note - Greater Flagstone and Yarrabilba are to provide industry and business employment areas in accordance with the gazetted development schemes referred to in section 3.3.4.

3.6.3.1 Specific outcomes

1. An employment area shown on SFM-01.00 Strategic framework map:
   a. is not alienated, fragmented or encroached by development that may adversely affect the operation of an employment based use;
   b. accommodates employment based uses that because of their size or nature cannot reasonably be located in a centre;

Editor's note - Centre uses should be located in centres unless the requirements of section 5.8 are met.

   c. is consolidated by promoting the agglomeration of employment uses;
   d. provides high quality places for people to work;
   e. may include appropriate small-scale supporting uses compatible with the zone.

2. Employment areas identified on SFM-01.00 Strategic framework map in the Mixed use zone have:
   a. a range of low impact uses and compatible non-industrial and business uses that do not inhibit the land being used as an employment area where in the Enterprise precinct or Industry precinct;
   b. a range of business uses such as shops (excluding a supermarket), showrooms, offices and research and technology and service industries where in the Retail/commerce precinct;
   c. a use for an abattoir where in the Abattoir precinct.

3. Employment areas identified on SFM-01.00 Strategic Framework map have Low impact industry uses where in the Low impact industry zone and Low impact industry uses and Medium impact industry uses where in the Medium impact industry zone.

3.6.4 Element - Natural resources

3.6.4.1 Specific outcomes

1. Extractive resource areas:
   a. are protected from development that may adversely affect resource extraction;
   b. are managed and restored to maintain the visual amenity of the area.

Editor's note - Extractive resource areas are identified on the extractive resources overlay and these are the only extractive resources to be protected.

2. Transport routes for extractive resource areas are protected for use by heavy vehicles.
3. Native and plantation forests are provided, protected and managed sustainably.

Editor's note - There are currently no known forestry uses in Logan.

3.7 Community

3.7.1 Strategic outcomes

1. The community is well serviced and supported by community infrastructure.
2. Open space and recreation uses and facilities are provided throughout Logan to meet the needs of the community.
3. Local culture, heritage and character is protected and enhanced to reinforce local community identity.
4. Logan is a highly liveable city where development supports the wellbeing of Logan's diverse, multicultural community.

Editor's note - The Local government infrastructure plan identifies planned infrastructure for parks and land for community facilities. Infrastructure standards for planned infrastructure is provided in Planning scheme policy 5 - Infrastructure.

3.7.2 Element - Community infrastructure

3.7.2.1 Specific outcomes

1. People of all ages and abilities have equitable access to community infrastructure that is designed and developed to respond to local community needs.
2. Community infrastructure is provided that:
   a. is well located and accessible to accommodation activities, public transport, employment and education uses;
   b. is co-located and integrated with compatible uses;
   c. is adaptable, to minimise the cost of the infrastructure and to provide a range of functions to the community;
   d. provides equitable access to a variety of users in a way that meets community needs.

3.7.3 Element - Open space and recreation

3.7.3.1 Specific outcomes

1. Public open space:
   a. is provided to meet the needs of the community;
   b. is highly accessible;
   c. is well designed and embellished appropriate to its function;
   d. is integrated with surrounding development;
   e. is co-located with compatible uses;
   f. has places for social interaction including civic and cultural activities, events, festivals and sports.
2. A network of diverse, functional, accessible, affordable and serviceable parks is provided comprising:
   a. Metropolitan parks that:
      i. have a full range of facilities to support sport and recreation functions;
      ii. allow for a number of sport and recreation activities to be undertaken simultaneously;
      iii. service the whole of Logan;
   b. District parks that:
      i. support multiple sport and recreation activities;
      ii. service the surrounding community;
   c. Local parks that:
      i. provide for low key recreational uses and include basic facilities;
      ii. service a walkable catchment;
   d. Civic parks including town squares, village greens and plazas that:
      i. are integrated with centres;
      ii. incorporate public art, performance areas, street furniture, shade and landscaping;
   e. Corridor recreation parks that provide safe public open space connections linking pedestrian and cycle networks.
3. Recreation trails:
   a. are provided and protected;
   b. are well integrated with the natural landscape.

3.7.4 Element - Culture and heritage

3.7.4.1 Specific outcomes

1. Characteristics that are important to Logan's diverse, multicultural community are maintained and enhanced to:
   a. create a sense of place;
   b. reinforce local identity;
   c. reflect local arts and culture.
2. Local heritage places are protected and adapted for reuse where practical.

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 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.

3.8 Rural

3.8.1 Strategic outcomes

1. Rural land continues to support sustainable rural production and the diverse activities associated with an active rural economy, providing social, economic, and environmental benefits to the region.
2. A range of rural enterprises complement rural production and provides employment and economic development opportunities on rural land.

3.8.2 Element - Rural production

Editor's note - Rural production is the use of rural land for agricultural purposes, such as farming, grazing of livestock and cropping.

3.8.2.1 Specific outcomes

1. Rural land, including Agricultural Land Classification (ALC) Class A or Class B:
   a. maintains its productive capacity;
   b. is of sufficient size to support viable rural production;
   c. is not alienated, fragmented or encroached by development that diminishes its capacity for rural production.
2. Noise, odours, and visual amenity associated with rural production and rural activities characterise rural land.
3. Rural production may be located on rural land and in the Cottage rural precinct of the Rural residential zone or in the Rural environmental management precinct of the Environmental management and conservation zone.

3.8.3 Element - Rural enterprise

Editor's note - Rural enterprise is the use of land for rural activities, such as Rural industry, Intensive animal industry and Intensive horticulture that are not necessarily dependent upon the productive capacity of the land. These uses are usually operated in structures or enclosures.

3.8.3.1 Specific outcomes

1. A rural enterprise:
   a. is located on rural land;
   b. is consistent with the intended character of the area;
   c. may diversify, adjust, innovate and value-add to the area through ancillary uses, such as tourism based uses;
   d. is not adversely affected by the encroachment of development.

3.9 Natural environment

3.9.1 Strategic outcomes

1. The natural environment spatial elements identified on SFM-02.00 Strategic framework map are protected and enhanced where:
   a. proposed biodiversity corridors provide and connect intact habitat across Logan;
   b. environmental management and conservation areas comprise areas of high ecological significance;
   c. the Flinders Karawatha Corridor forms part of a regional environmental corridor that provides and connects habitat between Karawatha Forest and the Border Ranges;

Editor's note - The Flinders Karawatha Corridor Management Strategy 2014-2019 provides further guidance on how the corridor is to be managed.

   d. locally significant vegetation comprises areas of significant vegetation species or communities;
   e. koala corridors are areas that comprise and connect significant koala habitat;
   f. proposed waterway areas comprise significant rivers, creeks and associated riparian areas;
   g. proposed wetland areas comprise significant wetlands and associated riparian areas.

2. No net loss of biodiversity and ecological values is achieved by protecting and enhancing:
   a. flora and fauna species, including endangered, vulnerable and near-threatened species, and their associated habitats;
   b. large viable areas of habitat and connecting corridors, to ensure movement, breeding, dispersal and genetic diversity of species;
   c. vegetation, waterways, wetlands and ridgelines that function as links and corridors;
   d. a sustainable and viable population of koalas.
3. The ecosystems of waterway corridors, wetlands and their riparian areas are protected and enhanced.

3.9.2 Element - Biodiversity

3.9.2.1 Specific outcomes

1. The biodiversity and ecological processes of regional terrestrial and aquatic ecosystems are protected and enhanced.

2. Vegetated biodiversity corridors are provided that:
   a. protect and enhance biodiversity;
   b. improve connectivity;
   c. facilitate the safe movement of native species.
3. Degraded biodiversity corridors, including waterways and wetlands buffer areas, are rehabilitated.
4. The ecological values and functions provided by native vegetation are protected and enhanced.
5. Vegetated areas and waterways are protected and enhanced to function as ecological links and corridors, benefit fauna movement and genetic exchange, improve the viability of vegetated remnants and provide scenic amenity.
6. The habitat values of native vegetation and locally significant vegetation including dry vine scrub, angle-stemmed myrtle (*Gossia gonoclada*) and swamp tea-tree (*Melaleuca irbyana*) are protected and enhanced.
7. The impacts of development on vegetation are effectively managed by:
   a. avoiding impacts, where practicable;
   b. where impacts cannot practicably be avoided, managing impacts;
   c. where impacts cannot adequately be avoided or managed, values are to be offset.
8. Logan has a net gain of koala habitat.

Editor's note - Guidance on achieving a net gain of koala habitat is provided in Planning scheme policy 3 - Environmental management.

9. Koala habitat areas are protected, enhanced and connected by maintaining koala habitat trees.
10. The safe movement of koalas is maintained through the provision of fauna friendly fencing and wildlife movement solutions.

3.9.3 Element - Waterway corridors and wetlands

Editor's note - The extent of the coastal area in Logan is limited to tidal waters.

3.9.3.1 Specific outcomes

1. Waterways, wetlands and their riparian areas, are protected and enhanced by:
   a. protecting environmental values including ecological function, habitat diversity, fish passage, water quality and biodiversity;
   b. protecting natural hydrology and geomorphological processes;
   c. mitigating flooding and manage stormwater drainage;
   d. providing lifestyle recreational opportunities;
   e. providing local water supply.
2. Safe public access to waterways and wetland areas is:
   a. protected and enhanced;
   b. designed to integrate with development;
   c. designed to support water based recreation.
3. Waterways and wetlands are buffered from development, to allow for waterway and wetland fluctuations without the need for property protection measures.
4. Water quality in the water resource catchments is protected.
5. The Albert River and Logan River are continuous environmental, tourism and recreation corridors and intrusive development (such as major infrastructure) does not adversely impact on the function and amenity of these corridors.

3.10 Natural hazards and climate change

Editor's note - Climate change adaptation involves taking into account the potential effects of climate change. Climate change mitigation involves reducing greenhouse gas emissions to reduce the potential extent of climate change.

3.10.1 Strategic outcomes

1. People and premises are protected from and are resilient to the potential risks associated with natural hazards.
2. Greenhouse gas emission and the community's reliance on greenhouse gas emitting energy sources, are reduced.
3. Acid and metal contaminants do not adversely affect the natural and built environment and human health and safety.

3.10.2 Element - Natural hazards and climate change adaptation

Editor's note - Climate change adaptation involves planning and designing for the potential effects of climate change, which include potential increased risks associated with natural hazards.

3.10.2.1 Specific outcomes

1. People and premises are protected from and are resilient to natural hazards, taking into account the potential effects of climate change over time, having regard to:
   a. storm surge;
   b. flooding and inundation;
   c. coastal erosion;
   d. bushfire;
   e. landslide.
2. A use that is vulnerable to a natural hazard is:
   a. not located in a natural hazard area; or
   b. designed to effectively mitigate the potential effects of the natural hazard.

Editor's note - The Bushfire hazard overlay, the Flood hazard overlay and the Landslide hazard and steep slopes area overlay provide detailed provisions to protect people and premises from natural hazards.

3.10.3 Element - Climate change mitigation

Editor's note - Climate change mitigation involves reducing greenhouse gas emissions so the unmanageable potential effects of climate change are avoided.

3.10.3.1 Specific outcomes

1. The energy efficiency of the built environment is improved through the orientation of new lots and roads that facilitate the development of energy efficient buildings.
2. Development in Logan is designed to support renewable energy production and lessen the community's reliance on greenhouse gas emitting energy sources.

3.10.4 Element - Acid and metal contaminants

3.10.4.1 Specific outcomes

1. The generation or release of acid and metal contaminants is avoided by:
   a. not disturbing acid sulfate soils; or
   b. treating and managing any disturbed acid sulfate soils and drainage waters so they do not adversely affect the natural and built environment and human health and safety.

3.11 Design, place making and amenity

Editor's note - Amenity relates to the environmental qualities that contribute to physical and social wellbeing of people and communities.

3.11.1 Strategic outcomes

1. Logan has a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible.
2. The built and natural environment provides people with a high level of amenity, where the qualities of the environment enhance the physical and social wellbeing of people.

3.11.2 Element - Design and place making

3.11.2.1 Specific outcomes

1. Development creates a high quality, attractive and functional built environment that:
   a. provides highly desirable, attractive places that people want to be in;
   b. is responsive and sympathetic to the local topography and is consistent with and reinforces the intended character;
   c. is of an appropriate height, bulk, scale and mass and has an appropriate relationship with the road and surrounding area;
   d. defines and addresses roads through the height, bulk, scale, frontages and entrances of buildings;
   e. incorporates detailed design measures that create an attractive visual aesthetic;
   f. has landmark buildings of high architectural merit in nominated locations identified in a local plan or zone;
   g. creates or enhances views and vistas;
   h. enables pedestrians to move conveniently and safely along roads and public open space;
   i. provides places that can be accessed by people of all ages and abilities;
   j. strengthens the relationship between the built form, landscape and streetscape;
   k. integrates with public open space and the movement network;
   l. allows easy way finding for pedestrians;
   m. is adaptive to changes in use, lifestyle and demography;
   n. engenders civic pride.
2. Development is designed to support community safety by:
   a. providing casual and mechanical surveillance;
   b. providing legible environments;
   c. clearly delineating the boundaries between private and public open space;
   d. limiting the opportunities for graffiti and vandalism;
   e. reducing risk associated with potentially vulnerable places.

Editor's note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.

3.11.3 Element - Amenity

Editor's note - Different parts of Logan have different types of amenity. The type of amenity to be expected in a highly urban environment is very different to that in a suburban environment or that in a rural environment.

3.11.3.1 Specific outcomes

1. The level of amenity to be expected varies throughout Logan where:
   a. in highly urbanised locations, such as in and around centres, the amenity is commensurate with a highly urbanised environment that involves activity at all hours, high levels of pedestrian movement and noise from urban activities such as restaurants and entertainment uses;
   b. in suburban locations, such as in a Low density residential zone, the level of amenity is commensurate with a suburban environment and noise is primarily associated with domestic living environments;
   c. in rural residential locations, such as in a Rural residential zone, the level of amenity is commensurate with a rural residential environment where:
      i. there are very low density living environments with some low level noise, odour and visual amenity impacts;
      ii. in areas suitable for rural production, such as in the Cottage rural precinct, there are noise, odour and visual amenity impacts associated with rural production;
   d. in rural locations, such as in a Rural zone, the level of amenity is commensurate with a rural environment where noise, odours and visual

amenity associated with cropping, stock, and land management predominate.
2. People are protected from environmental harm or environmental nuisance caused by air, light, odour, vibration or acoustic emissions.
3. Residential amenity is protected by:
   a. ensuring uses that generate emissions are designed and located to avoid environmental harm or environmental nuisance to established or planned land in a residential zone category;
   b. ensuring Residential activities are not located in areas where they will be subject to environmental harm or environmental nuisance from existing or planned uses that generate emissions;
   c. designing an Accommodation activity in a zone, other than in a residential zone category, in a way that adequately protects the amenity of residents.
4. Residential amenity is provided by creating residential environments that:
   a. protect the privacy of residential living by preventing unacceptable overlooking;
   b. provide adequate access to sunlight and daylight;
   c. are not adversely affected by overshadowing;
   d. provide adequate private and shared outdoor amenity space for residents.
5. Sensitive land uses are appropriately sited and designed to mitigate adverse impacts on development from environmental emissions generated by State transport infrastructure.

3.12 Transport

3.12.1 Strategic outcomes

1. Development is designed to:
   a. encourage walking, cycling, and use of public transport;
   b. reduce reliance on private vehicles.
2. High quality pedestrian and cycle infrastructure is provided in locations of good accessibility.
3. An efficient public transport network is provided, in accordance with the spatial elements identified on SFM-03.00 Strategic framework map, and integrated with development where:
   a. transit hubs provide locations of existing or future public transport accessibility;
   b. public transport corridors provide existing or future public transport connections throughout Logan;
   c. park and ride facilities provide existing or future strategic car parking infrastructure that is integrated with and facilitates the use of public transport.
4. An efficient road hierarchy and network is provided, in accordance with the spatial elements identified on SFM-04.00 Strategic framework map, and integrated with development where:
   a. existing motorway/highways, namely the Pacific Motorway, Logan Motorway and Mount Lindesay Highway, are the highest order roads and facilitate unimpeded high volume and high speed travel in and between local government areas;
   b. the proposed motorway, namely the Park Ridge connector, is a planned expansion to the motorway/highway network;
   c. strategic arterial roads support the motorway/highway network predominantly facilitate vehicle movements across local government areas;
   d. proposed strategic arterial roads are planned expansions to the strategic arterial road network;
   e. arterial roads support strategic arterial roads and highways and facilitate movement in Logan;
   f. proposed arterial roads are planned expansions to the arterial road network.

3.12.2 Element - Movement network and car parking

Editor's note - Reducing car parking is a key mechanism to help change travel behaviour. Providing more car parking than is necessary can encourage the use of private vehicles and undermine strategies to encourage walking, cycling and public transport. Reducing car parking in highly accessible locations, like principal centres and major centres, will encourage the use of walking, cycling and public transport and allow development to maximise the development potential of highly accessible sites.

3.12.2.1 Specific outcomes

1. Development in the urban footprint is designed to provide a movement network that is accessible to the whole community and prioritises access and travel in accordance with the following hierarchy:
   a. walking is the preferred mode of transport;
   b. cycling is preferable to the use of public transport and private vehicles;
   c. public transport use is preferable to the use of private vehicles;
   d. private vehicle use is less preferable than public transport use, walking, and cycling.
2. Car parking is:
   a. provided to:
      i. service the demand generated by development;
      ii. maintain a safe and functional road network.
   b. managed in centres and in locations of good public transport accessibility to:
      i. ensure car parking availability does not adversely affect the use of walking, cycling and public transport as preferred transport modes;
      ii. minimise the need for an individual use to provide car parking.

3.12.3 Element - Active transport

Editor's note - Active transport comprises walking and cycling and these are the preferred transport modes for short trips.

3.12.3.1 Specific outcomes

1. High quality, safe and convenient pedestrian and cycle infrastructure is integrated with development to encourage walking and cycling.
2. The pedestrian network provides convenient and safe access to local services and public transport.
3. The cycle network conveniently and safely facilitates short to medium length cycle trips, particularly within five kilometres of a centre.
4. Pedestrian and cycle networks are well connected and integrated efficiently with road and park networks.
5. End of trip facilities are provided and integrated with other transport modes.

3.12.4 Element - Public transport

Editor's note - Logan's public transport network includes transit hubs, transit corridors and park and ride facilities.

3.12.4.1 Specific outcomes

1. The public transport network connects centres, employment areas and transit hubs in Logan and across the region.
2. Transit hubs are locations of existing or future public transport accessibility where:
   a. primary transit hubs provide regional intermodal connections linking primary or secondary transport corridors;
   b. secondary transit hubs provide intermodal connections linking secondary or tertiary transit corridors.
3. Transport corridors provide public transport accessibility where:
   a. primary public transport corridors:
      i. provide inter-regional public transport connections where services are required to be fast and frequent;
      ii. include higher-order elements such as right-of-way separation and potential for different vehicle technology including light rail;
   b. secondary public transport corridors:
      i. facilitate high frequency public transport in Logan;
      ii. link transit hubs across Logan including Springwood, Logan Central, Browns Plains, Meadowbrook, Beenleigh, Park Ridge, Flagstone and Yarrabilba, by high frequency bus services;
      iii. are complemented by multi-modal corridors and green links that facilitate public transport, walking and cycling;
   c. tertiary public transport corridors:
      i. provide public transport connections in Logan and connect to secondary public transport corridors;
      ii. are provided as early as possible to Flagstone and Yarrabilba to establish public transport travel patterns and reduce dependency on private vehicles;
   d. long distance public transport corridors including the Salisbury-Beaudesert passenger rail link, Brisbane-Gold Coast rail link, and South East Busway provide regional public transport connections.
4. Development is integrated with existing or future public passenger transport facilities.
5. Park and ride facilities are integrated with and support the use of public transport.
6. Green link roads that facilitate the movement of public transport, rather than private cars, and are integrated with emergency vehicles, the cycle network and pedestrian network.

3.12.5 Element - Road transport and freight

3.12.5.1 Specific outcomes

1. The community is connected to an efficient trunk road network where the:
   a. road network is designed to optimise the efficiency of the network, minimising travel times and minimising expenditure on upgrades;
   b. local road network is designed to efficiently connect the community with the pedestrian, cycleway and public transport networks.
2. The road network:
   a. ensures safe property access;
   b. facilitates efficient movement of pedestrians, cyclists, vehicles, and freight;
   c. protects roadside amenity;
   d. supports the function of the pedestrian, cycle and public transport networks;
   e. gives priority to public transport, where it will improve efficiency;
   f. protects future road corridors including the Park Ridge connector, Logan Motorway, Pacific Highway and, Mount Lindesay Highway.
3. The road network comprises:
   a. access streets that provide a safe, low speed environment;
   b. collector roads that have greater traffic capacity than access streets, connect the access road network to the arterial road network, and serve a mixed access and traffic function;
   c. arterial roads that serve a traffic function with predominantly free-flow at high speed;
   d. strategic arterial roads that serve an arterial function, but carry a high proportion of traffic that crosses the local government boundary;
   e. highways that provide for sub-regional and inter-regional traffic movement at high speed;
   f. motorways that provide for sub-regional and inter-regional traffic movement at high speed and grade separated interchanges.
4. Existing and proposed freight routes are:
   a. protected from development that may adversely affect their efficient operation;
   b. integrated with employment areas where practicable.

3.13 Infrastructure

3.13.1 Strategic outcomes

1. Efficient, cost effective, functional and sustainable infrastructure networks are provided and integrated with development, where:
   a. development is located in areas with a high level of infrastructure availability and capacity;
   b. infrastructure is designed and connected to development to meet community needs in a cost effective manner.
2. Key infrastructure sites and corridors are protected.
3. Stormwater is managed in accordance with total water cycle management and water sensitive urban design principles to provide regional stormwater networks that are functional, efficient, cost effective and protect the environment.
4. Waste is reduced to the greatest extent practicable, managed and disposed of sustainably.

3.13.2 Element - Design and sequencing

Editor's note - The Local government infrastructure plan in Part 4 of the planning scheme identifies the area where suitable and adequate urban infrastructure exists or where it is to be provided and by when. The Local government infrastructure plan identifies the area the local government intends to service with trunk infrastructure.

3.13.2.1 Specific outcomes

1. Infrastructure:
   a. meets the desired standard of service for each trunk network identified in the Local government infrastructure plan;
   b. is provided cost effectively taking into account the long term ongoing maintenance costs for the local government;
   c. is co-located with other infrastructure where appropriate;
   d. is provided:
      i. in the priority infrastructure area; or
      ii. outside the priority infrastructure area only where:
         A. the infrastructure is provided as a part of development;
         B. the infrastructure is not provided or funded by the local government.
2. Infrastructure is sequenced in a way that:
   a. maximises the efficiency of the network;

b. coordinates the release of land for urban development with infrastructure provision.

3. Where an infrastructure network is planned or currently exists, development:
   a. is connected to the existing network; or
   b. where the network is planned but does not yet exist, provides the planned infrastructure and connects to it; or
   c. incorporates appropriate sustainable technology that provides sufficient standards of service to the development that it does not need to be connected to the network.

3.13.3 Element - Infrastructure networks

3.13.3.1 Specific outcomes

1. The community is appropriately serviced by infrastructure networks including:
   a. water;
   b. wastewater;
   c. stormwater;
   d. pedestrian and cycle;
   e. road;
   f. parks;
   g. land for community facilities.

3.13.4 Element - Key sites and corridors

Editor's note - Logan has a range of sites and corridors that are required for infrastructure. These key sites and corridors need to be protected from development that may adversely affect them, to ensure cost effective and efficient infrastructure is provided for the long term development of Logan.

3.13.4.1 Specific outcomes

1. The following key infrastructure sites, corridors and buffer areas are protected for current and future infrastructure:
   a. power line corridors and substations;
   b. water supply pipe line corridors, reservoirs, weirs, treatment plant sites and pump stations;
   c. waste water main corridors, pump stations, and treatment plant sites;
   d. waste management facilities including waste transfer stations, material recovery facilities and waste disposal sites;
   e. gas pipelines;
   f. Archerfield airport;
   g. the Greenbank Training Area.

Editor's note - Defence establishment (Greenbank Training Area and the Loganlea training depot) is regulated under the Commonwealth Defence Act 1903 and is not subject to the planning scheme.

3.13.5 Element - Stormwater

Editor's note - The stormwater network includes flood detention infrastructure and vegetated stormwater improvement devices that reflect water sensitive urban design principles. The network is to provide multiple functions by co-locating with the parks network where each network function can operate separately.

Editor's note - Water sensitive urban design aims to minimise negative impacts on the natural water cycle and protect the health of aquatic ecosystems by promoting the integration of stormwater, rain water, water supply, and wastewater management.

3.13.5.1 Specific outcomes

1. The stormwater network:
   a. uses natural waterways and maintains natural overland flow paths;
   b. is designed to fulfil multiple functions, including minimising flood risk, connecting and integrating with public open space and protecting and enhancing environmental values;
   c. is resilient and adaptable to climate variability;
   d. protects and enhances the water quality and habitat function of watercourses, wetlands and other receiving waters.
2. Overland flow and stormwater is managed in accordance with water sensitive urban design principles where:
   a. the intrinsic values of the natural water cycle are protected and enhanced by minimising disturbance to natural landforms, wetlands, waterways and riparian zones;
   b. the quality of surface and groundwater is protected and enhanced to maintain and enhance aquatic ecosystems and enable reuse opportunities;
   c. downstream flooding and the effects of drainage on aquatic ecosystems is reduced by managing stormwater runoff and peak flows;
   d. the more efficient use of water is promoted by reducing the demand for potable water and facilitating alternative water supplies.

3.13.6 Element - Waste

3.13.6.1 Specific outcomes

1. Solid waste is managed sustainably:
   a. to avoid creating waste; or
   b. where waste cannot be avoided, reduce waste; or
   c. where waste cannot be reduced, reuse waste; or
   d. where waste cannot be reused, recycle waste; or
   e. where waste cannot be recycled, recover energy from the waste; or
   f. where energy cannot be recovered from the waste, dispose of waste in appropriate facilities.

Editor's note - While development cannot directly influence people's behaviour, it can provide the necessary infrastructure for waste recycling, reuse and disposal. Minimising waste production and maximising waste reuse and recycling will lessen the need for waste disposal sites.

2. Recycling, waste management and waste disposal facilities are provided and protected to allow waste to be minimised and managed as close to its source as practicable.

Figure 3.1 - Strategic intent

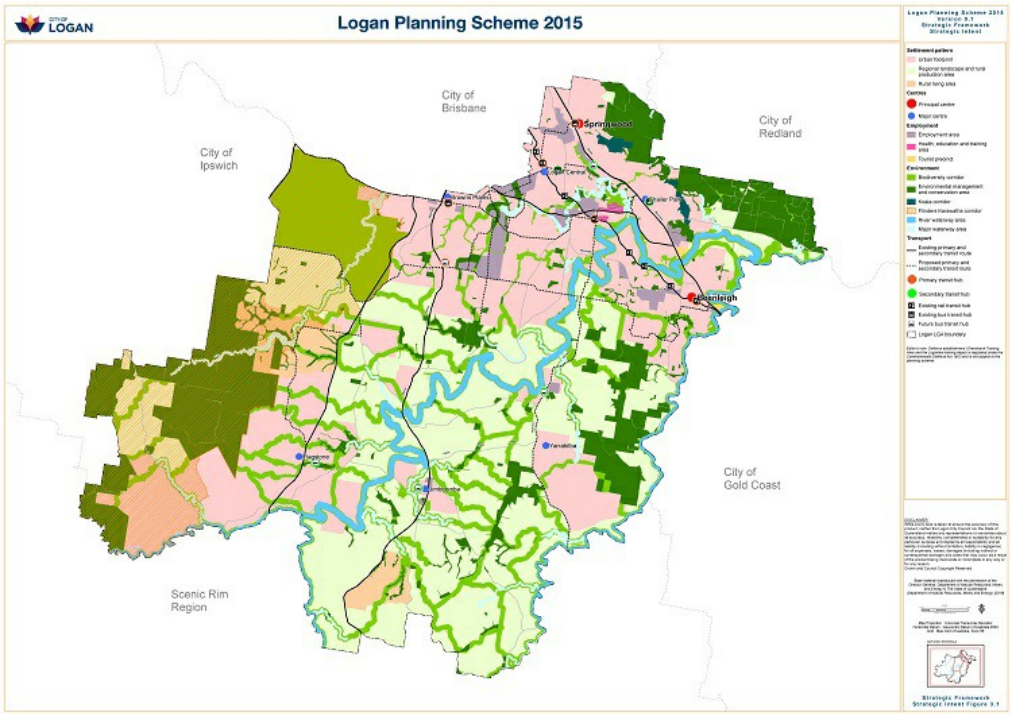


Figure 3.2 - Park Ridge plan area

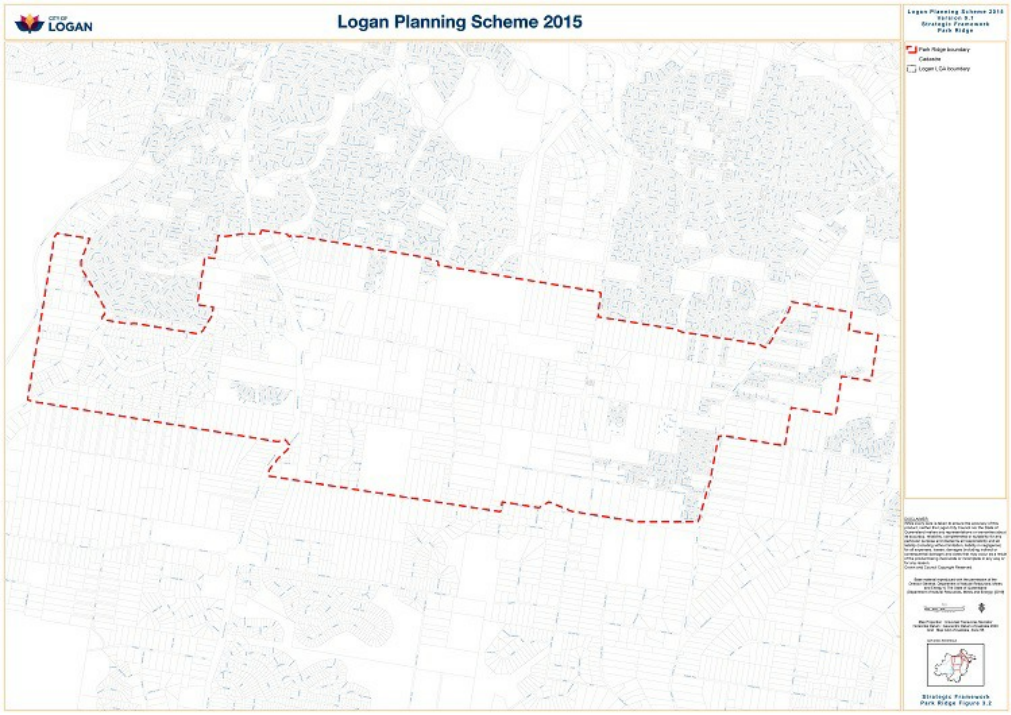


Figure 3.3 - Park Ridge land use area

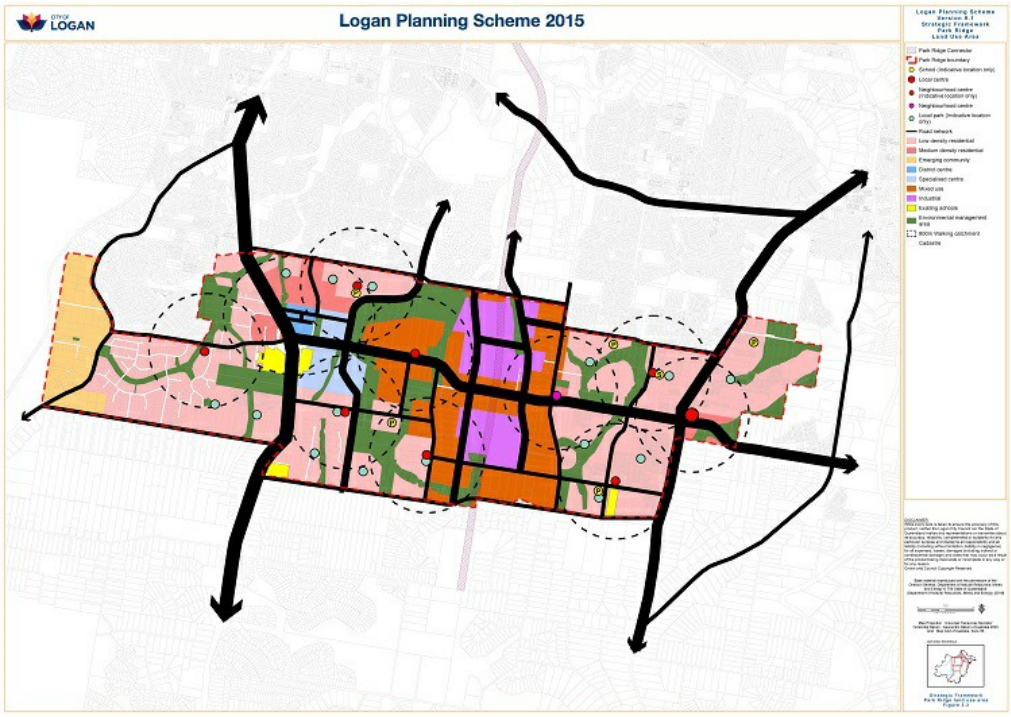


Figure 3.4 - Park Ridge development sequencing area

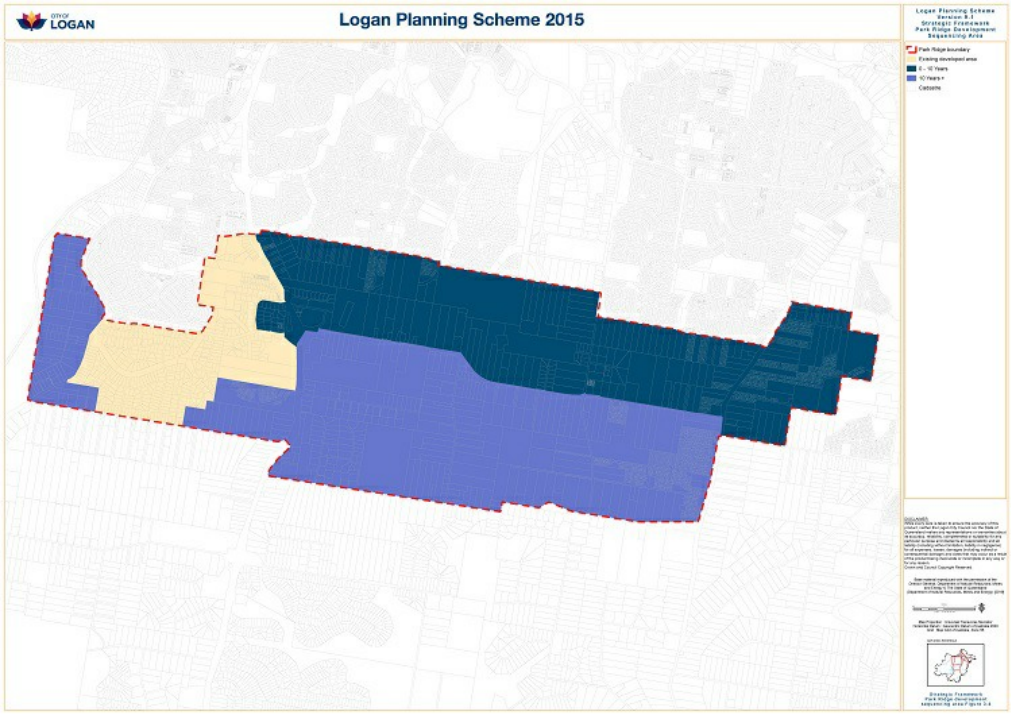


Figure 3.5 - Bahrs Scrub Local Development Area Plan

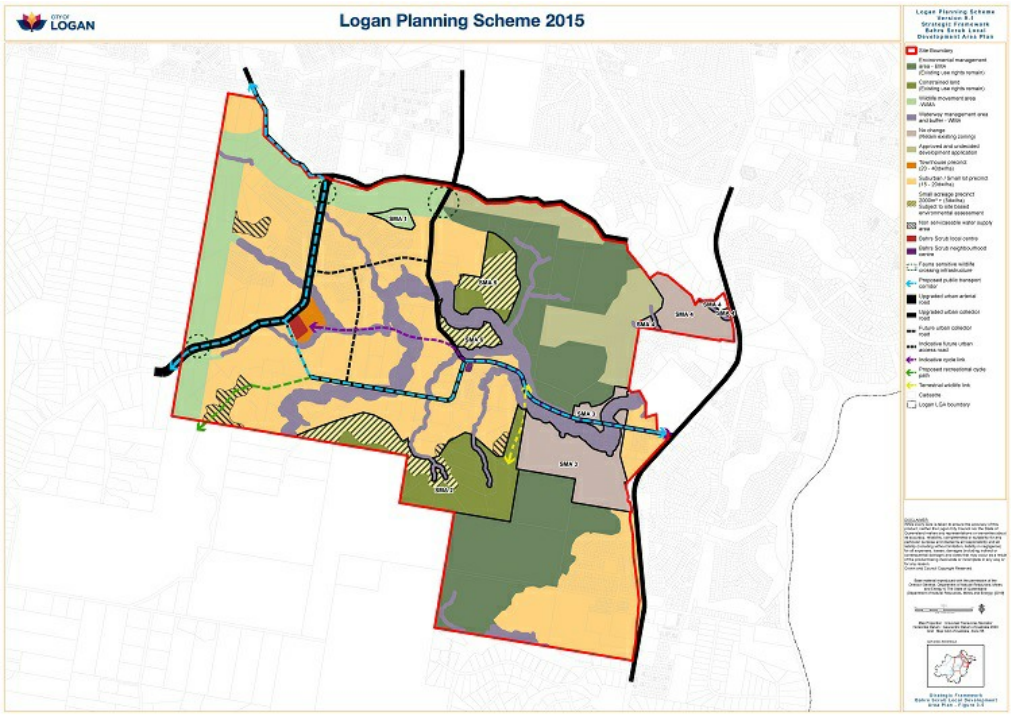


Figure 3.6 - Flinders

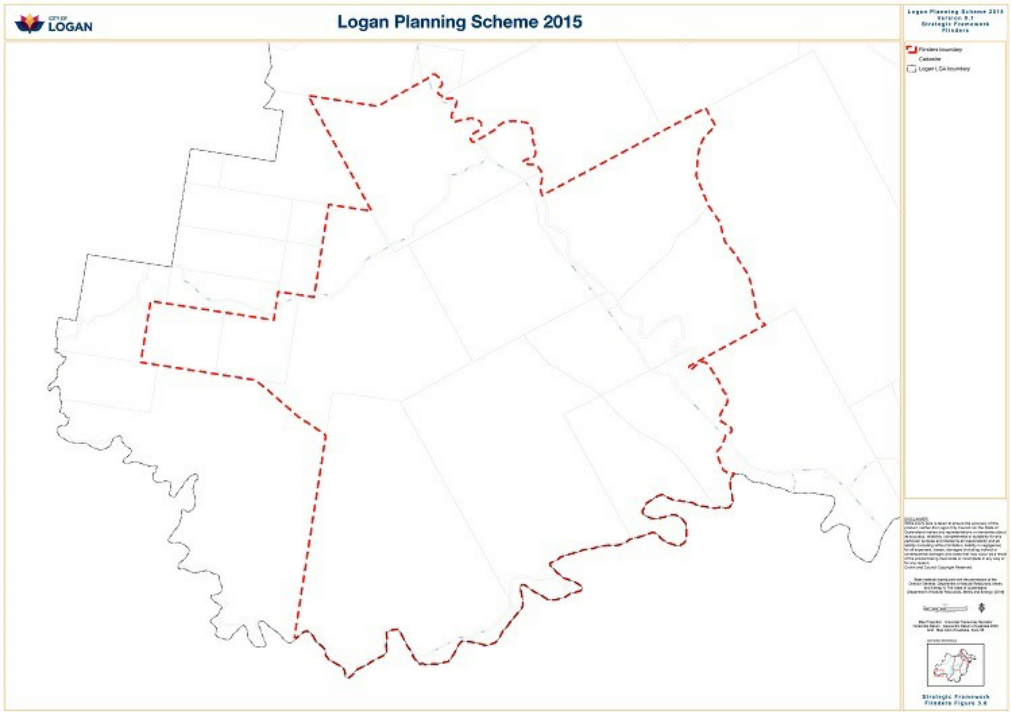


Figure 3.7 - Jimboomba North



Figure 3.8 - Logan Reserve land use area



Figure 3.9 - Park Ridge South and Chambers Flat land use area

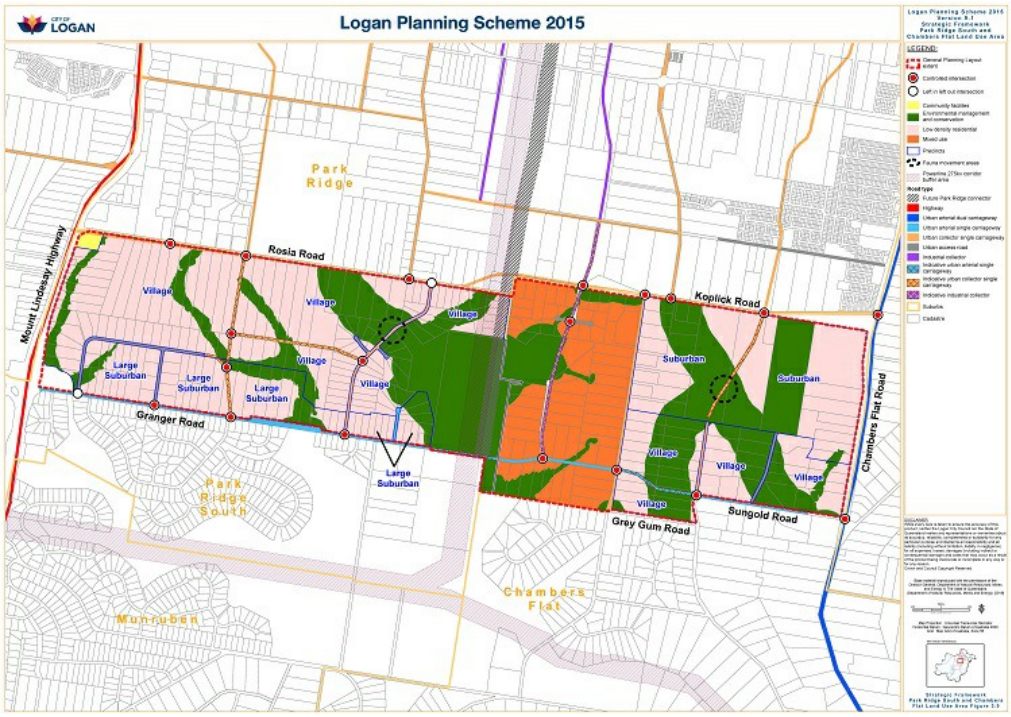
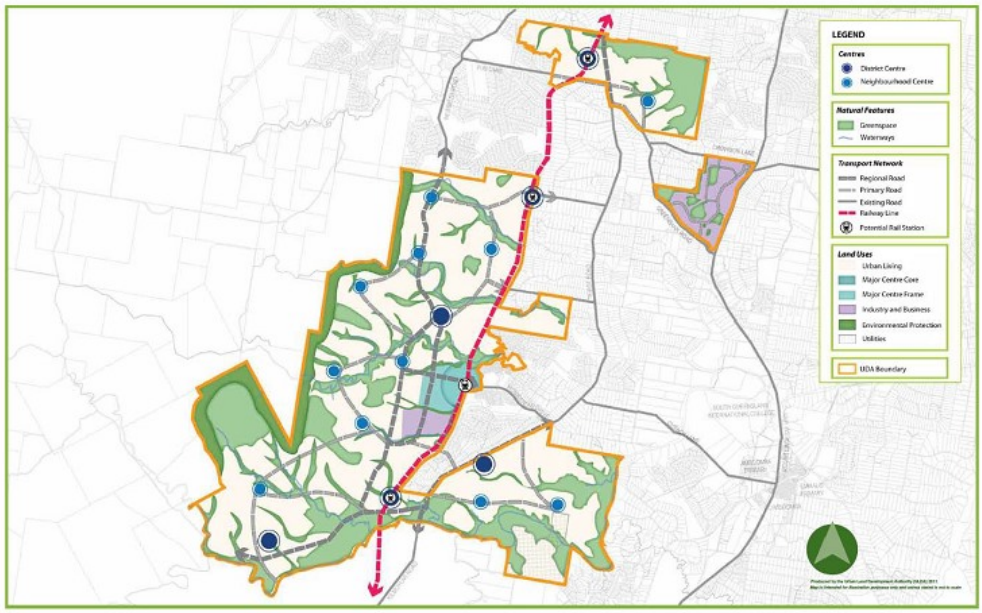


Figure 3.10 - Greater Flagstone



Greater Flagstone Urban Development Area **Development Scheme**

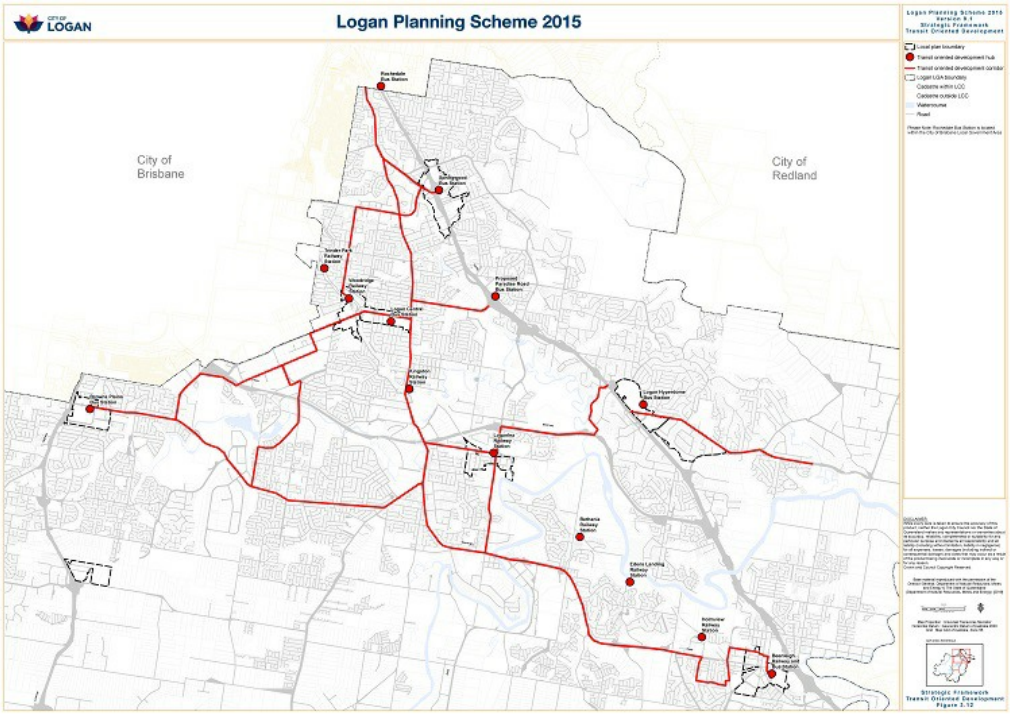
Source: www.edq.qld.gov.au/our-work/priority-development-areas-pda/greater-flagstone

Figure 3.11 - Yarrabilba



Source: www.edq.qld.gov.au/our-work/priority-development-areas-pda/yarrabilba

Figure 3.12 - Transit oriented development



Part 4 Local government infrastructure plan

4.1 Preliminary

1. This local government infrastructure plan has been prepared in accordance with the requirements of the *Planning Act 2016*.
2. The purpose of the local government infrastructure plan is to:
   a. integrate infrastructure planning with the land use planning identified in the planning scheme
   b. provide transparency regarding a local government's intentions for the provision of trunk infrastructure
   c. enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
   d. ensure that trunk infrastructure is planned and provided in an efficient and orderly manner;
   e. provide a basis for the imposition of conditions about infrastructure on development approvals.
3. The local government infrastructure plan:
   a. states in section 4.2 - Planning assumptions, the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network;
   b. identifies in section 4.3 - Priority infrastructure area the prioritised area to accommodate urban growth up to 2036;
   c. states in section 4.4 - Desired standards of service for each trunk infrastructure network the desired standard of performance;
   d. identifies in section 4.5 - Plans for trunk infrastructure the existing and future trunk infrastructure for the following networks:
      i. water supply;
      ii. sewerage;
      iii. stormwater quantity;
      iv. movement;
      v. parks; and
      vi. land for community facilities.
   e. provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note - Extrinsic material at the end of Section 4.

4.2 Planning assumptions

1. The planning assumptions state the assumptions about:
   a. population and employment growth;
   b. the type, scale, location and timing of development including the demand for each trunk infrastructure network.
2. The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
3. The planning assumptions have been prepared for:
   a. the base date (30 June 2020) and the following projection years to accord with future Australian Bureau of Statistics census years:
      i. mid (2020);
      ii. mid (2021);
      iii. mid (2026);
      iv. mid (2031);
      v. mid (2036);
      vi. ultimate development;
   b. the LGIP development types in column 2 that include the use in column 3 of Table 4.2.1;
   c. the projection areas identified on Local government infrastructure plan map LGIP-01.00 Priority infrastructure area and projection areas map in Schedule 3 - Local government infrastructure plan mapping and tables.

Table 4.2.1 - Relationship between LGIP development categories, development types and uses

Column 1 **Development category**	**Column 2** **Development type**	**Column 3** **Uses**
Residential dwelling	Detached dwelling	Dwelling house
		Home-based business (and Office/Retail and services)
		Dual occupancy
	Semi-detached dwelling	Dwelling unit
		Multiple dwelling
		Dual occupancy
		Dual occupancy (Auxiliary unit)
		Dwelling house (Secondary dwelling)
	Attached dwelling	Dwelling unit
		Multiple dwelling
	Other dwelling	Relocatable home park
		Rural workers' accommodation
		Outstation
	Retirement village	Retirement facility
	Non-private dwelling	Detention facility
		Party house
		Rooming accommodation
		Caretaker's accommodation
	Non-private beds	Residential care facility
		Community residence

Non-residential development	Retail	Short-term accommodation
		Indoor sport and recreation
		Major sport, recreation and entertainment facility
		Motor sport facility
		Nature-based tourism
		Outdoor sport and recreation
		Resort complex
		Tourist attraction
		Tourist park
		Adult store
		Bar
		Club
		Food and drink outlet
		Function facility
		Garden centre
		Hotel
		Market
		Nightclub entertainment facility
		Service station
		Shop
		Shopping centre
		Theatre
		Roadside stall
		Hardware and trade supplies
		Agricultural supplies store
		Bulk landscape supplies
		Outdoor sales
		Showroom
		Wholesale nursery
	Commercial	Home-based business (and Detached dwelling)
		Office
		Sales office
		Veterinary service
		Research and technology industry (or Low impact industry/Medium impact industry/High impact industry)
	Industrial	Car wash
		Low impact industry
		Renewable energy facility
		Service industry
		Special industry
		Research and technology industry (or Office)
		Medium impact industry
		Renewable energy facility
		Service industry
		Special industry
		Research and technology industry (or Office)
		Extractive industry
		High impact industry
		Renewable energy facility
		Service industry
		Special industry
		Research and technology industry (or Office)
		Air service
		Marine industry
		Port service

		Transport depot
		Warehouse
	Community purposes	Residential care facility
		Community residence
		Childcare centre
		Educational establishment
		Health care service
		Hospital
		Brothel
		Cemetery
		Community care centre
		Community use
		Crematorium
		Emergency services
		Environment facility
		Funeral parlour
		Place of worship
	Other	Animal husbandry
		Animal keeping
		Aquaculture
		Cropping
		Intensive animal industry
		Intensive horticulture
		Permanent plantation
		Rural industry
		Winery

Editor's note - A 'use' in column 3 can fall into multiple 'development types' in column 2. This is determined by the use's construction form (e.g. detached, semi-detached or attached).

4. Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.1 Population and employment growth

1. A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2.1.1 - Population and employment assumptions summary.

Table 4.2.1.1 - Population and employment assumptions summary

Column 1 Description	**Column 2 Assumptions**					
	Base date 30 June 2020	**2021**	**2026**	**2031**	**2036**	**Ultimate**
Population	344,440	359,363	404,392	461,924	533,489	911,058
Employment	100,506	112,642	124,052	136,599	149,480	404,165

2. Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 - Local government infrastructure plan mapping and tables:
   a. for population, Table SC 3.1.1 - Existing and projected population;
   b. for employment, Table SC 3.1.2 - Existing and projected employees.

4.2.2 Development

1. The net developable area is identified on Local government infrastructure plan map LGIP-02.00 in Schedule 3 - Local government infrastructure plan mapping and tables.
2. The planned density for future development is stated in Table SC 3.1.3 in Schedule 3 - Local government infrastructure plan mapping and tables.
3. A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.2.2.1 - Residential dwellings and non-residential floor space assumptions summary.

Table 4.2.2.1 - Residential dwellings and non-residential floor space assumptions summary

Column 1 Description	**Column 2 Assumptions**					
	Base date 30 June 2020	**2021**	**2026**	**2031**	**2036**	**Ultimate**
Residential dwellings	120,482	126,687	142,365	136,116	188,030	328,189

Non-residential floor space (m^2 GFA)	5,279,878	5,770,871	6,359,832	7,007,234	7,663,309	20,162,039

4. Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 - Local government infrastructure plan mapping and tables:
   a. for residential development, Table SC 3.1.4;
   b. for non-residential development, Table SC 3.1.5.

4.2.3 Infrastructure demand

1. The demand generation rate for a trunk infrastructure network is stated in Column 4 of Table SC 3.1.3 in Schedule 3 - Local government infrastructure plan mapping and tables.
2. A summary of the projected infrastructure demand for each service catchment is stated in:
   a. for the water supply network, Table SC 3.1.6;
   b. for the sewerage network, Table SC 3.1.7;
   c. for the stormwater quantity network, Table SC 3.1.8;
   d. for the movement network, Table SC 3.1.9;
   e. for the parks network, Table SC 3.1.10;
   f. for the land for community facilities network, Table SC 3.1.11.

4.3 Priority infrastructure area

1. The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2036.
2. The priority infrastructure area is identified on Local Government Infrastructure Plan Map LGIP-01.00 Priority infrastructure area and projection areas map.

4.4 Desired standards of service

1. This section states the key standards of performance for a trunk infrastructure network.
2. Details of the standard of service for a trunk infrastructure networks is identified in the extrinsic material.

4.4.1 Water supply network

1. The key elements of the DSS are:

Water Network Desired Standards of Service (DSS) 2018

Parameter	Criteria			
Water demand				
Average Day Demand (ADD)	On demand areas - 190 L/EP/d. Based on 165 L/EP/d residential consumption + allowance for leakage/losses (25 L/EP/d).			
	Constant flow areas - 190 L/EP/d. Based on 165 L/EP/d residential consumption + allowance for leakage/losses (25 L/EP/d).			
Peaking factors	**Category**	**MDMM/AD**	**MD/AD**	**PH/AD**
Guidance Note: Peaking factors are to be applied to the residential component of demand, i.e. 165 L/EP/d. Leakage /loss levels will remain constant throughout all demand categories and should only be appended after any peaking escalation has occurred.	Residential detached	1.3	1.7	3.1
	Residential attached	1.3	1.6	2.6
	Rural residential / Constant flow	1	1	1.5
	Commercial	1.2	1.3	2.0
	Industry	1.2	1.3	1.7
	Parks / Open space	1.2	1.3	1.7
System planning				
Bulk supply and reticulation	3 days of MDMM. Reservoirs to have a net positive inflow and capable of continuous operation and not fall below the emergency level. 3 days of MD. Reservoirs should not fall below the emergency level. 5 days of AD. Reservoirs should fill from empty to full.			
Service pressures				
Minimum operating pressure at PH	On demand areas - 22m at the property boundary based on reservoir at minimum operating level (MOL). MOL defined as 15% of storage height or top of emergency storage.			
	Constant flow areas - 10m at the property boundary based on reservoir at minimum operating level (MOL) MOL defined as 15% of storage height or top of emergency storage.			
Maximum operating pressure	80 m at the property boundary based on the reservoir at TWL.			
Target maximum operating pressure	55 m at the property boundary based on the reservoir level at TWL.			
Fire fighting				

System pressure	On demand areas	12 m minimum at property boundary
	Constant flow areas	no fire service provided
Fire flow	Constant flow areas	no fire service provided
	Rural Residential	7.5 L/s for 2 hrs
	Rural Commercial / Industrial	15 L/s for 2 hrs
	Residential	15 L/s for 2 hrs
	Commercial & Industrial	30 L/s for 4 hrs
	Special risk / hazard	to be advised by Logan City Council (LCC)
Background demand	2/3 PH (as per DEWS requirements)	
Reservoir level	Minimum Operating Level (MOL)	
Water quality		
Drinking water quality	Drinking water to comply with the NHMRC Australian Drinking Water Guidelines.	
Reservoir storage		
Ground level storage capacity	3 (MD - MDMM) + (Emergency storage) Emergency Storage = 4 hr MDMM demand in zone or 0.5 ML whichever is greater.	
Elevated storage capacity Guidance Note: In-line pressure booster pumping without high-level storage shall be considered where satisfactory pressures can be provided by gravity flow during low demand periods or booster failure can be mitigated to an acceptable level (risk assessment required) and where there is no other feasible means of providing adequate pressure.	6 (PH - 1/12 MDMM) + minimum firefighting reserve. *Fire Fighting reserve* = ***> 4800EP:*** • rural residential 0.11 ML • industry 0.54 ML • otherwise 0.22 ML **< 4800 EP:** • rural residential 0.05 ML • industry 0.43 ML • otherwise 0.11 ML	
Pumping capacity		
Pump supplying a ground level reservoir	MDMM over 20 hrs	
Pump supplying an elevated reservoir	(6PH - operating volume) / (6 x 3600) *Operating volume* = Elevated reservoir capacity - fire fighting reserve	
Standby pump capacity	To match duty, except where more than one duty pump or as determined by risk assessment.	
Reticulation booster pumps/pumped system	PH + fire flow	

4.4.2 Sewerage network

1. The key elements of the DSS are:

Wastewater Network DSS	
Parameter	**Criteria**
Sewage load	
Average dry weather flow (ADWF)	165 L/EP/day
Peak dry weather flow (PDWF)	Use actual flow data; or *d x 165 L/EP/d; or* *d x 0.00191 x EP L/s* *Where:* $d = 0.01(\log A)^4 - 0.19(\log A)^3 + 1.4(\log A)^2 - 4.66\log A + 7.57$ *d = dry weather peaking factor* *A = gross plan area of development catchment, in hectares* *Refer to WSAA Sewerage Code of Australia; Part 1 Planning and Design*
Overflow Frequency Standard for assessment of existing networks	Master Planning; • Manholes: Maximum of 1 overflow per year

and planning and design of augmentations for existing networks This standard is only to be used by Council and their consultants	• Sewer designated outlet: Maximum of 2 overflows per year Detailed Planning: • Acceptable network overflow frequency standard to be determined using a risk or effects based approach. The standard is to be determined in consultation with Council.	
Peak wet weather flow (PWWF) For planning and design of wastewater networks servicing greenfield development This standard is to be used by developers, Council and their consultants	Residential	1000 L/EP/d (6.1xADWF)
	Non-residential	840 L/EP/d (5xADWF)
	High density residential (minimum 3 storey development)	PDWF+0.2 L/s/Ha
	Common Effluent Drainage	660 L/EP/d (4xADWF)
Gravity sewer design		
Flow equation	Colebrook White to be used for all applications - design and modelling	
Pipe roughness general	Colebrook White k = 1.5mm	
Maximum velocity @ PWWF	3 m/s	
Depth of flow @ PWWF - Existing	Up to 1m below MH surface level and no spillage through overflow structures	
Depth of flow @ PWWF - Proposed/ new sewers	75% of pipe depth	
Depth of flow @ PDWF - Existing and new sewers	Maximum 60% of pipe depth	
Minimum shear stress	Minimum grades are to be based on achieving self-cleansing shear stress of 1.6 Pa at 75% of PDWF. Self-cleansing shear stress should be met within 5 years of constructing a pipeline in a greenfield area. The designer must consider the operational implications of not meeting self-cleansing shear over any timeframe.	

4.4.3 Stormwater quantity network

1. The desired standard of service for the stormwater quantity network is as follows:
   a. the stormwater quantity network is to collect and convey stormwater flows during both major and minor flood events from existing and future land use in a manner that minimises risk to property and life and reduces the cost of flood damage to the community;
   b. locate future trunk infrastructure for the stormwater quantity network identified in the plans for trunk infrastructure in Schedule 3 along an actual alignment identified as part of a feasibility study;
   c. design the stormwater quantity network in accordance with the following conveyance standards:
      i. the stormwater quantity network conveys both minor and major flows in accordance with QUDM;
      ii. the minimum desired capacity of the combined overland and underground trunk drainage system is to be the 50 year ARI (2% AEP) rainfall event;
      iii. the minimum capacity of the underground drainage system is to be the 2 year ARI (50% AEP) rainfall event with the overland flow limited in order to prevent flooding of utility and living areas, however in some cases the underground drainage system may need to be upgraded to the 10 year ARI (10% AEP) rainfall event;
      iv. overland flow paths should be provided for the conveyance of flows in excess of the capacity of the underground drainage system unless deemed impractical by the Council. In such instances, the proposed drainage capacity must allow for blockage and flood events larger than the 1% AEP event;
   d. road crossing structures shall be designed to provide an appropriate level of flood immunity in accordance with the following:
      i. the latest version of the Queensland Urban Drainage Manual;
      ii. Council's Planning Scheme;
      iii. any other applicable codes and standards in a local planning instrument;
   e. the stormwater quantity network is designed on the assumption that the development achieves the water quality objectives for receiving waters at all times;
   f. retain natural waterways, wetlands and riparian corridors and where works are necessary, use natural channel design principles;
   g. minimise any change to the frequency of disturbance to aquatic ecosystems and avoid channel bed and bank erosion;
   h. locate stormwater quantity infrastructure in accessible, safe and functional locations;
   i. appropriately integrate stormwater quantity infrastructure into open space to maximise benefit to the community and natural environment;
   j. waterway rehabilitation and natural channel works shall be designed to conform with the following:
      i. the latest version of the Queensland Urban Drainage Manual;
      ii. Council's Planning Scheme Policy;
      iii. provide required hydraulic conveyance of the waterway whilst maximising the potential environmental value of the waterway;
      iv. not increase flood levels.

4.4.4 Movement network

1. The desired standard of service for the road network is to:
   a. integrate local government and state-controlled roads in accordance with the local government road hierarchy set out in Planning scheme policy 5 - Infrastructure;
   b. provide a safe and legible network catering for all modes of transport while enhancing neighbourhood aesthetics and amenity;
   c. be economically efficient by consuming a minimum of non-recyclable resources.

4.4.4.1 Cycle network

1. The desired standard of service for the cycle network is to:
   a. plan the networks to provide safe, attractive, legible and convenient connectivity both within urban residential areas, and from urban residential areas to trip attractors;
   b. ensure the following maximum travel distances from urban residential areas to the public transport network, bus stops, or key attractors:
      i. for the cycle network, 5 kilometres; or
      ii. for the pedestrian network, 800 metres; and
   c. locate the cycle network in accordance with the preferred location for cycle network hierarchy stated in Planning scheme policy 5 - Infrastructure.

4.4.5 Parks network

1. The desired standard of service for the parks network is to:
   a. plan the network to:
      i. service development in accordance with the:
         A. rate of land provision stated in column 3 of Table 4.4.5.1 - Rate of land provision and accessibility for the parks network;
         B. accessibility standards stated in column 4 of Table 4.4.5.1 - Rate of land provision and accessibility for the parks network;
      ii. integrate with, protect and enhance the parks network;
      iii. provide parks network connectivity;
      iv. have regard to the planning of the pedestrian network and cycle network;
   b. design parks to comply with Table 3.12.2.1 - Design standards for parks in Planning scheme policy 5 - Infrastructure.

Table 4.4.5.1 - Rate of land provision and accessibility for the parks network

Column 1 **Park type**	**Column 2** **Park hierarchy**	**Column 3** **Rate of land provision (hectares / 1,000 persons)**	**Column 4** **Accessibility standard**	**Column 5** **Minimum land size (ha)**
Recreation Local Recreation Park area standards include provision for Local Recreation - Civic Parks	Local	0.9 (no Local Park in Rural planning region*)	500m catchment (90% of population) and not within 600m of other Recreation Parks	1.0
	District	0.9	1.5km catchment (90% of population) and not within 2.0km of other District or Metropolitan Recreation Parks	5.0
	Metropolitan	0.6	5km catchment and not within 7.5km of other Metropolitan Recreation Parks	15.0
	Civic	N/A (part of Local Recreation Park provision)	Located adjacent to town centre	0.2
	Corridor Recreation	N/A	N/A	N/A
Sport	District	0.9	2.0km catchment (90% of population) and not within 2.5km of other Sport Parks	10.0
	Metropolitan	0.6	City-wide	15.0

Editor's note - Provision (ha/1000p) Design Standards are shown here to convey the standard provision rates applied through network planning to determine the park land area required to service planned populations. These rates are applied at the prescribed catchment scales of Planning Region, Sector and Precinct, to inform integrated planning decisions for the Park Network across the city, and should not be applied at any other development scales.

Editor's note - *Urban, growth and rural planning regions of the parks network are identified in Planning Scheme Policy 5 - Infrastructure, Figure 3.12.1 - Park planning regions.

4.4.6 Land for community facilities network

1. The desired standard of service for the land for community facilities network is to provide land for a connected and accessible network of community facilities that meets the needs of the residents in accordance with the:
   a. rate of provision stated in column 3 of Table 4.4.6.1 - Land for community facilities network - desired standard of service;
   b. accessibility standard stated in column 4 of Table 4.4.6.1 - Land for community facilities network - desired standard of service;
   c. minimum land size stated in column 5 of Table 4.4.6.1 - Land for community facilities network - desired standard of service

Table 4.4.6.1 - Land for community facilities network - desired standard of service

Column 1 **Facility type**	**Column 2** **Facility hierarchy**	**Column 3** **Rate of provision (Facility : EP)**	**Column 4** **Accessibility standard**	**Column 5** **Minimum area (Land area/Facility GFA)**
Community/Civic facility				
General community space	Local	1:10,000	2km	Growth planning region only 1,000m^2 / 400m^2
Community centre	District	1:50,000	5km (town centre)	3,000m^2 / 900m^2
Convention/ Exhibition centre (metro only)	Metro	1:250,000 (1 City wide)	Planning scheme area (15km)	40,000m^2 / 15,000m^2
Arts and Cultural facility				
Library	District	1:40,000	5km	3,000m^2 / 1,500m^2
	Metro	1:100,000	Planning scheme area (15km)	7,500m^2 / 4,000m^2
Art galleries or dedicated art	District	1:50,000	5km	2,000m^2 / 600m^2

spaces	Metro	1:250,000 (1 City wide)	Planning scheme area (15km)	4,000m^2 / 1,200m^2
Performing arts space or facility	District	1:50,000	5km-7km (town centre)	3,000m^2 / 1,000m^2
	Metro	1:250,000 (1 City wide)	Planning scheme area (15km)	40,000m^2 / 15,000m^2
Museum	Metro	1:250,000 (1 city wide)	Planning scheme area (15km)	3,000m^2 / 1,200m^2
Sport and recreation facility				
Indoor sports facility	District	1:50,000	5km	10,000m^2 / 5,000m^2 (Land area/Facility GFA)
	Major District	1:150,000	Planning scheme area (15km)	15,000m^2 / 7,500m^2 (Land area/Facility GFA)
Aquatic centres	District	1:50,000	5km	10,000m^2 (Standalone)
	Major District	1:150,000	Planning scheme area (15km)	15,000m^2 (Standalone)
Leisure centre	District	1:50,000	5km	15,000m^2 (Combined)
	Major District	1:150,000	Planning scheme area (15km)	25,000m^2 (Combined)

Note - The service catchments that comprise the urban, growth and rural planning regions for the parks and land for community facilities network are identified in Table SC 3.1.10 in Schedule 3 - Local government infrastructure plan mapping and tables.

Editor's note - The urban, growth and rural planning regions for the parks network are identified in Planning scheme policy 5 - Infrastructure in Figure 3.12.1 - Parks planning regions.

4.5 Plans for trunk infrastructure

1. The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2036.

4.5.1 Plans for trunk infrastructure networks

1. The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3 - Local government infrastructure plan mapping and tables:
   a. Local government infrastructure plan map LGIP-03.00 Plan for trunk water supply infrastructure;
   b. Local government infrastructure plan map LGIP-04.00 Plan for trunk sewerage infrastructure;
   c. Local government infrastructure plan map LGIP-05.00 Plan for trunk stormwater quantity infrastructure;
   d. Local government infrastructure plan map LGIP-06.00 Plan for trunk movement infrastructure;
   e. Local government infrastructure plan map LGIP-07.00 Plan for trunk parks infrastructure;
   f. Local government infrastructure plan map LGIP-08.00 Plan for trunk land for community facilities infrastructure.
2. The State infrastructure forming part of movement trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

4.5.2 Schedules of works

1. Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here: https://www.logan.qld.gov.au/
2. The future trunk infrastructure is identified in the following tables in Schedule 3 - Local government infrastructure plan mapping and tables:
   a. for the water supply network, Table SC3.2.1;
   b. for the sewerage network, Table SC3.2.2;
   c. for the stormwater quantity network, Table SC3.2.3;
   d. for the movement network, Table SC3.2.4;
   e. for the parks network, Table SC3.2.5;
   f. for the land for community facilities network, Table SC3.2.6.

4.6 Definitions

1. Stormwater quantity infrastructure comprises the infrastructure identified in Table 4.6.1 - Stormwater quantity network.

Table 4.6.1 - Stormwater quantity network

Column 1 **Trunk infrastructure network**	**Column 2** **Typical items**
Stormwater quantity	1. Existing trunk infrastructure items for the planning scheme area include: a. existing natural waterways and riparian corridors; b. existing overland flow paths or channels (natural and constructed); c. existing piped drainage (generally greater than 600mm pipes, culverts, manholes, inlets and outlets); d. existing detention facilities. 2. Future trunk infrastructure items for the stormwater service catchments identified on the Local government infrastructure plan map LGIP-05.00 Plan for trunk stormwater quantity infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables include:

	a. future natural waterways and riparian corridors; b. future overland flow paths or channels (natural and constructed); c. future piped drainage (generally greater than 600mm pipes, culverts, manholes, inlets and outlets); d. future detention facilities.

Editor's note - Extrinsic material

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

List of extrinsic material

Column 1 **Title of document**	**Column 2** **Date**	**Column 3** **Author**
General:		
Planning Scheme 2015. Local Government Infrastructure Plan, Planning Assumptions July 2022 (DM#16132310)	2022	Logan City Council
Logan City Employment Projections Report (DM#6773712)	2009	Macro Plan
Land valuation	2020	State Valuation Service
LGIP Checklist	2023	Logan City Council
Water supply and sewerage networks:		
Summary of extrinsic material for water and sewerage networks (DM#12172842)	2023	Logan City Council
IP0017 Infrastructure Demand Model Task Report (DM#15116092)	2020	LWP
PI-171 Desired Standards of Service Review (DM#12950552)	2019	LWIA
PI-165 Master Planning Unit Rates Review Report (DM#11904750)	2017	LWA
LS-032 Logan South Water and Wastewater Master Planning Update (DM#13828476)	2020	LWP
IP0021 2021 Water Master Planning (DM#15951149)	2021	LWP
IP0022 2021 Wastewater Master Planning (DM#15951189)	2021	LWP
PI-176 Logan South Local Area Plan (DM#12776346)	2019	LWIA
Logan South Wastewater Servicing Strategy (DM#10330584)	2016	Cardno
Movement network:		
Summary of extrinsic material for the movement network (DM#12157164)	2023	Logan City Council
Way2Go: Connecting Logan (DM#12435928)	2018	PSA Consulting
Logan City Integrated Transport Plan - Traffic Modelling Report - VLC Project Ref 17-032 (DM#13438351)	2018	Veitch Lister Consulting
Way2Go Model Update and Trunk Infrastructure Investigation - Final Report - VLC Project Ref 18-019 (DM#13438352)	2019	Veitch Lister Consulting
Review Priority Staging of Trunk Infrastructure and Apportionments - Final Report - VLC Project Ref 21-014 (DM#16712325)	2021	Veitch Lister Consulting
Logan City Public Transport Network Plan - Final Report (DM#7680411)	2010	McCormick Rankin Cagney
Logan Strategic Cycle Plan (DM#7528609)	2009	Cardno Eppell Olsen
Stormwater quantity network:		
Summary of extrinsic material for the stormwater quantity network (DM#12169995)	2023	Logan City Council
Stormwater Basin Feasibility Assessment - Input for Version 1.3 of the Local Government Infrastructure Plan (DM#16562535)	2023	BMT
Land Value Research Report, Infrastructure planning for stormwater basins for the Local Government Infrastructure Plan (LGIPv1.3) (DM#16660338)	2023	Herron Todd White
Stormwater Infrastructure Network Strategy for LGIPv2 (DM#14485651)	2020	Place Design Group
Stormwater Infrastructure Network LGIP Technical Report (DM#14910848)	2020	Water Technology
Stormwater Infrastructure Network LGIP Technical Report. Appendix A: Land use fraction imperviousness summary (DM#14910891)	2020	Water Technology
Stormwater Infrastructure Network LGIP Technical Report. Appendix B: Rainfall IFD summary (DM#14910906)	2020	Water Technology
Stormwater Infrastructure Network LGIP Technical Report. Appendix C: Hydraulic results for development planning horizons (DM#14911017)	2020	Water Technology
Stormwater Infrastructure Network LGIP Technical Report. Appendix D: Infrastructure upgrade hydraulic results (DM#14911085)	2020	Water Technology
Stormwater Infrastructure Network LGIP Technical Report. Appendix E: Cost estimate rates (DM#14910924)	2020	Water Technology
Stormwater Infrastructure Network LGIP Technical Report. Appendix F: Infrastructure costings (DM#14910935)	2020	Water Technology
Park Ridge Development Stormwater Quality and Flood Management Plan and Conceptual Design (DM#9923028)	2015	Design Flow

Parks:		
Summary of extrinsic material for the park component of the parks and land for community facilities network (DM#9821706)	2019	Logan City Council
Logan City Council Park Strategy 2014-2026 (DM#9878548)	2015	Logan City Council
Land for community facilities:		
Summary of extrinsic material for the land for community facilities network (DM#12174042)	2023	Logan City Council
Community Infrastructure Strategy 2019-2041 (DM#12977932)	2019	Logan City Council
Community Infrastructure Needs Assessment - Logan City Council Community Infrastructure Strategy 2019-2041 (DM#11666868)	2018	Logan City Council

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the categories of development and assessment, assessment benchmarks for assessable development and requirements for accepted development within the planning scheme area.

5.2 Reading the tables

The tables identify the following:

1. the category of development:
   a. prohibited;
   b. accepted, being accepted (not subject to requirements) and accepted (subject to requirements);
   c. assessable development, that requires either code or impact assessment.
2. the category of development or assessment for development in:
   a. a zone and, where used, a precinct of a zone;
   b. a local plan and, where used, a precinct of a local plan;
   c. an overlay where used.
3. the assessment benchmarks for assessable development and requirements for accepted development, including:
   a. whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column);
   b. if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column);
   c. if there is an overlay:
      i. whether an overlay code applies (shown in section 5.10); or
      ii. whether the assessment benchmarks for assessable development or requirements for accepted development as shown on the overlay map (noted in the 'assessment benchmarks for assessable development and requirements for accepted development' column) applies;
   d. any other applicable code(s) (shown in the 'assessment benchmarks for assessable development and requirements for accepted development' column).
4. any variation to the category of development or assessment (shown as an 'if' in the 'category of development and assessment' column) that applies to the development.

Note - Development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in Schedule 10 of the Regulation.
Editor's note - Examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

1. for a material change of use, establish the use by reference to the use definitions in Schedule 1;
2. for all development, identify the following:
   a. the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2;
   b. if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2;
   c. if an overlay applies to the premises, by reference to the overlay map in Schedule 2;
3. determine if the development is accepted development under Schedule 6 of the Regulation;

Editor's note - Schedule 6 of the Regulation prescribes development that a planning scheme cannot state is assessable development where the matters identified in the schedule are met.

4. determine if the development is assessable development under Schedule 10 of the Regulation;
5. if the development is not listed in the tables in section 5.4 Regulated categories of development and categories of assessment prescribed by the Regulation, determine the initial category of assessment by reference to the tables in:
   a. section 5.5 Categories of development and assessment - Material change of use;
   b. section 5.6 Categories of development and assessment - Reconfiguring a lot;
   c. section 5.7 Categories of development and assessment - Building work;
   d. section 5.8 Categories of development and assessment - Operational work;
6. a precinct of a zone may change the category of development or assessment and this will be shown in the "category of development and assessment" column of the tables in sections 5.5, 5.6, 5.7 and 5.8;
7. if a local plan applies refer to the table(s) in section 5.9 Categories of development and assessment - Local plans, to determine if the local plan changes the category of development or assessment for the zone;

Note - The Logan Planning Scheme provides tables of assessment in section 5.9 Categories of development and assessment - Local plans on a comprehensive basis i.e. the tables of assessment in section 5.9 present a combination of the categories of development and assessment in the underlying zone and any changes to the categories of development and assessment for the local plan.

8. if a precinct of a local plan changes the category of development or assessment this will be shown in the "category of development and assessment" column of the table(s) in section 5.9;
9. if an overlay applies, refer to section 5.10 Category of assessment - Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and category of assessment

1. A material change of use is assessable development requiring impact assessment:
   a. unless the table of assessment states otherwise; or
   b. if a use is not listed or defined; or
   c. unless otherwise prescribed within the Act or the Regulation.
2. Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
3. Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
4. Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect of development is the highest category under each of the applicable zones, local plans or overlays.
5. Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
6. For the purposes of Schedule 6, Part 2 Material change of use, section 2(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
7. If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
   a. accepted development (subject to requirements) prevails over accepted development (not subject to requirements);
   b. code assessment prevails over accepted development (subject to requirements) and accepted development (not subject to requirements);
   c. impact assessment prevails over code assessment, accepted development (subject to requirements) and accepted development (not subject to requirements).
8. Despite subsection 5.3.2(4) and (7) above, a category of development or assessment in a local plan overrides a category of development or assessment in a zone and a category of development or assessment in an overlay overrides a category of development or assessment in a zone or local plan.
9. Provisions of Part 10 may override any of the above.
10. The category of development for development identified in Part 5, section 5.4 Regulated categories of development and categories prescribed by Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor's note - Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

11. Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application cannot be made.

Note - Development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

1. Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
2. Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.

3. The following rules apply in determining assessment benchmarks for each category of assessment.
4. Code assessable development:
   a. is to be assessed against all the assessment benchmarks identified in the assessment benchmarks for assessable development and requirements for accepted development column;
   b. that occurs as a result of development becoming code assessable pursuant to section 5.3.3(2), must:
      i. be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under section 5.3.3(2);
      ii. comply with all required acceptable outcomes identified in section 5.3.3(1), other than those mentioned in section 5.3.3(2);
      Note - If approved, the development will be conditioned to ensure compliance with these acceptable outcomes.
   c. that complies with:
      i. the purpose and overall outcomes of the code complies with the code;
      ii. the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
   d. is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note - Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

5. Impact assessable development:
   a. is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant);
   b. is to have regard to the whole of the planning scheme, to the extent relevant;
   c. is to be assessed against any benchmarks for development identified in section 30 of the Regulation.

Note - The first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone, local plan or overlay.

Editor's note - Section 31 of the Regulation also identifies the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

For the development specified in the “use”, “zone” or “development” columns, the categories of development and assessment are prescribed by the Regulation.

Table 5.4.1 - Development under Schedules 6 of the Regulation: material change of use

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community residence	**Accepted development (not subject to requirements)**	
	If it meets the requirements in Schedule 6, Part 2, section 6 of the Regulation. Editor's note - Refer to the material change of use tables for the category of development or assessment for a Community residence that does not meet the requirements in Schedule 6, Part 2, section 6.	Not applicable
Cropping where forestry for wood production	**Accepted development (not subject to requirements)**	
	If it meets the requirements in Schedule 6, Part 2, section 3 of the Regulation. Editor's note - Refer to the material change of use tables for the category of development or assessment for Cropping (involving forestry for wood production) that does not meet the requirements in Schedule 6, Part 2, section 3.	Not applicable
Dwelling house	**Accepted development (not subject to requirements)**	
	If it meets the requirements in Schedule 6, Part 2, section 2(2) of the Regulation. Editor's note - Refer to the material change of use tables for the category of development or assessment for a Dwelling house that does not meet the requirements in Schedule 6, Part 2, section 2(2).	Not applicable

Table 5.4.2 - Regulated categories of development and categories of assessment: reconfiguring a lot

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category	**Code assessment**	
	Subdivision of one lot into two lots (and associated operational work) if code assessment is required under Schedule 10, Part 12 of the Regulation	Schedule 12 of the Regulation - Particular reconfiguring a lot requiring code assessment

Table 5.4.3 - Regulated categories of development and categories of assessment: building work

Table not used

Table 5.4.4 - Regulated categories of development and categories of assessment: operational work

Zone	Category of assessment	Assessment benchmarks
Residential zone category or industry zone category	**Code assessment**	
	Operational work associated with reconfiguring a lot requiring code assessment under Schedule 10, Part 12, Division 2 of the Regulation	Editor's note - assessment benchmarks for regulated reconfiguring a lot and associated operational work are set out in Schedule 12 Particular reconfiguring a lot requiring code assessment of the Regulation.

Table 5.4.5 - Regulated categories of development and categories of assessment: overlays

Table not used

5.5 Categories of development and assessment - Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

5.5.1 Centre zone

Table 5.5.1.1 - Centre zone

Editor's note - If in a local plan, go directly to section 5.9 (Categories of development and assessment - Local plans) as it provides the categories of development and assessment for local plans on a comprehensive basis.
Editor's note - Centre zone land is either in one of three Centre zone precincts (District centre precinct, Local centre precinct or Neighbourhood centre precinct) or in a local plan. Any use in a local plan is provided for in section 5.9. In accordance with section 5.3.2(8), the local plan category of development and assessment in section 5.9 will override the category of development and assessment in Table 5.5.1.1.
Note - In Table 5.5.1.1 - Centre zone, a reference to 'in the precinct in which the use is located' means within the same precinct boundary as the subject site on Zoning and precincts map ZM-02.00. For example, if the proposed use is in the District centre precinct at Marsden, it is all land in the District centre precinct at Marsden.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding - a. 8.5 metres where located within 15 metres of a zone or precinct of an adjoining lot in a residential zone category with a maximum height of 8.5 metres or less; or b. the building height for a District centre precinct, being - i. 12 metres where located in Marsden, where (a) does not apply; or ii. 25 metres where located in Meadowbrook or Underwood, where (a) does not apply; or c. 12 metres where located in a Local centre precinct, where (a) does not apply; or d. 8.5 metres where located in a Neighbourhood centre precinct. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
a Retail activity Editor's note - A Retail activity is defined as any of the following uses - Adult store Agricultural supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Shop Shopping centre Showroom	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. if Adult store or an adult store in a Shopping centre - i. it is in the District centre precinct; ii. it complies with the adult store separation distance; c. if Agricultural supplies store - it is in the District centre precinct or Local centre precinct; d. if Showroom - it is 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. paragraphs (b), (c) and (d) above are met.	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
Bar	**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 District centre precinct or Local 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 or Local 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
Car wash	**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 9.4.3 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	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. paragraphs (b) and (c) above are met.	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
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
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
Community care 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 9.4.3 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
Community use	**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 9.4.3 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
Dwelling unit	**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 9.4.3 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
Educational establishment	**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 9.4.3 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
Emergency services	**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 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
Function facility	**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 District centre precinct or Local 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 or Local 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
Health care service	**Accepted development (subject to requirements)**	
	If - a. not a Pharmacotherapy clinic; 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.	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 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - 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 - i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or c. it is any other business and all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business 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;	6.2.1 Centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	c. in the District centre precinct.	
	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
Indoor sport and recreation	**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 9.4.3 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
Low impact industry	**Code assessment**	
	If - a. it is a brewery; b. not in the Neighbourhood 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple dwelling	**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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Office	**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 9.4.3 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
Outdoor sport and recreation	**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 District centre precinct.	6.2.1 Centre zone 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 -	6.2.1 Centre zone code

	a. not accepted development (subject to requirements); b. in the District centre precinct.	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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**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 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
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Place of worship	**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. it has a lawful Place of worship in the existing building; c. it complies with the Place of worship separation distance; d. in the District centre precinct or Local 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. paragraphs (c) and (d) above are met.	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
Residential care facility	**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 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**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 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**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 District centre precinct.	6.2.1 Centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**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 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	**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 District centre precinct or Local centre precinct.	6.2.1 Centre zone 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 District centre precinct or Local 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Short-term accommodation	**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 District centre precinct.	6.2.1 Centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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

Theatre	**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 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
Veterinary service	**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 9.4.3 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.2 Community facilities zone

Table 5.5.2.1 - Community facilities zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 -Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding 8.5 metres, where within 15 metres of the boundary of an adjoining lot in the residential zone category land. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Caretaker's accommodation	**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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	6.2.2 Community facilities 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. paragraphs (b) and (c) above are met.	6.2.2 Community facilities 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
Cemetery	**Code assessment**	
	If in the Community purposes precinct.	6.2.2 Community facilities 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
Childcare centre	**Code assessment**	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Club	**Code assessment**	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Community care centre	**Code assessment**	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Community use	**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 Community purposes precinct or Education precinct.	6.2.2 Community facilities 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 Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Educational establishment	**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 Community purposes precinct or Education precinct.	6.2.2 Community facilities 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 Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Emergency services	**Accepted development (subject to requirements)**	
	If -	6.2.2 Community facilities zone code

	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 Community purposes precinct.	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 Community purposes precinct.	6.2.2 Community facilities 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
Environment facility	**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 Community purposes precinct or Education precinct.	6.2.2 Community facilities 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 Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Food and drink outlet	**Code assessment**	
	If all of the following are met - a. in the Community purposes precinct or Education precinct; b. the gross floor area is 200m^2 or less; c. it does not include a drive-through facility.	6.2.2 Community facilities 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
Function facility	**Code assessment**	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Funeral parlour	**Code assessment**	
	If in the Community purposes precinct.	6.2.2 Community facilities 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
Health care service	**Code assessment**	
	If - a. in the Community purposes precinct; b. associated with a Hospital.	6.2.2 Community facilities zone code 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - 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; i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or c. it is any other business and all of the following are met - i. the use area is 50m^2 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 or a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements)	9.3.4 Home-based business code

	and all of the following are met - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry. d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.4.7 Servicing, access and parking code
Hospital	**Code assessment**	
	If in the Community purposes precinct.	6.2.2 Community facilities 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
Indoor sport and recreation	**Code assessment**	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple Dwelling	**Code assessment**	
	If - a. in the Community purposes precinct; b. associated with a Hospital or Educational establishment.	6.2.2 Community facilities zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Office	**Code assessment**	
	If - a. in the Community purposes precinct; b. associated with a Hospital or Educational establishment.	6.2.2 Community facilities 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
Outdoor sport and recreation	**Accepted development (subject to requirements)**	
	If - a. in the Community purposes precinct; b. associated with an existing Outdoor sport and recreation.	6.2.2 Community facilities zone 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
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Community purposes precinct but not associated with an existing Outdoor sport and recreation; or c. in the Education precinct.	6.2.2 Community facilities zone 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**Code assessment**	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery	Not applicable

	arrangement in accordance with the *Environmental Offsets Act 2014*.	
Place of worship	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. it has a lawful Place of worship in the existing building; c. if in the Community purposes precinct or Education precinct; d. it complies with the Place of worship separation distance.	6.2.2 Community facilities 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. paragraph (c) and (d) above are met.	6.2.2 Community facilities 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
Residential care facility	**Code assessment**	
	If in the Community purposes precinct.	6.2.2 Community facilities zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**Code assessment**	
	If - a. in the Community purposes precinct or Education precinct; b. associated with an Educational establishment, Hospital or Place of worship.	6.2.2 Community facilities zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Shop	**Code assessment**	
	If - a. in the Community purposes precinct or Education precinct; b. the gross floor area is 200m^2 or less.	6.2.2 Community facilities 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
Short-term accommodation	**Code assessment**	
	If - a. in the Community purposes precinct; b. associated with a Hospital or Educational establishment.	6.2.2 Community facilities zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Substation	**Code assessment**	
	If in the Infrastructure precinct.	6.2.2 Community facilities 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
Theatre	**Code assessment**	
	If in the Community purposes precinct or Education precinct.	6.2.2 Community facilities 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
Utility installation	**Code assessment**	
	If in the Infrastructure precinct.	6.2.2 Community facilities 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

Impact assessment	
Any other use not listed in this table.	The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.	
Any other undefined use.	

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.3 Emerging community zone

Table 5.5.3.1 - Emerging community zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 -Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding - a. 8.5 metres (other than Dual occupancy (auxiliary unit), Dwelling house or Park); or b. the building height in the Dual occupancy and Dwelling house code, if Dual occupancy (auxiliary unit) or Dwelling house being - 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. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Animal husbandry	**Code assessment**	
		6.2.3 Emerging community zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code
Animal keeping	**Code assessment**	
		6.2.3 Emerging community 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
Caretaker's accommodation	**Code assessment**	
	If all of the following are met - a. the gross floor area is 100m^2 or less; b. there is no other dwelling on the premises.	6.2.3 Emerging community 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
Cropping	**Code assessment**	
		6.2.3 Emerging community 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
Dual occupancy	**Accepted development (subject to requirements)**	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	**Accepted development (not subject to requirements)**	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Home-based business	**Accepted development (subject to requirements)**	

	If - 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 - i. the outdoor use area is 1,500m^2 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 - i. the outdoor use area is 400m^2 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 - i. the use area is 50m^2 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 - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If it is not accepted development (subject to requirements) and - a. the use area is 100m^2 or less; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Roadside stall	**Accepted development (subject to requirements)**	
		9.3.7 Roadside stall code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.4 Environmental management and conservation zone

Table 5.5.4.1 - Environmental management and conservation zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If -	Not applicable

	a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Animal keeping or Park) exceeding 12 metres. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
Animal husbandry	**Accepted development (subject to requirements)**	
	If in the Environmental management precinct or Rural environmental management precinct.	6.2.4 Environmental management and conservation zone code 9.4.7 Servicing, access and parking code
Animal keeping	**Accepted development (not subject to requirements)**	
	If - a. for 25 breeding cats or less kept on the prescribed premises; or b. for 9 prescribed cats or less kept on the prescribed premises; or c. for 9 prescribed dogs or less kept on the prescribed premises.	Not applicable
	Code assessment	
	If not accepted development (not subject to requirements) and in the Environmental management precinct or Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Aquaculture	**Code assessment**	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	6.2.4 Environmental management and conservation zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the gross floor area exceeds 100m^2; b. there is no other dwelling on the premises.	6.2.4 Environmental management and conservation 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
Cropping	**Accepted development (subject to requirements)**	
	If - a. in the Environmental management precinct or Rural environmental management precinct; b. it is for pasture production in conjunction with Animal husbandry.	6.2.4 Environmental management and conservation zone code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. in the Environmental management precinct or Rural environmental management precinct; b. not for pasture production in conjunction with Animal husbandry.	6.2.4 Environmental management and conservation 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
Dual occupancy	**Accepted development (subject to requirements)**	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	**Accepted development (not subject to**	

	requirements)	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Environment facility	**Accepted development (subject to requirements)**	
		6.2.4 Environmental management and conservation 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
Home-based business	**Accepted development (subject to requirements)**	
	If - 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 - i. the outdoor use area is 1,500m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or d. it is any other sport tutelage and all of the following are met - i. the outdoor use area is 400m^2 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 - i. the use area is 50m^2 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 - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If it is not accepted development (subject to requirements) and - a. the use area is 100m^2 or less; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Intensive animal industry	**Code assessment**	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Intensive horticulture	**Code assessment**	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code

Nature-based tourism	**Code assessment**	
		6.2.4 Environmental management and conservation 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
	Code assessment	
	If - a. not Accepted development (not subject to requirements); b. in the Environmental management precinct, or Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Roadside stall	**Accepted development (subject to requirements)**	
	If in the Environmental management precinct or Rural environmental management precinct.	9.3.7 Roadside stall code
Rural industry	**Code assessment**	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Rural workers' accommodation	**Code assessment**	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Wholesale nursery	**Code assessment**	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Winery	**Code assessment**	
	If in the Rural environmental management precinct.	6.2.4 Environmental management and conservation 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.5 Low density residential zone

Table 5.5.5.1 - Low density residential zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to**	

	requirements)	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Animal husbandry, Animal keeping, Dwelling house, Park or Sales office), exceeding - a. 8.5 metres on a site with a slope less than 15 percent; or b. 10 metres on a site with a slope of 15 percent or more. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
Animal husbandry	**Accepted development (not subject to requirements)**	
	If regulated under Subordinate Local Law No. 4.1 (Animal management) 2002.	Not applicable
Animal keeping	**Accepted development (not subject to requirements)**	
	If - a. for 25 breeding cats or less kept on the prescribed premises; or b. for 9 prescribed cats or less kept on the prescribed premises; or c. for 9 prescribed dogs or less kept on the prescribed premises.	Not applicable
Caretaker's accommodation	**Code assessment**	
	If all of the following are met - a. the gross floor area is 100m^2 or less; b. there is no other dwelling on the premises.	6.2.5 Low density residential 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
Childcare centre	**Code assessment**	
	If - a. not in the Acreage precinct or Small acreage precinct; b. located - i. on the same premises as an existing Educational establishment; or ii. adjoining an existing Educational establishment.	6.2.5 Low density residential 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
Community use	**Code assessment**	
	If all of the following are met - a. not in the Acreage precinct or Small acreage precinct; b. the gross floor area is 200m^2 or less.	6.2.5 Low density residential 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
Dual occupancy	**Accepted development (subject to requirements)**	
	If - a. a Dual occupancy (auxiliary unit) and in any precinct; or b. not Dual occupancy (auxiliary unit) and in the Small lot precinct on a lot with a minimum area of 525m^2; or c. not Dual occupancy (auxiliary unit) and in the Suburban precinct on a lot with a minimum area of 700m^2; or d. not Dual occupancy (auxiliary unit) and in the Village precinct on a lot with a minimum area of 875m^2.	If Dual occupancy (auxiliary unit) - 9.3.2 Dual occupancy and Dwelling house code If not Dual occupancy (auxiliary unit) - 6.2.5 Low density residential zone code 9.3.2 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Dwelling house	**Accepted development (not subject to requirements)**	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Food and drink outlet	**Code assessment**	

	If all of the following are met - a. the gross floor area is 200m^2 or less; b. does not include a drive-through facility; c. not in the Acreage precinct or Small acreage precinct.	6.2.5 Low density residential 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
Health care service	**Code assessment**	
	If all of the following are met - a. not a Pharmacotherapy clinic; b. not in the Acreage precinct or Small acreage precinct; c. the site has frontage to an urban arterial road or urban collector road; d. the gross floor area is 200m^2 or less.	6.2.5 Low density residential zone code 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service; or b. in the Acreage precinct and - i. it is equestrian tutelage and all of the following are met - A. the outdoor use area is 1,500m^2 or less; B. it does not involve more than two non-resident employees or contractors; or ii. it is any other sports tutelage and all the following are met - A. the outdoor use area is 400m^2 or less; B. it does not involve more than two non-resident employees or contractors; or iii. it is a bed and breakfast and all of the following are met - A. does not involve more than two non-resident employees or contractors; B. paying guests do not occupy more than three bedrooms; or iv. it is a Home-based food and drink business and all of the following are met - A. the use area is 50m^2 or less; B. it does not involve more than two non-resident employees or contractors; or v. it is any other business and all of the following are met - A. the use area is 50m^2 or less; B. it does not involve more than two non-resident employees or contractors; C. it is not an activity that would otherwise be defined as an Industry activity; D. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic; or c. 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 50m^2 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 50m^2 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; D. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and if - a. it is - i. a bed and breakfast; or ii. not a bed and breakfast and the use area is 100m^2 or less; b. it does not involve more than two non-resident employees or contractors;	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple dwelling	**Code assessment**	
	If - a. it is in the Small lot precinct and the net density does not exceed 33 equivalent dwellings per hectare; or b. it is in the Suburban precinct and the net density does not exceed 25 equivalent dwellings per hectare; or c. it is in the Village precinct and the net density does not exceed 20 equivalent dwellings per hectare.	6.2.5 Low density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Relocatable home park	**Code assessment**	
	If - a. it is in the Large suburban precinct and the net density does not exceed 10 equivalent dwellings per hectare; or b. it is in the Small lot precinct and the net density does not exceed 33 equivalent dwellings per hectare; or c. it is in the Suburban precinct and the net density does not exceed 25 equivalent dwellings per hectare; or d. it is in the Village precinct and the net density does not exceed 20 equivalent dwellings per hectare.	6.2.5 Low density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Residential care facility	**Code assessment**	
		6.2.5 Low density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**Code assessment**	
		6.2.5 Low density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Shop	**Code assessment**	
	If all of the following are met - a. the gross floor area is 200m^2 or less; b. not in the Acreage precinct or Small acreage precinct.	6.2.5 Low density residential 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		

Any other undefined use.	

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.6 Low impact industry zone

Table 5.5.6.1 - Low impact industry zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding 12 metres. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Adult store	**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. it complies with the adult store separation distance.	6.2.6 Low impact industry 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. it complies with the adult store separation distance.	6.2.6 Low impact industry 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
Bulk landscape supplies	**Code assessment**	
		6.2.6 Low impact industry 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
Car wash	**Code assessment**	
		6.2.6 Low impact industry 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
Caretaker's accommodation	**Code assessment**	
	If all of the following are met - a. the gross floor area is 100m^2 or less; b. there is no other dwelling on the premises.	6.2.6 Low impact industry 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
Crematorium	**Code assessment**	
	If not within 50 metres of a sensitive land use when measured from any boundary of the subject land to any boundary of the sensitive land use.	6.2.6 Low impact industry zone 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
Educational establishment	**Accepted development (subject to requirements)**	
	If - a. vocational trade training only; b. the material change of use - i. does not involve building work; or	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. vocational trade training only.	6.2.6 Low impact industry 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
Emergency services	**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.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry 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
Food and drink outlet	**Code assessment**	
	If the gross floor area is 200m^2 or less.	6.2.6 Low impact industry 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
Funeral parlour	**Code assessment**	
		6.2.6 Low impact industry 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
Hardware and trade supplies	**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.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry 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
Indoor sport and recreation	**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.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry 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
Low impact industry	**Accepted development (subject to requirements)**	
	If the material change of use does not involve - a. a brewery; or b. coffee roasting; or c. food and drink manufacturing producing 200 tonnes or greater per annum; or d. a garlic press.	6.2.6 Low impact industry zone 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
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry zone 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Office	**Code assessment**	
		6.2.6 Low impact industry 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
Outdoor sales	**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.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.6 Low impact industry 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**Code assessment**	
		6.2.6 Low impact industry 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
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**Accepted development (subject to requirements)**	
		6.2.6 Low impact industry zone 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
Shop	**Code assessment**	
	If the gross floor area is 200m^2 or less.	6.2.6 Low impact industry 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
Substation	**Code assessment**	
		6.2.6 Low impact industry 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
Telecommunications facility	**Code assessment**	
		6.2.6 Low impact industry zone code 9.3.9 Telecommunications facility 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

Transport depot	**Code assessment**	
		6.2.6 Low impact industry zone 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
Warehouse	**Accepted development (subject to requirements)**	
		6.2.6 Low impact industry zone 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.7 Low-medium density residential zone

Table 5.5.7.1 - Low-medium density residential zone

Editor's note - If in the Loganlea local plan, go directly to section 5.9 (Categories of development and assessment - Local plans) as it provides the categories of development and assessment for local plans on a comprehensive basis.
Editor's note - Low-medium density residential zone land is either in a Low-medium density residential zone precinct (Apartment precinct or Townhouse precinct), the Loganlea local plan or Loganholme local plan. Any use in the Loganholme local plan is provided for in Table 5.9.6.1 - Loganholme local plan: material change of use changes the category of development and assessment for uses in the Loganholme local plan. Any use in the Loganlea local plan is provided for in Table 5.9.7.1 - Loganlea local plan: material change of use changes the category of development and assessment for uses in the Loganlea local plan. In accordance with section 5.3.2(8) Determining the category of development and category of assessment, the local plan category of development and assessment in section 5.9 will override the category of development and assessment in this table.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding - 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 - 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. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Caretaker's accommodation	**Code assessment**	
	If all of the following are met - a. the gross floor area is 100m^2 or less; b. there is no other dwelling on the premises.	6.2.7 Low-medium density residential 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
Childcare centre	**Code assessment**	

	If - a. on the same premises as an existing Educational establishment; or b. adjoining an existing Educational establishment.	6.2.7 Low-medium density residential 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
Community care centre	**Code assessment**	
		6.2.7 Low-medium density residential 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
Community use	**Code assessment**	
		6.2.7 Low-medium density residential 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
Dual occupancy	**Accepted development (subject to requirements)**	
	If - a. not Dual occupancy (auxiliary unit) and in the Townhouse precinct on a lot with a minimum area of 500m^2; b. a Dual occupancy (auxiliary unit) and in the Apartment precinct or Townhouse precinct.	If Dual occupancy (auxiliary unit) - 9.3.2 Dual occupancy and Dwelling house code If not Dual occupancy (auxiliary unit) - 6.2.7 Low-medium density residential zone code 9.3.2 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	If Dual occupancy (auxiliary unit) - 9.3.2 Dual occupancy and Dwelling house code If not Dual occupancy (auxiliary unit) - 6.2.7 Low-medium density residential zone code 9.3.2 Dual occupancy and Dwelling house 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
Dwelling house	**Accepted development (not subject to requirements)**	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Dwelling unit	**Code assessment**	
		6.2.7 Low-medium density residential 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
Food and drink outlet	**Code assessment**	
	If all of the following are met - a. the gross floor area is 200m^2 or less; b. it does not include a drive-through facility.	6.2.7 Low-medium density residential 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
Health care service	**Code assessment**	
	If all of the following are met - a. not a Pharmacotherapy clinic; b. the site has frontage to an urban arterial road or urban collector road; c. the gross floor area is 200m^2 or less.	6.2.7 Low-medium density residential zone code 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business and all	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	of the following are met; i. the use area is 50m^2 or less; ii. it does not involve more than one non-resident employee or contractor; or c. it is any other business and all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple dwelling	**Code assessment**	
		6.2.7 Low-medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Residential care facility	**Code assessment**	
		6.2.7 Low-medium density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**Code assessment**	
		6.2.7 Low-medium density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**Code assessment**	
	If in the Apartment precinct.	6.2.7 Low-medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	

		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Shop	**Code assessment**	
	If all of the following are met - a. not a liquor store; b. the gross floor area is 200m^2 or less.	6.2.7 Low-medium density residential 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
Short-term accommodation	**Code assessment**	
	If in the Apartment precinct.	6.2.7 Low-medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.8 Medium density residential zone

Table 5.5.8.1 - Medium density residential zone

Editor's note - If in the Loganlea local plan, go directly to section 5.9 (Categories of development and assessment - Local plans) as it provides the categories of development and assessment for local plans on a comprehensive basis.
Editor's note - Medium density residential zone land is either in a Medium density residential zone precinct (High rise precinct or Medium rise precinct) or in the Loganlea local plan. Any use in the Loganlea local plan is provided for in Table 5.9.7.1 - Loganlea local plan: material change of use changes the category of development and assessment for uses in the Loganlea local plan. In accordance with section 5.3.2(8) Determining the category of development and category of assessment, the local plan category of development and assessment in section 5.9 will override the category of development and assessment in this table.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding - 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	The planning scheme

	Dwelling house code, if Dual occupancy (auxiliary unit) being - 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. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	
Caretaker's accommodation	**Code assessment**	
	If all of the following are met - a. the gross floor area is 100m^2 or less; b. there is no other dwelling on the premises.	6.2.8 Medium density residential 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
Childcare centre	**Code assessment**	
		6.2.8 Medium density residential 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
Club	**Code assessment**	
	If the gross floor area is 200m^2 or less.	6.2.8 Medium density residential 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
Community care centre	**Code assessment**	
		6.2.8 Medium density residential 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
Community use	**Code assessment**	
		6.2.8 Medium density residential 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
Dual occupancy	**Accepted development (subject to requirements)**	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	**Accepted development (not subject to requirements)**	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Food and drink outlet	**Code assessment**	
	If all of the following are met - a. the gross floor area is 200m^2 or less; b. it does not include a drive-through facility.	6.2.8 Medium density residential 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
Function facility	**Code assessment**	
		6.2.8 Medium density residential 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
Health care service	**Code assessment**	
	If all of the following are met - a. not a Pharmacotherapy clinic; b. the site has frontage to an urban arterial road or urban collector road; c. the gross floor area is 200m^2 or less.	6.2.8 Medium density residential zone code 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	

	If - 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 - i. the use area is 50m^2 or less; ii. it does not involve more than one non-resident employee or contractor; or c. it is any other business and all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	**Code assessment**	
		6.2.8 Medium density residential 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Multiple dwelling	**Code assessment**	
	If the dwellings are apartments.	6.2.8 Medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Residential care facility	**Code assessment**	
		6.2.8 Medium density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**Code assessment**	
		6.2.8 Medium density residential zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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

Rooming accommodation	**Code assessment**	
		6.2.8 Medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**Code assessment**	
	If the gross floor area is 200m^2 or less.	6.2.8 Medium density residential zone 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
Shop	**Code assessment**	
	If all of the following are met - a. the gross floor area is 200m^2 or less; b. is not a liquor store.	6.2.8 Medium density residential 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
Short-term accommodation	**Code assessment**	
		6.2.8 Medium density residential zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation

5.5.9 Medium impact industry zone

Table 5.5.9.1 - Medium impact industry zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding 12 metres. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Adult store	**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. it complies with the adult store separation distance.	6.2.9 Medium impact industry 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. it complies with the adult store separation distance.	6.2.9 Medium impact industry 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
Bulk landscape supplies	**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.	6.2.9 Medium impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry 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
Car wash	**Code assessment**	
		6.2.9 Medium impact industry 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
Caretaker's accommodation	**Code assessment**	
	If all of the following are met - a. the gross floor area is 100m^2 or less; b. there is no other dwelling on the premises.	6.2.9 Medium impact industry 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
Crematorium	**Code assessment**	
	If not within 50 metres of a sensitive land use when measured from any boundary of the subject land to any boundary of the sensitive land use.	6.2.9 Medium impact industry zone 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
Educational establishment	**Accepted development (subject to requirements)**	
	If - a. vocational trade training only; 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.	6.2.9 Medium impact industry 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. vocational trade training only.	6.2.9 Medium impact industry 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
Emergency services	**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.	6.2.9 Medium impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry 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
Food and drink outlet	**Code assessment**	
	If the gross floor area is 200m^2 or less.	6.2.9 Medium impact industry 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

Funeral parlour	**Code assessment**	
		6.2.9 Medium impact industry 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
Hardware and trade supplies	**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.	6.2.9 Medium impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry 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
Indoor sport and recreation	**Code assessment**	
		6.2.9 Medium impact industry 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
Low impact industry	**Accepted development (subject to requirements)**	
	If the material change of use does not involve - a. a brewery; or b. coffee roasting; or c. food and drink manufacturing producing 200 tonnes or greater per annum; or d. a garlic press.	6.2.9 Medium impact industry zone 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
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry zone 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Medium impact industry	**Accepted development (subject to requirements)**	
	If the material change of use does not involve - a. a brewery; or b. coffee roasting; or c. food and drink manufacturing producing 200 tonnes or greater per annum; or d. a garlic press.	6.2.9 Medium impact industry zone 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
	Code assessment	
	If not accepted development (subject to requirements).	6.2.9 Medium impact industry zone 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
Motor sport facility	**Code assessment**	
	If on Lot 1 on SP 103663 (located at Chambers Flat Road, Kingston).	6.2.9 Medium impact industry zone 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
Office	**Code assessment**	
		6.2.9 Medium impact industry 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
Outdoor sales	**Code assessment**	
		6.2.9 Medium impact industry 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
Outdoor sport and recreation	**Code assessment**	
		6.2.9 Medium impact industry zone 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**Code assessment**	
		6.2.9 Medium impact industry 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
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**Accepted development (subject to requirements)**	
		6.2.9 Medium impact industry zone 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
Shop	**Code assessment**	
		6.2.9 Medium impact industry 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
Substation	**Code assessment**	
		6.2.9 Medium impact industry 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
Telecommunications facility	**Code assessment**	
		6.2.9 Medium impact industry zone code 9.3.9 Telecommunications facility 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
Transport depot	**Accepted development (subject to requirements)**	
		6.2.9 Medium impact industry zone 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
Warehouse	**Accepted development (subject to requirements)**	
		6.2.9 Medium impact industry zone 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.10 Mixed use zone

Table 5.5.10.1 - Mixed use zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding - a. 12 metres where located within 15 metres of the residential zone category land; or b. the building height identified on Figure 6.2.10.3.1 - Browns Plains Road building heights; or c. 20 metres where located in the Industry precinct; or d. 15 metres where (a) to (c) do not apply. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Adult store	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct or Industry precinct and - 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. it complies with the adult store separation distance.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Industry precinct and - a. not accepted development (subject to requirements); b. it complies with the adult store separation distance.	6.2.10 Mixed use 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
Agricultural supplies store	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct and 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.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct and not accepted development (subject to requirements).	6.2.10 Mixed use 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
Bar	**Code assessment**	

	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Bulk landscape supplies	**Code assessment**	
	If not in the Abattoir precinct and - a. adjoining or opposite residential zone category land or Community facilities zoned land; or b. on an arterial road.	6.2.10 Mixed use 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
Car wash	**Code assessment**	
	If - a. not in the Abattoir precinct; b. not in the Industry precinct; or c. where in the Industry precinct - it is co-located with a Service station.	6.2.10 Mixed use 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
Caretaker's accommodation	**Code assessment**	
	If all of the following are met - a. the gross floor area is 100m^2 or less; b. there is no other dwelling on the premises.	6.2.10 Mixed use 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
Childcare centre	**Code assessment**	
	If in the Retail/commerce precinct.	6.2.10 Mixed use 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
Club	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Community care centre	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Community use	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Educational establishment	**Code assessment**	
	If it is for vocational trade training only and in the - a. Enterprise precinct; or b. Industry precinct; or c. Retail/commerce precinct.	6.2.10 Mixed use 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
Emergency services	**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.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.10 Mixed use 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
Food and drink outlet	**Code assessment**	
	If not in the Abattoir precinct.	6.2.10 Mixed use 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
Function facility	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Funeral parlour	**Code assessment**	
	If not in the Abattoir precinct.	6.2.10 Mixed use 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
Garden centre	**Code assessment**	
	If not in the Abattoir precinct.	6.2.10 Mixed use 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
Hardware and trade supplies	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct and 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.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct and not accepted development (subject to requirements).	6.2.10 Mixed use 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
Health care service	**Code assessment**	
	If: a. not a Pharmacotherapy clinic; b. not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.3.3 Health care service 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
High impact industry	**Code assessment**	
	If in the Abattoir precinct and the use is an abattoir.	6.2.10 Mixed use zone 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
Home-based business	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct or Enterprise precinct or Industry precinct or Retail/commerce precinct and - 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 - i. the use area is $50m^2$ or less; ii. does not involve more than two non-resident employees or contractors; or c. it is any other business and all of the following are met - i. the use area is $50m^2$ 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Enterprise precinct or Industry precinct or Retail/commerce precinct and, not accepted development (subject to	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. does not involve more than two non-resident employees or contractors; c. is not an activity that would otherwise be defined as an Industry activity, other than a Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
Hotel	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Indoor sport and recreation	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct or Industry precinct and 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.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Industry precinct and not accepted development (subject to requirements).	6.2.10 Mixed use 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
Low impact industry	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct or Retail/commerce precinct and- 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. it does not involve: i. a brewery; or ii. coffee roasting; or iii. food and drink manufacturing producing 200 tonnes or greater per annum; or iv. a garlic press.	6.2.10 Mixed use zone 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
	Code assessment	
	If not in the Abattoir precinct or Retail/commerce precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Market	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Medium impact industry	**Code assessment**	
	If - a. in the Enterprise precinct or Industry precinct; b. it is for a spray painting workshop involving spray painting of motor vehicles in a booth.	6.2.10 Mixed use zone 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 9.4.7 Servicing, access and parking code
Office	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Outdoor sales	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Outdoor sport and recreation	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone 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
Park	**Accepted development (not subject to requirements)**	
	If not in the Abattoir precinct.	Not applicable
Parking station	**Code assessment**	
	If not in the Abattoir precinct.	6.2.10 Mixed use 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
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Place of worship	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct or Industry precinct and - 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. it has a lawful Place of worship in the existing building; c. it complies with the Place of worship separation distance.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Industry precinct and - a. not accepted development (subject to requirements); b. it complies with the Place of worship separation distance.	6.2.10 Mixed use 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
Research and technology industry	**Code assessment**	
	If not in the Abattoir precinct.	6.2.10 Mixed use zone 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
Sales office	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct or Industry precinct.	9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct and 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.	6.2.10 Mixed use zone 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 not in the Abattoir precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone 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
Service station	**Code assessment**	
	If not in the Abattoir precinct.	6.2.10 Mixed use zone 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
Shop	**Code assessment**	
	If not in the Abattoir precinct and the gross floor area is 200m^2 or less.	6.2.10 Mixed use 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
Short-term accommodation	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Showroom	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct or Industry precinct and 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.	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not in the Abattoir precinct or Industry precinct and not accepted development (subject to requirements).	6.2.10 Mixed use 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
Substation	**Code assessment**	
		6.2.10 Mixed use 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
Telecommunications facility	**Code assessment**	
		6.2.10 Mixed use zone code 9.3.9 Telecommunications facility 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
Transport depot	**Code assessment**	
	If not in the Abattoir precinct or Retail/commerce precinct.	6.2.10 Mixed use zone 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
Utility installation	**Code assessment**	
	If not in the Abattoir precinct or Retail/commerce precinct.	6.2.10 Mixed use 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
Veterinary service	**Code assessment**	
	If not in the Abattoir precinct or Industry precinct.	6.2.10 Mixed use 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
Warehouse	**Accepted development (subject to requirements)**	
	If not in the Abattoir precinct or Retail/commerce precinct and 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.	6.2.10 Mixed use zone 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 not in the Abattoir precinct or the Retail/commerce precinct and not accepted development (subject to requirements).	6.2.10 Mixed use zone 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.11 Recreation and open space zone

Table 5.5.11.1 - Recreation and open space zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Animal husbandry or Park) exceeding - a. 12 metres in the Major parks precinct where located within 15 metres of a premises in the residential zone category; or b. 12 metres in the Private sport and recreation precinct where located within 15 metres of a premises in the low density residential zone or the Townhouse precinct of the Low-medium density residential zone; or c. 25 metres if in the Major parks precinct, where (a) does not apply; or d. 8.5 metres if in the Recreation parks precinct; or e. 8.5 metres if in the Constrained parks precinct; or f. 25 metres if in the Private sport and recreation precinct where (b) does not apply. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Animal husbandry	**Accepted development (not subject to requirements)**	
		Not applicable
Caretaker's accommodation	**Code assessment**	
	If all of the following are met - a. the gross floor area is 100m^2 or less; b. there is no other dwelling on the premises.	6.2.11 Recreation and open space 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
Club	**Code assessment**	

		6.2.11 Recreation and open space 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
Community use	**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.	6.2.11 Recreation and open space zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.11 Recreation and open space 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
Environment facility	**Accepted development (subject to requirements)**	
		6.2.11 Recreation and open space 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
Food and drink outlet	**Code assessment**	
	If it does not include a drive-through facility.	6.2.11 Recreation and open space 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
Function facility	**Code assessment**	
		6.2.11 Recreation and open space 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
Indoor sport and recreation	**Code assessment**	
	If not in the Constrained open space precinct.	6.2.11 Recreation and open space 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
Landing	**Code assessment**	
		6.2.11 Recreation and open space 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Major sport, recreation and entertainment facility	**Code assessment**	
	If not in the Constrained open space precinct or Recreation parks precinct.	6.2.11 Recreation and open space zone 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
Outdoor sport and recreation	**Code assessment**	
		6.2.11 Recreation and open space zone 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
Park	**Accepted development (not subject to requirements)**	

		Not applicable
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Shop	**Code assessment**	
	If all of the following are met - a. in the Major parks precinct or Private sport and recreation precinct; b. the gross floor area is 200m^2 or less.	6.2.11 Recreation and open space 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
Short-term accommodation	**Code assessment**	
	If in the - a. Major parks precinct; or b. Recreation parks precinct; or c. Private sport and recreation precinct.	6.2.11 Recreation and open space zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.12 Rural zone

Table 5.5.12.1 - Rural zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Animal husbandry, Animal keeping, Dwelling house, Park, Roadside stall or Sales office) exceeding 12 metres. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Animal husbandry	**Accepted development (not subject to requirements)**	
	If regulated under Subordinate Local Law No. 4.1 (Animal Management) 2002.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and - a. 20 pigs or less; or b. 200 poultry or less; or c. animals that are not pigs or poultry.	6.2.12 Rural zone code
	Code assessment	
	If not accepted development.	6.2.12 Rural zone code 9.4.4 Landscape code
Animal keeping	**Accepted development (not subject to requirements)**	
	If - a. for 25 breeding cats or less kept on the	Not applicable

	prescribed premises; or b. for 9 prescribed cats or less kept on the prescribed premises; or c. for 9 prescribed dogs or less kept on the prescribed premises.	
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and it is not a cattery or kennel.	6.2.12 Rural zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development and is a cattery for more than 25 cats.	6.2.12 Rural 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
Bulk landscape supplies	**Code assessment**	
		6.2.12 Rural 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	6.2.12 Rural zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the gross floor area exceeds 100m^2; b. there is no other dwelling on the premises.	6.2.12 Rural 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
Cropping	**Accepted development (subject to requirements)**	
	If it does not involve forestry for wood production.	6.2.12 Rural zone code 9.4.7 Servicing, access and parking code
	Code assessment	
	If it involves forestry for wood production.	6.2.12 Rural zone code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	**Accepted development (subject to requirements)**	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	**Accepted development (not subject to requirements)**	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Environment facility	**Accepted development (subject to requirements)**	
		6.2.12 Rural zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Home-based business	**Accepted development (subject to requirements)**	
	If - 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 - i. the outdoor use area is 2,500m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or d. it is other sports tutelage and all of the following	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	are met - i. the outdoor use area is 400m^2 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 the following are met – i. the use area is 50m^2 or less; ii. does not involve more than two non-resident employees or contractors; or f. it is any other business and all the following are met - i. the use area is 60m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
	Code assessment	
	If not accepted development (subject to requirements) and if - a. the use area is 100m^2 or less; b. it does not involve more than three non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Intensive animal industry	**Accepted development (subject to requirements)**	
	If for - a. 20 pigs or less; or b. 200 poultry or less.	6.2.12 Rural zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.12 Rural 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
Intensive horticulture	**Code assessment**	
		6.2.12 Rural 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Market	**Code assessment**	
		6.2.12 Rural 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
Nature-based tourism	**Code assessment**	
		6.2.12 Rural 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Permanent plantation	**Accepted development (not subject to requirements)**	
	If - a. a proponent-driven offset under an agreed	Not applicable

	delivery arrangement in accordance with the *Environmental Offsets Act 2014;* b. not located in Agricultural Land Classification Class A or Class B area. Editor's note - Agricultural Land Classification Class A or Class B areas are identified in Figures 6.2.12.3.1 to 6.2.12.3.3 of Part 6.	
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements).	6.2.12 Rural zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Roadside stall	**Accepted development (subject to requirements)**	
		9.3.7 Roadside stall code
Rural industry	**Code assessment**	
		6.2.12 Rural 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
Rural workers' accommodation	**Code assessment**	
		6.2.12 Rural 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Transport Depot	**Accepted development (subject to requirements)**	
	If all of the following are met - a. it is for the parking of 6 heavy vehicles or less; b. in the Farming precinct.	6.2.12 Rural 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
Wholesale nursery	**Code assessment**	
		6.2.12 Rural 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
Winery	**Code assessment**	
		6.2.12 Rural 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.13 Rural residential zone

Table 5.5.13.1 - Rural residential zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and	Not applicable

	assessment.	
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding - a. 8.5 metres (other than if Animal husbandry, Animal keeping, Dual occupancy, Dwelling house (auxiliary unit), Park, Roadside stall or Sales office) in the Carbrook precinct, Park living precinct and Park residential precinct; or b. the building height in the Dual occupancy and Dwelling house code, if Dual occupancy (auxiliary unit) in the Carbrook precinct, Park living precinct and Park residential precinct, being - 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; or c. 12 metres above ground level in the Cottage rural precinct. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	The planning scheme
Animal husbandry	**Accepted development (not subject to requirements)**	
	If regulated under Subordinate Local Law No. 4.1 (Animal Management) 2002.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and - a. in the Cottage rural precinct; b. on a lot greater than 8,000m^2; c. for - i. 20 pigs or less; or ii. 200 poultry or less; or iii. animals that are not pigs or poultry.	6.2.13 Rural residential zone code
	Code assessment	
	If not accepted development and if in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.4 Landscape code
Animal keeping	**Accepted development (not subject to requirements)**	
	If - a. for 25 breeding cats or less kept on the prescribed premises; or b. for 9 prescribed cats or less kept on the prescribed premises; or c. for 9 prescribed dogs or less kept on the prescribed premises.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and - a. not a cattery or a kennel; b. in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development and - a. it is a cattery for more than 25 cats; b. in the Cottage rural precinct.	6.2.13 Rural residential 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	6.2.13 Rural residential zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the gross floor area exceeds 100m^2;	6.2.13 Rural residential zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code

	b. there is no other dwelling on the premises.	9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Cropping	**Accepted development (subject to requirements)**	
	If all the following are met - a. in the Cottage rural precinct; b. on a lot of 4 hectares or more; c. not involving forestry.	6.2.13 Rural residential zone code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and if in the Cottage rural precinct.	6.2.13 Rural residential zone code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Dual occupancy	**Accepted development (subject to requirements)**	
	If it is Dual occupancy (auxiliary unit).	9.3.2 Dual occupancy and Dwelling house code
Dwelling house	**Accepted development (not subject to requirements)**	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Emergency services	**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.	6.2.13 Rural residential zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.13 Rural residential 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
Home-based business	**Accepted development (subject to requirements)**	
	If - 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 - i. the outdoor use area is 2,500m^2 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 - i. the outdoor use area is 400m^2 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 - i. the use area is 50m^2 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 - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and if - a. the use area is 100m^2 or less; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	as a Health care service being a Pharmacotherapy clinic.	
Intensive horticulture	**Code assessment**	
	If in the Cottage rural precinct and on a lot of 4 hectares or greater.	6.2.13 Rural residential 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Nature-based tourism	**Code assessment**	
	If in the Carbrook precinct or Cottage rural precinct.	6.2.13 Rural residential 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
	Code assessment	
	If - a. not accepted development (not subject to requirements); b. in the Cottage rural precinct.	6.2.13 Rural residential 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
Roadside stall	**Code assessment**	
	If in the Carbrook precinct or Cottage rural precinct.	9.3.7 Roadside stall code
Rural industry	**Code assessment**	
	If in the Cottage rural precinct.	6.2.13 Rural residential 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
Rural workers' accommodation	**Code assessment**	
	If in the Cottage rural precinct.	6.2.13 Rural residential 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Transport depot	**Accepted development (not subject to requirements)**	
	If all of the following are met - a. it is for the parking of 2 heavy vehicles or less; b. it is on premises greater than 2 hectares; c. in the Cottage rural precinct or the Park living precinct; d. the site is primarily used for a Residential activity.	Not applicable
Wholesale nursery	**Code assessment**	
	If in the Cottage rural precinct.	6.2.13 Rural residential 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
Winery	**Code assessment**	

	If in the Cottage rural precinct.	6.2.13 Rural residential 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.14 Special purpose zone

Table 5.5.14.1 - Special purpose zone

Editor's note - Defence land (Greenbank Training Area and the Loganlea training depot) is regulated under the *Commonwealth Defence Act 1903* and is not subject to the planning scheme.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Defence establishment	**Accepted development (not subject to requirements)**	
		Not applicable
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Utility installation	**Accepted development (not subject to requirements)**	
		Not applicable
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.5.15 Specialised centre zone

Table 5.5.15.1 - Specialised centre zone

Editor's note - Specialised centre zone land is either in a Specialised centre zone precinct (Albert River tourism precinct, Highway business precinct, Loganholme tourism precinct, Low impact office precinct or Old Chatswood Road precinct) or in the Loganlea local plan. Any use in the Loganlea local plan is provided for in Table 5.9.6.1 - Loganlea local plan: material change of use changes the categories of development and assessment for uses in the Loganlea local plan. In accordance with section 5.3.2(8) Determining the category of development and category of assessment, the local plan category of development and assessment in section 5.9 will override the category of development and assessment in this table.

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height (other than if Park or Sales office) exceeding - a. the building height for the Albert River tourism precinct, being - i. 10 metres within 200 metres of the Albert	The planning scheme

	River; or ii. 25 metres south of Distillery Road, where (i) does not apply; iii. 15 metres north of Distillery Road, where (i) does not apply; or b. 12 metres in the Highway business precinct; or c. 12 metres in the Low impact office precinct; or d. 40 metres in the Loganholme tourism precinct; or e. the building height identified on Figure 6.2.15.3.1 - Old Chatswood Road building heights for the Old Chatswood Road precinct; or f. 30 metres in the Underwood business precinct. Note - This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	
Adult store	**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 Highway business precinct or Underwood business precinct; c. it complies with the adult store separation distance.	6.2.15 Specialised 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. paragraphs (b) and (c) above are met.	6.2.15 Specialised 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
Agricultural supplies store	**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 Highway business precinct or Underwood business precinct.	6.2.15 Specialised 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 Highway business precinct or Underwood business precinct.	6.2.15 Specialised 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
Bar	**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.	6.2.15 Specialised 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).	6.2.15 Specialised 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
Car wash	**Code assessment**	
	If in the - a. Highway business precinct; or b. Loganholme tourism precinct; or c. Underwood business precinct.	6.2.15 Specialised 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If all of the following are met - 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	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	iii. involves minor building work; b. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	6.2.15 Specialised 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
Childcare centre	**Code assessment**	
		6.2.15 Specialised 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
Club	**Code assessment**	
		6.2.15 Specialised 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
Community care centre	**Code assessment**	
	If not in the Albert River tourism precinct.	6.2.15 Specialised 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
Community use	**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.	6.2.15 Specialised 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).	6.2.15 Specialised 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
Cropping	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised 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
Educational establishment	**Code assessment**	
		6.2.15 Specialised 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
Emergency services	**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.	6.2.15 Specialised 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).	6.2.15 Specialised 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
Environment facility	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised 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
Food and drink outlet	**Code assessment**	
		6.2.15 Specialised 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
Function facility	**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.	6.2.15 Specialised 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).	6.2.15 Specialised 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
Funeral parlour	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised 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
Garden centre	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised 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
Hardware and trade supplies	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised 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
Health care service	**Code assessment**	
	If - a. not a Pharmacotherapy clinic; b. not in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - 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 - i. the use area is 50m^2 or less; ii. does not involve more than two non-resident employees or contractors; or c. it is any other business and all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors;	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
Hospital	**Code assessment**	
	If in the Highway business precinct. or Underwood business precinct.	6.2.15 Specialised 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	**Code assessment**	
		6.2.15 Specialised 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
Indoor sport and recreation	**Code assessment**	
	If not in the Low impact office precinct.	6.2.15 Specialised 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
Landing	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised 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
Low impact industry	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct - a. not involving motor vehicle repairs; or b. where involving motor vehicle repairs, is associated with and subordinate to - i. Outdoor sales; or ii. Showroom.	6.2.15 Specialised centre zone 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
Major electricity infrastructure	**Accepted development (subject to requirements)**	
	If - a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Major sport, recreation and entertainment facility	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone 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
Marine Industry	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone 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
Market	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme Tourism Precinct.	6.2.15 Specialised 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
Multiple dwelling	**Code assessment**	
	If not in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Nature-based tourism	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised 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
Nightclub entertainment facility	**Code assessment**	
	If in the in the Albert River tourism precinct.	6.2.15 Specialised 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
Office	**Code assessment**	
	If in the - a. Highway business precinct; or b. Low impact office precinct; or c. Old Chatswood Road precinct.	6.2.15 Specialised 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
Outdoor sales	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised 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
Outdoor sport and recreation	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**Code assessment**	
	If in the - a. Highway business precinct; or b. Low impact office precinct; or c. Loganholme tourism precinct; or d. Underwood business precinct.	6.2.15 Specialised 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
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Place of worship	**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. it has a lawful Place of worship in the existing building; c. it complies with the place of worship separation distance; d. in the - i. Highway business precinct; or ii. Low impact office precinct; or iii. Underwood business precinct.	6.2.15 Specialised 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. paragraphs (c) and (d) above are met.	6.2.15 Specialised 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
Port service	**Code assessment**	

	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised 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
Renewable energy facility	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised 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
Research and technology industry	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone 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
Resort complex	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised 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
Retirement facility	**Code assessment**	
	If not in the Highway business precinct or Low impact office precinct.	6.2.15 Specialised centre zone code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rural workers' accommodation	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**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.	6.2.15 Specialised centre zone 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 not accepted development (subject to requirements).	6.2.15 Specialised centre zone 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
Service station	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone 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
Shop	**Code assessment**	
	If - a. in the Old Chatswood Road precinct; or b. in any other precinct, the gross floor area is 200m^2 or less.	6.2.15 Specialised 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
Short-term	**Code assessment**	

accommodation		6.2.15 Specialised centre zone code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Showroom	**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 - i. Highway business precinct; or ii. Old Chatswood Road precinct; or iii. Underwood business precinct.	6.2.15 Specialised 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 - i. Highway business precinct; or ii. Old Chatswood Road precinct; or iii. Underwood business precinct.	6.2.15 Specialised 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
Theatre	**Code assessment**	
	If in the - a. Albert River tourism precinct; or b. Loganholme tourism precinct; or c. Underwood business precinct	6.2.15 Specialised 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
Tourist attraction	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised 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
Tourist park	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised 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
Veterinary 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 - i. Highway business precinct; or ii. Loganholme tourism precinct; or iii. Low impact office precinct; or iv. Underwood business precinct.	6.2.15 Specialised 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 - i. Highway business precinct; or ii. Loganholme tourism precinct; or iii. Low impact office precinct; or iv. Underwood business precinct.	6.2.15 Specialised 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
Warehouse	**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;	6.2.15 Specialised centre zone code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code

	b. in the Highway business precinct or Underwood business precinct.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone 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
Wholesale nursery	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised 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
Winery	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.6 Categories of development and assessment - Reconfiguring a lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6.1 - Reconfiguring a lot

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emerging community	**Code assessment**	
	If all proposed lots are 20 hectares or greater.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme
Environmental management and conservation	**Code assessment**	
	If a proposed lot is 100 hectares or greater.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme
Low density residential	**Code assessment**	
	If - a. in the Small lot precinct, all proposed lots are 300m^{2}or greater; or b. in the Suburban precinct - i. all proposed lots are 400m^2 or greater; ii. all proposed rear lots are 500m^2 or greater; or c. in the Village precinct - i. all proposed lots are 500m^2 or greater; ii. all proposed rear lots are 600m^2 or greater; or d. in the Large suburban precinct, all proposed lots are 1,000m^2 or greater; or e. in the Small acreage precinct, all proposed lots are 2,000m^2 or greater; or f. in the Acreage precinct, all proposed lots are 4,000m^2 or greater; or g. for the purpose of reconfiguring an existing or approved Multiple dwelling (or equivalent use under the superseded planning scheme). Note - The minimum rear lot area is clear of the access strip.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme
Low-medium density residential	**Code assessment**	
	If - a. in the Townhouse precinct, all proposed lots are 500m^2 or greater; or b. in the Apartment precinct, all proposed lots are 800m^2 or greater; or c. for the purpose of reconfiguring an existing or approved Multiple dwelling (or equivalent use under the superseded planning scheme). Editor's note - For land in the Loganholme local plan area, refer to Table 5.9.6.2 - Loganholme local plan: Reconfiguring a lot. For land in the Loganlea local plan area, refer to Table 5.9.7.2 - Loganlea local plan: Reconfiguring a lot.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme
Medium density residential	**Code assessment**	
	If - a. all proposed lots are 1,200m^2 or greater; or b. for the purpose of reconfiguring an existing or approved Multiple dwelling (or equivalent use under the superseded planning scheme). Editor's note - For land in the Loganlea local plan area, refer to Table 5.9.7.2 - Loganlea local plan: Reconfiguring a lot.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code

	Impact assessment	
	If not code assessment.	The planning scheme
Rural residential	**Code assessment**	
	If - a. in the Park living precinct, all proposed lots are 100 hectares or greater; or b. in the Park residential precinct all proposed lots are 5,000m^2 or greater; or c. in the Cottage rural precinct or the Carbrook precinct - i. all proposed lots are 20 hectares or greater, if in the urban footprint; or ii. all proposed lots are 100 hectares or greater, if in the regional landscape rural production area in the South East Queensland Regional Plan 2009-2031.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme
Rural	**Code assessment**	
	If all proposed lots are 100 hectares or greater.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table.		9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code Editor's note - Where a local plan applies, section 5.9 makes the local plan code also apply to the reconfiguring a lot, other than if a boundary realignment or creating an access easement only.
Any reconfiguring a lot listed in this table and not meeting the description listed in the category of development and assessment column.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.
Editor's note - Creating an easement giving access to a lot from a constructed road is also reconfiguring a lot under Schedule 2 of the *Planning Act 2016*.

5.7 Categories of development and assessment - Building work

The following table identifies the categories of development and assessment for building work regulated under the planning scheme.
Editor's note - Table 1.6.1 - Building assessment provisions in the planning scheme regulates building work in accordance with section 32 and 33 of the *Building Act 1975*.

Table 5.7.1 - Building work

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones where for a Dual occupancy (auxiliary unit) or Dwelling house	**Accepted development (subject to requirements)**	
	Development for the extension of a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	9.3.2 Dual occupancy and Dwelling house code.

All zones where for other than Dual occupancy (auxiliary unit) or Dwelling house	**Accepted development (subject to requirements)**	
	If not minor building work.	The zone code for the zone area. The local plan code for the local plan area.

Editor's note - Building work that does not comply with one or more of the nominated acceptable outcomes becomes code assessable development: section 5.3.3(2). For code assessable building work under this planning scheme, a development permit is required. A private certifier cannot receive or decide a building development application under the *Building Act 1975* until the planning scheme development permit is in effect. See section 83 *Building Act 1975* (General restrictions on granting building development approval).
Table 5.10.7.1 identifies categories of development and assessment, assessment benchmarks for assessable development and requirements for accepted development for building work completely or partly in a heritage area identified on Heritage overlay map OM-07.00.
Land identified in a bushfire hazard area on Bushfire hazard overlay map OM-03.00 is a designated bushfire prone area for the Building Code of Australia and the Queensland Development Code.

Accepted development (not subject to requirements)
Minor building work and any other building work not listed in this table.

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.8 Categories of development and assessment - Operational work

The following table identifies the categories of development and assessment for operational work.

Table 5.8.1 - Operational work

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Advertising device		
All zones	**Accepted development (not subject to requirements)**	
	If associated with a Home-based business.	9.3.4 Home-based business code - acceptable outcome AO3 (a)(x) - (a)(xiii).
Centre zone, if not in the Local Centre precinct or Neighbourhood Centre precinct Editor's note - Table 5.9.12.1 - Logan Village local plan - operational work - advertising device makes an off-premises sign in that local plan area impact assessment **Low impact industry zone** **Medium impact industry zone** **Mixed use zone** **Specialised centre zone**	**Accepted development (not subject to requirements)**	
	If carried out by the local government.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and if - a. it is an on-premises sign; b. not on a lot with frontage to a State-controlled road.	9.4.1 Advertising device code
	Code assessment	
	If not accepted development.	9.4.1 Advertising device code
Centre zone, if in the Local Centre precinct or Neighbourhood Centre precinct **Community facilities zone** **Emerging community zone** **Environmental management and conservation zone** **Low density residential zone** **Low-medium density residential zone** **Medium density residential zone** **Recreation and open space zone** **Rural zone** **Rural residential zone**	**Accepted development (not subject to requirements)**	
	If carried out by the local government.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and if - a. it is an on-premises sign; b. not on a lot with frontage to a State-controlled road.	9.4.1 Advertising device code
	Code assessment	
	If not accepted development and if - a. it is an on-premises sign; b. on a lot with frontage to a State-controlled road.	9.4.1 Advertising device code
	Impact assessment	
	If not accepted development and it is an off-premises sign.	9.4.1 Advertising device code
Driveway crossover		
All zones	**Accepted development (not subject to requirements)**	
	If carried out by the local government.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and not located on a State-controlled road.	9.4.7 Servicing, access and parking code - acceptable outcome AO9
Filling or excavation		
All zones	**Accepted development (not subject to requirements)**	
	If not associated with assessable reconfiguring a lot and if - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular infrastructure work does not require operational work development approval. Editor's note - Operational work for assessable reconfiguring a lot is code assessable development pursuant to the Regulation.	Not applicable
Centre zone **Community facilities zone** **Low density residential zone** **Low impact industry zone** **Low-medium density residential zone** **Medium density residential zone** **Medium impact industry zone**	**Accepted development (not subject to requirements)**	
	If not associated with assessable reconfiguring a lot and if - a. not for public infrastructure; b. it does not exceed a volume of $20m^3$; c. it does not exceed an area of $2,000m^2$; d. no part of the work (including any retaining wall) - i. is in a local government easement; ii. is in a road;	Not applicable

Mixed use zone **Specialised centre zone**	iii. is within two metres of local government infrastructure; iv. where it is filling, is within two metres of a lot boundary; e. where involving a retaining wall - i. the retaining wall is not greater than 1 metre in height from ground level; ii. no filling is placed against a lot boundary; iii. the retaining wall is located wholly within one lot. Editor's note - Operational work for assessable reconfiguring a lot is code assessable development pursuant to the Regulation.	
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and - a. not associated with assessable reconfiguring a lot; b. not associated with assessable material change of use; c. not for public infrastructure; d. where involving a retaining wall - i. the retaining wall is less than - A. 1.5 metres in height from ground level; or B. 3 metres with benching in height from ground level; ii. the retaining wall is not in a local government easement; iii. the retaining wall is not in a road; iv. the retaining wall is located wholly within one lot; v. no filling is placed against a lot boundary. Editor's note - Operational work for assessable reconfiguring a lot is code assessable development pursuant to the Regulation.	9.4.2 Filling and excavation code
	Code assessment	
	If not accepted development.	9.4.2 Filling and excavation code
Emerging community zone **Environmental management and conservation zone** **Recreation and open space zone** **Rural residential zone** **Rural zone**	**Accepted development (not subject to requirements)**	
	If not associated with assessable reconfiguring a lot and if - a. not for public infrastructure; b. it does not exceed a volume of $100m^3$; c. it does not exceed an area of $2,000m^2$; d. no part of the work (including any retaining wall) - i. is in a local government easement; ii. is in a road; iii. is within two metres of local government infrastructure; iv. where it is filling, is within 20 metres of a lot boundary; e. where involving a retaining wall - i. the retaining wall is not greater than one metre in height from ground level; ii. no fill is placed against a lot boundary; iii. the retaining wall is located wholly within one lot. Editor's note - Operational work for assessable reconfiguring a lot is code assessable development pursuant to the Regulation.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and - a. not associated with assessable reconfiguring a lot; b. not associated with assessable material change of use; c. not for public infrastructure; d. where involving a retaining wall - i. the retaining wall is less than - A. 1.5 metres in height from ground level; or B. 3 metres with benching in height from ground level; ii. the retaining wall is not in a local government easement; iii. the retaining wall is not in a road; iv. the retaining wall is located wholly within one lot; v. no filling is placed against a lot boundary. Editor's note - Operational work for assessable reconfiguring a lot is code assessable development pursuant to the Regulation.	9.4.2 Filling and excavation code
	Code assessment	
	If not accepted development.	9.4.2 Filling and excavation code
Infrastructure work		

All zones	**Accepted development (not subject to requirements)**	
	If not associated with assessable reconfiguring a lot and if - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular infrastructure work does not require operational work development approval. Editor's note - Operational work for assessable reconfiguring a lot is code assessable development pursuant to the Regulation.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements) and - a. not associated with assessable reconfiguring a lot; b. not associated with assessable material change of use; c. not for public infrastructure.	9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code—acceptable outcome PO10/AO10, if the infrastructure work is constructing a car parking area 9.4.7 Servicing, access and parking code—acceptable outcome PO11/AO11, if the infrastructure work is for a queuing area associated with a drive-through facility
	Code assessment	
	If not accepted development.	9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code—acceptable outcome PO10/AO10, if the infrastructure work is constructing a car parking area 9.4.7 Servicing, access and parking code—acceptable outcome PO11/AO11, if the infrastructure work is for a queuing area associated with a drive-through facility
Landscape work		
All zones	**Accepted development (not subject to requirements)**	
	If not associated with assessable reconfiguring a lot and if - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or a variation approval in effect which contains a condition stating that particular landscape work does not require operational work development approval. Editor's note - Operational work for assessable reconfiguring a lot is code assessable development pursuant to the Regulation.	Not applicable
	Accepted development (subject to requirements)	
	If not accepted development (not subject to requirements).	9.4.4 Landscape code
Vegetation clearing		
All zones	**Accepted development (not subject to requirements)**	
	Editor's note - Table 5.10.2.1 - Biodiversity areas overlay changes the category of development and assessment for clearing of native vegetation where the land has an area identified as a Biodiversity area on Biodiversity areas overlay Map OM-02.00. Editor's note - Table 5.10.14.1 - Waterway corridors and wetlands overlay changes the category of development and assessment for vegetation clearing where the land has an area identified as Waterway corridor and wetland area on Waterway corridors and wetlands overlay map OM-14.00.	Not applicable
Accepted development (not subject to requirements)		
Any other operational work not listed in this table. Any operational work listed in this table and not meeting the description listed in the categories of development and assessment column.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9 Categories of development and assessment - Local plans

Note - The Logan Planning Scheme provides tables of assessment in section 5.9 Categories of development and assessment - Local plans on a comprehensive basis i.e. the tables of assessment in section 5.9 present a combination of the categories of development and assessment in the underlying zone and any changes to the categories of development and assessment for the local plan.
Editor's note - Where 'No change' is stated in the category of development and assessment column but accepted development (subject to requirements) does not comply with one or more identified requirements for accepted development of the applicable code(s), the development becomes assessable development. See section 5.3.3(2).
Note - Assessment benchmarks for assessable development and requirements for accepted development identified are in addition to assessment benchmarks for assessable development and requirements for accepted development identified in the tables to sections 5.5 to 5.8 and 5.10.

5.9.1 Beenleigh local plan

Table 5.9.1.1 - Beenleigh local plan: material change of use

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the building height identified on Figure 7.2.1.4.3 - Beenleigh building heights in the local plan code, other than if - a. Park or Sales office; or b. on a lot identified as having a landmark building on Figure 7.2.1.4.2 - Beenleigh place making and movement network. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
Adult store	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. not in the - i. Centre core precinct; or ii. Civic and community precinct; or iii. Integrated health precinct; or iv. Showgrounds precinct; c. it complies with the adult store separation distance and is in any precinct other than the - i. Centre core precinct; or ii. Civic and community precinct; or iii. Integrated health precinct; or iv. 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. paragraphs (b) and (c) above are met.	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
Bar	**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. 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
Car wash	**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. 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	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. paragraphs (b) and (c) above are met.	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
Childcare centre	**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. not in the Civic and community precinct or Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.1 Childcare centre 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 or Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan 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
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
Community care centre	**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. not in the 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 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
Community use	**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 7.2.1 Beenleigh local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Dwelling unit	**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 7.2.1 Beenleigh 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 7.2.1 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
Educational establishment	**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. 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
Emergency services	**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. not in the - i. Civic and community precinct; or ii. Integrated health precinct; or	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

	iii. Showgrounds precinct.	
	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
Food and drink outlet	**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. not in the Showgrounds precinct south of Showgrounds Drive.	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 Showgrounds precinct south of Showgrounds Drive.	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
Function facility	**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. not in the Civic and community precinct or 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 Civic and community precinct or Showgrounds precincts.	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
Garden centre	**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. not in the Showgrounds precinct south of Showgrounds Drive.	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 Showgrounds precinct south of Showgrounds Drive.	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
Hardware and trade supplies	**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. not in the Showgrounds precinct south of Showgrounds Drive.	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);	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code

	b. not in the Showgrounds precinct south of Showgrounds Drive.	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
Health care service	**Accepted development (subject to requirements)**	
	If - a. not a Pharmacotherapy clinic; 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 or 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 Civic and community precinct or Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business - i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Hospital	**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. not in the Civic and community precinct or 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 Civic and community precinct or 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	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

	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.	
	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
Indoor sport and recreation	**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. not in the Civic and community 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 Civic and community 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
Low impact industry	**Code assessment**	
	If - a. it is a brewery; 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
Major sport, recreation and entertainment facility	**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 Showgrounds precinct south of Showgrounds Drive.	6.2.1 Centre zone code 7.2.1 Beenleigh 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 Showgrounds precinct south of Showgrounds Drive.	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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Market	**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. not in the Integrated health precinct or 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 Integrated health precinct or 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

Multiple dwelling	**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. not in the Integrated health precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Integrated health precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Nightclub entertainment facility	**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. 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
Office	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. if in the Civic and community precinct - the Office is for local government, State government or federal government only; c. not in the Integrated health precinct or 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. paragraphs (b) and (c) above are met.	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
Outdoor sport and recreation	**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. not in the Civic and community precinct or Integrated health precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh 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. not in the Civic and community precinct or Integrated health 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 9.4.5 Management of emissions and hazardous activities code

		9.4.7 Servicing, access and parking code
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**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. not in the Civic and community precinct or 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 Civic and community precinct or 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
Place of worship	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. it has a lawful Place of worship in the existing building; c. it complies with the place of worship separation distance; d. 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. paragraphs (c) and (d) above are met.	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
Residential care facility	**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. not in the Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**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. not in the Integrated health precinct or Showgrounds	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	precinct.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. not in the Integrated health precinct or Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**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. not in the Integrated health precinct or Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Integrated health precinct or Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
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. 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 9.4.5 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. 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	**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. 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 9.4.5 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. 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code

Shop	**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. not in the Showgrounds precinct; c. in the Civic and community precinct - it is not a liquor store.	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. paragraphs (b) and (c) above are met.	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
Shopping centre	**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. not in the Showgrounds precinct; c. in the Civic and community precinct - none of the tenancies are an adult store or liquor store; d. in any precinct other than the Civic and community precinct and it has an adult store tenancy - it complies with the adult store separation distance.	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. paragraphs (b), (c) and (d) above are met.	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
Short-term accommodation	**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. not in the Integrated health precinct or Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Integrated health precinct or Showgrounds precinct.	6.2.1 Centre zone code 7.2.1 Beenleigh local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Showroom	**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. not in the Integrated health precinct or 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 Integrated health precinct or 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
Theatre	**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. not in the Integrated health precinct or 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 Integrated health precinct or 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
Veterinary 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. 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.2 Browns Plains local plan

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

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the building height identified on Figure 7.2.2.4.3 - Browns Plains building heights in the Local plan code, other than if Park or Sales office. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
a Commercial activity	**Accepted development (subject to requirements)**	

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	If - a. the use does not involve gaming; b. not a Health care service being a Pharmacotherapy clinic; c. not Low Impact Industry being a brewery; d. for a Commercial activity other than Low impact industry, Health care service being a Pharmacotherapy clinic or Home-based business, the material change of use - 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; e. 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 - A. the use area is 50m^2 or less; B. it does not involve more than two non-resident employees or contractors; or iii. the use: A. does not involve more than two non-resident employees or contractors; B. area is 50m^2 or less; C. is not an activity that would otherwise be defined as an Industry activity; D. is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	6.2.1 Centre zone code, if not Home-based business 7.2.2 Browns Plains local plan code, if not Home-based business 9.3.4 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; d. it is not an activity that would otherwise be defined as a Health care service being Pharmacotherapy clinic.	6.2.1 Centre zone code, if not Home-based business 7.2.2 Browns Plains local plan code, if not Home-based business 9.3.3 Health care service code, if Health care service 9.3.4 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
a Retail activity Editor's note - A Retail activity is defined as any of the following uses - Adult store Agricultural supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Shop Shopping centre Showroom	**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. Adult store or an adult store in a Shopping centre in the Centre frame precinct or Commercial precinct - it complies with the adult store separation distance.	6.2.1 Centre zone code 7.2.2 Browns Plains 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. if Adult store or an adult store in a Shopping centre in the Centre frame precinct or Commercial precinct - it complies with the adult store separation distance.	6.2.1 Centre zone code 7.2.2 Browns Plains 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	6.2.1 Centre zone code 7.2.2 Browns Plains 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. paragraphs (b) and (c) above are met.	6.2.1 Centre zone code 7.2.2 Browns Plains 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
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 7.2.2 Browns Plains local plan 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 7.2.2 Browns Plains local plan 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
Community care 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 7.2.2 Browns Plains 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 7.2.2 Browns Plains 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
Community use	**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 7.2.2 Browns Plains 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 7.2.2 Browns Plains 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
Dwelling unit	**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 7.2.2 Browns Plains 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 7.2.2 Browns Plains 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
Educational establishment	**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 7.2.2 Browns Plains 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 7.2.2 Browns Plains 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
Emergency services	**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 7.2.2 Browns Plains 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 7.2.2 Browns Plains 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
Hospital	**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 7.2.2 Browns Plains 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 7.2.2 Browns Plains 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
Multiple dwelling	**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 7.2.2 Browns Plains local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 7.2.2 Browns Plains local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Outdoor sport and recreation	**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 7.2.2 Browns Plains 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 not accepted development (subject to requirements).	6.2.1 Centre zone code 7.2.2 Browns Plains 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Place of worship	**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;	6.2.1 Centre zone code 7.2.2 Browns Plains local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	b. it has a lawful Place of worship in the existing building; c. it complies with the place of worship separation distance.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. it complies with the place of worship separation distance.	6.2.1 Centre zone code 7.2.2 Browns Plains 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
Residential care facility	**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 7.2.2 Browns Plains local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 7.2.2 Browns Plains local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**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 7.2.2 Browns Plains local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 7.2.2 Browns Plains local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**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 7.2.2 Browns Plains local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 7.2.2 Browns Plains local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		7.2.2 Browns Plains local plan code 9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Short-term accommodation	**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 7.2.2 Browns Plains local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 7.2.2 Browns Plains local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.3 Jimboomba local plan

Table 5.9.3.1 - Jimboomba local plan: material change of use

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the maximum building height identified on Figure 7.2.3.4.3 - Jimboomba building heights in the Local plan code, other than if Park or Sales office. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
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. not a Health care service being a Pharmacotherapy clinic; c. not Low Impact Industry being a brewery; d. for a Commercial activity other than Low impact industry, Health care service being a Pharmacotherapy clinic or Home-based business, the material change of use - 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; e. 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 - A. the use area is 50m^2 or less; B. it does not involve more than two non-resident employees or contractors; or iii. the use: A. does not involve more than two non-resident employees or contractors; B. area is 50m^2 or less; C. is not an activity that would otherwise be defined as an Industry activity; D. is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	6.2.1 Centre zone code, if not Home-based business 7.2.3 Jimboomba local plan code, if not Home-based business 9.3.4 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 not accepted development (subject to requirements) - a. the use is not Home-based business or Low	6.2.1 Centre zone code, if not Home-based business 7.2.3 Jimboomba local plan code, if not Home-based business 9.3.3 Health care service code, if Health care service

	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, other than Service industry;or c. the use is Low impact industry where only for a brewery; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code, 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
a Retail activity Editor's note - A Retail activity is defined as any of the following uses - Adult store Agricultural supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Shop Shopping centre Showroom	**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. Adult store or an adult store in a Shopping centre - it complies with the adult store separation distance.	6.2.1 Centre zone code 7.2.3 Jimboomba 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. Adult store or an adult store in a Shopping centre - it complies with the Adult store separation distance.	6.2.1 Centre zone code 7.2.3 Jimboomba 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
Caretaker's accommodation	**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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	6.2.1 Centre zone code 7.2.3 Jimboomba 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. paragraphs (b) and (c) above are met.	6.2.1 Centre zone code 7.2.3 Jimboomba 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
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 7.2.3 Jimboomba local plan 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 7.2.3 Jimboomba local plan 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
Community care 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 7.2.3 Jimboomba 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 7.2.3 Jimboomba 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
Community use	**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 7.2.3 Jimboomba 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 7.2.3 Jimboomba 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
Dwelling unit	**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 7.2.3 Jimboomba 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 7.2.3 Jimboomba 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
Educational establishment	**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 7.2.3 Jimboomba 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 7.2.3 Jimboomba 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
Emergency services	**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 7.2.3 Jimboomba 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 7.2.3 Jimboomba 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
Hospital	**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 7.2.3 Jimboomba 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 7.2.3 Jimboomba 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
Multiple dwelling	**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 7.2.3 Jimboomba local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 7.2.3 Jimboomba local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Outdoor sport and recreation	**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 7.2.3 Jimboomba 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 not accepted development (subject to requirements).	6.2.1 Centre zone code 7.2.3 Jimboomba 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Place of worship	**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. it has a lawful Place of worship in the existing building; c. it complies with the place of worship separation distance.	6.2.1 Centre zone code 7.2.3 Jimboomba 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. it complies with the place of worship separation distance.	6.2.1 Centre zone code 7.2.3 Jimboomba 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
Residential care facility	**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 7.2.3 Jimboomba local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 7.2.3 Jimboomba local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**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 7.2.3 Jimboomba local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 7.2.3 Jimboomba local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**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 7.2.3 Jimboomba local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 7.2.3 Jimboomba local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Short-term accommodation	**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 7.2.3 Jimboomba local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 7.2.3 Jimboomba local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.4 Logan Central local plan

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

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses.	Not applicable

	Note - This accepted development category of development prevails over all other categories of development.	
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the maximum building height identified on Figure 7.2.4.4.3 - Logan Central building heights in the local plan code, other than if - a. Park or Sales office; or b. on a lot identified as having a landmark building on Figure 7.2.4.4.2 - Logan Central place making and movement network. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
a Retail activity Editor's note - A Retail activity is defined as any of the following uses - Adult store Agricultural supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Shop Shopping centre Showroom	**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. Adult store, or an adult store in a Shopping centre - i. it is not in the Centre core precinct or Civic and community precinct; ii. if in a precinct other than the Civic and community precinct - it complies with the adult store separation distance; c. Shop that is a liquor store - it is 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. paragraphs (b) and (c) above are met.	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
Bar	**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. not in the Civic and community precinct or Wembley Road north 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 or Wembley Road north 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
Car wash	**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. not in the Civic and community precinct or Wembley Road north 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 or Wembley Road north 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If - a. the material change of use -	6.2.1 Centre zone code 7.2.4 Logan Central local plan code

	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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	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
Childcare centre	**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. not in the Civic and community precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.3.1 Childcare centre 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 9.3.1 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
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
Community care 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 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
Community use	**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 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

Dwelling unit	**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 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
Educational establishment	**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. 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
Emergency services	**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. 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
Function facility	**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. 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
Health care service	**Accepted development (subject to requirements)**	
	If - a. not a Pharmacotherapy clinic; 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);	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.3.3 Health care service code

	b. not in the Civic and community precinct.	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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business - i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic; v. not in the Civic and community precinct.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic; e. not in the Civic and community precinct.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Hospital	**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. not in the Civic and community precinct or Wembley Road north 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 or Wembley Road north 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
Indoor sport and recreation	**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. 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
Low impact industry	**Code assessment**	
	If - a. it is a brewery; 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
Multiple dwelling	**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 7.2.4 Logan Central local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Office	**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 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
Outdoor sport and recreation	**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. not in the Civic and community precinct or Wembley Road north precinct.	6.2.1 Centre zone code 7.2.4 Logan Central 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. not in the Civic and community precinct or Wembley Road north 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**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. 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
Place of worship	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. it has a lawful Place of worship in the existing building; c. not in the Civic and community precinct or Wembley Road north precinct; d. it complies with the place of worship separation distance.	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. paragraphs (c) and (d) above are met.	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
Residential care facility	**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. not in the Wembley Road north precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 Wembley Road north precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**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. not in the Wembley Road north precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 Wembley Road north precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**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. not in the Wembley Road north precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Wembley Road north precinct.	6.2.1 Centre zone code 7.2.4 Logan Central local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
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. 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 9.4.5 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. 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	**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. not in the Civic and community precinct or Wembley Road north precinct.	6.2.1 Centre zone code 7.2.4 Logan Central 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. not in the Civic and community precinct or Wembley Road north 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Short-term accommodation	**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 7.2.4 Logan Central local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Theatre	**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. not in the Wembley Road north 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 Wembley Road north 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
Veterinary 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. 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.5 Logan Village local plan

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

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the maximum building height identified on Figure 7.2.5.4.3 - Logan village building heights in the local plan code, other than if Park or Sales office. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
a Retail activity Editor's note - A Retail activity is defined as any of the following uses - Adult store Agricultural supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Shop Shopping centre Showroom	**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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network; c. not Adult store or an adult store in a Shopping centre; d. not Showroom.	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 - a. not accepted development (subject to	6.2.1 Centre zone code 7.2.5 Logan Village local plan code

	requirements); b. paragraphs (b), (c) and (d) above are met.	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
Bar	**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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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 - a. not accepted development (subject to requirements); b. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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
Car wash	**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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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 - a. not accepted development (subject to requirements); b. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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
Caretaker's accommodation	**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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	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 - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	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
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 7.2.5 Logan Village local plan 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 7.2.5 Logan Village local plan 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

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
Community care 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 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
Community use	**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 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
Dwelling unit	**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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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 - a. not accepted development (subject to requirements); b. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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
Educational establishment	**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 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
Function facility	**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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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 - a. not accepted development (subject to requirements); b. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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
Health care service	**Accepted development (subject to requirements)**	
	If - a. not a Pharmacotherapy clinic; 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.	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 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business - i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	**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	6.2.1 Centre zone code 7.2.5 Logan Village local plan code 9.4.3 Infrastructure code

	existing gross floor area; or c. involves minor building work.	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
Multiple dwelling	**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 7.2.5 Logan Village local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Office	**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 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Place of worship	**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. it has a lawful Place of worship in the existing building; c. it complies with the place of worship separation distance.	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 - a. not accepted development (subject to requirements); b. it complies with the place of worship separation distance.	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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	6.2.1 Centre zone code 7.2.5 Logan Village 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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	**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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	6.2.1 Centre zone code 7.2.5 Logan Village 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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Short-term accommodation	**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 7.2.5 Logan Village local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Veterinary 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. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network.	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 - a. not accepted development (subject to requirements); b. not on land identified as the Village Green on Figure 7.2.5.4.2 Logan Village place making and movement network	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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation

5.9.6 Loganholme local plan

Table 5.9.6.1 - Loganholme local plan: material change of use

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the maximum building height identified on Figure 7.2.6.4.3 - Loganholme building heights in the local plan code, other than if - a. Dwelling house; or b. Park; or c. Sales office. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
Agricultural supplies store	**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 Bryants Road local centre precinct.	6.2.1 Centre zone code 7.2.6 Loganholme local plan 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 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

Animal husbandry	**Accepted development (not subject to requirements)**	
	If - a. in the Large lot residential precinct or the Suburban residential precinct; b. regulated under Subordinate Local Law No. 4.1 (Animal management) 2002.	Not applicable
Animal keeping	**Accepted development (not subject to requirements)**	
	If - a. in the Large lot residential precinct or the Suburban residential precinct - i. for 25 breeding cats or less kept on the prescribed premises; or ii. for 9 prescribed cats or less kept on the prescribed premises; or iii. for 9 prescribed dogs or less kept on the prescribed premises.	Not applicable
Bar	**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 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 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
Car wash	**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.	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
Caretaker's accommodation	**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; c. the gross floor area is 100m^2 or less; d. there is no other dwelling on the premises.	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. paragraphs (c) and (d) above are met.	6.2.1 Centre zone code, if the land is in that zone 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
Childcare centre	**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 9.3.1 Childcare centre 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 9.3.1 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
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
Community care centre	**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 a precinct other than the Large lot residential precinct or Suburban residential precinct.	6.2.1 Centre zone code, if the land is in that zone 6.2.7 Low-medium density residential zone, 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
Community use	**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;	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

	b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. in a precinct other than Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct and the gross floor area is 200m^2 or less, or c. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	6.2.1 Centre zone code, if the land is in that zone 6.2.5 Low density residential zone, if the land is in that zone 6.2.7 Low-medium density residential zone, 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
Dual occupancy	**Accepted development (subject to requirements)**	
	If - a. a Dual occupancy (auxiliary unit) and not in the - i. Bismark Street neighbourhood centre; or ii. Bryants Road local centre; or b. not Dual occupancy (auxiliary unit) and on a corner lot in the - i. Residential choice precinct; or ii. Residential frame precinct; or c. not Dual occupancy (auxiliary unit) and in the Suburban residential precinct on a lot with a minimum area of 800m^2.	If Dual occupancy (auxiliary unit) - 9.3.2 Dual occupancy and Dwelling house code If not Dual occupancy (auxiliary unit) - 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 9.3.2 Dual occupancy and Dwelling house 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 Residential choice precinct or Residential frame precinct.	6.2.7 Low-medium density residential zone code 7.2.6 Loganholme local plan code 9.3.2 Dual occupancy and Dwelling house 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
Dwelling house	**Accepted development (not subject to requirements)**	
	If in a precinct other than the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct. Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Dwelling unit	**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 a precinct other than the Large lot residential precinct or Suburban residential precinct.	6.2.1 Centre zone code, if the land is in that zone 6.2.7 Low-medium density residential zone, 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
Educational establishment	**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.	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
Food and drink outlet	**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 the Residential choice precinct, Residential core precinct or Residential frame precinct and all of the following are met - i. the gross floor area is 200m^2 or less; ii. does not include a drive-through facility.	6.2.1 Centre zone code, if the land is in that zone 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
Function facility	**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 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 Bryants Road local centre precinct, Residential core precinct or Residential frame precinct.	6.2.1 Centre 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
Hardware and trade supplies	**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.	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
Health care service	**Accepted development (subject to requirements)**	
	If - a. not a Pharmacotherapy clinic; b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct; c. the material change of use - i. does not involve building work; or ii. involves building work that does not	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

	increase the existing gross floor area; or iii. involves minor building work.	
	Code assessment	
	If - a. not accepted development (subject to requirements); b. not a Pharmacotherapy clinic; c. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct; or d. in a precinct other than the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct; i. is not a Pharmacotherapy clinic; ii. 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 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business - i. the use area is 50m^2 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 - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic; or d. in the Large lot residential precinct or Suburban residential precinct - 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 50m^2 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; v. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and if - a. in a precinct other than the Large lot residential precinct or Suburban residential precinct - 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, other than Service industry; iv. it is not a Health care service being a Pharmacotherapy clinic; or b. in the Large lot residential precinct or Suburban residential precinct - i. it is a bed and breakfast; or ii. it is not a bed and breakfast and the use area is 100m^2 or less; iii. it does not involve more than two non-resident employees or contractors; iv. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; v. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	**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 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 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
Low impact Industry	**Code assessment**	
	If - a. it is a brewery; b. 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
Market	**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.	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
Multiple dwelling	**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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 the Residential core precinct the dwellings are apartments; or d. in the Residential frame precinct the dwellings are apartments; or e. in the Residential choice precinct the dwellings are townhouses; or f. in the Suburban residential precinct - i. the dwellings are townhouses; ii. the net density does not exceed 25 equivalent dwellings per hectare.	6.2.1 Centre zone code, if the land is in that zone 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Office	**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	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

	iii. involves minor building work; b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	
	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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Place of worship	**Code assessment**	
	If - a. in the Bryants Road local centre precinct; b. it complies with the place of worship separation distance.	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
Residential care facility	**Code assessment**	
		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
Retirement facility	**Code assessment**	
		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
Rooming accommodation	**Code assessment**	
	If in the Residential core precinct or Residential frame precinct.	6.2.7 Low-medium density residential zone code, if the land is in that zone 7.2.6 Loganholme local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
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 -	6.2.1 Centre zone code

	a. not accepted development (subject to requirements); b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.	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
Service station	**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 Bryants Road local centre precinct.	6.2.1 Centre zone code 7.2.6 Loganholme local plan 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 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Shop	**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; c. in the Residential choice precinct, Residential core precinct or Residential frame precinct and all of the following are met - i. not a liquor store; ii. the gross floor area is 200m^2 or less.	6.2.1 Centre zone code 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
Shopping centre	**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.	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
Short-term accommodation	**Code assessment**	
	If in the Residential core precinct or Residential frame precinct.	6.2.7 Low-medium density residential zone code 7.2.6 Loganholme local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Veterinary 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.	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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Table 5.9.6.2 - Loganholme local plan: reconfiguring a lot

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential	**Impact assessment**	
	If - a. in the Large lot residential precinct, a proposed lot is less than 1,000m^2; or b. in the Suburban residential precinct and not involving an approved Multiple dwelling (or an equivalent use under the superseded planning scheme) - i. a proposed lot is less than 400m^2; or ii. the site has a frontage less than 40m.	The planning scheme
Low-medium density residential	**Impact assessment**	
	If - a. in the Residential choice precinct and not involving an approved Multiple dwelling (or an equivalent use under the superseded planning scheme) - i. a proposed lot is less than 600m^2; or ii. the site has a frontage less than 40m; or b. in the Residential frame precinct and not involving an approved Multiple dwelling (or an equivalent use under the superseded planning scheme) - i. a proposed lot is less than 800m^2; or ii. the site has a frontage less than 40m; or c. in the Residential core precinct and not involving an approved Multiple dwelling (or an equivalent use under the superseded planning scheme) - i. a proposed lot is less than 1,200m^2; or ii. the site has a frontage less than 40m.	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the category of development and assessment column.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code 7.2.6 Loganholme local plan	

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.7 Loganlea local plan

Table 5.9.7.1 - Loganlea local plan: material change of use

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If -	Not applicable

	a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development.	
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the maximum building height identified on Figure 7.2.7.4.3 - Loganlea building heights in the local plan code, other than if - a. Dwelling house; or b. Park; or c. Sales office. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
Bar	**Code assessment**	
	If in the - a. Mixed use precinct; or b. Low-medium precinct.	6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Caretaker's accommodation	**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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Childcare centre	**Code assessment**	
		6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea local plan 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
Club	**Code assessment**	
		6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Community care centre	**Code assessment**	
		6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Community use	**Code assessment**	
		6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Dual occupancy	**Accepted development (subject to requirements)**	
	If a Dual occupancy (auxiliary unit) and in the - a. Residential edge precinct; or b. Residential frame precinct.	9.3.2 Dual occupancy and Dwelling house code
	Code assessment	
	If not accepted development (subject to requirements) and if in the - a. Residential edge precinct; or b. Residential frame precinct.	If Dual occupancy (auxiliary unit) - 9.3.2 Dual occupancy and Dwelling house code If not Dual occupancy (auxiliary unit) - 6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea local plan code 9.3.2 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Dwelling house	**Accepted development (not subject to requirements)**	
	Editor's note - A Dwelling house becomes Accepted development (subject to requirements) where mapped in a residential area on Residential overlay map OM-10.00. The relevant assessment benchmark in section 5.10.10 is the 9.3.2 Dual occupancy and Dwelling house code	Not applicable
Dwelling unit	**Code assessment**	
		6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Food and drink outlet	**Code assessment**	
	If - a. in the Mixed use precinct; or b. in any other precinct - i. the gross floor area is 200m^2 or less; ii. it does not have a drive-through facility.	6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Function facility	**Code assessment**	
	If in the - a. Mixed use precinct; or b. Low-medium precinct; or c. Residential core precinct.	6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Health care service	**Code assessment**	
	If - a. not a Pharmacotherapy clinic; b. the gross floor area is 200m^2 or less.	6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea local plan code 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business - i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	**Code assessment**	
	If in the Low-medium precinct.	6.2.8 Medium density residential zone code 7.2.7 Loganlea 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
Multiple dwelling	**Code assessment**	
	If - a. the dwellings are apartments in the Low-medium precinct or Mixed use precinct; or b. the dwellings are townhouses in the Residential edge precinct; or c. the dwellings are either apartments or townhouses in the Residential core precinct or Residential frame precinct.	6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Office	**Code assessment**	
	If in the Low-medium precinct or Mixed use precinct.	6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Residential care facility	**Code assessment**	
		6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**Code assessment**	
		6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**Code assessment**	
	If not in the Residential edge precinct or Residential frame precinct.	6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**Code assessment**	
	If in the Low-medium precinct or Mixed-use precinct.	6.2.8 Medium density residential zone code 7.2.7 Loganlea 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
Shop	**Code assessment**	
	If - a. the retail gross floor area does not exceed - i. if in the Mixed use precinct - 3,000m^2; or ii. if in any other precinct - 200m^2; b. in the Residential core precinct, Residential edge precinct or Residential frame precinct - it is not a liquor store.	6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Shopping centre	**Code assessment**	
	If in the Mixed use precinct and the retail gross floor area is 3,000m^2 or less.	6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea 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
Short-term accommodation	**Code assessment**	
	If not in the Residential edge precinct or Residential frame precinct.	6.2.7 Low-medium density residential zone code, if the land is in that zone 6.2.8 Medium density residential zone code, if the land is in that zone 7.2.7 Loganlea local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Impact assessment		
Any other use not listed in this table.		The planning scheme.
Any use listed in this table and not meeting the description listed in the category		

of development and assessment column.	
Any other undefined use.	

Table 5.9.7.2 - Loganlea local plan: reconfiguring a lot

Precinct	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Residential edge, Residential frame, Residential core	**Impact assessment**	
	If - a. in the Residential edge precinct - i. a proposed lot is less than 600m^2; ii. not for dwellings that have material change of use development approval for Multiple dwellings (or equivalent use under the superseded planning scheme); or b. in the Residential frame precinct or Residential core precinct - i. a proposed lot is less than 800m^2; ii. not for dwellings that have material change of use development approval for Multiple dwellings (or equivalent use under the superseded planning scheme).	The planning scheme
Low-medium, Mixed use	**Impact assessment**	
	If in the Low-medium precinct or Mixed use precinct - a. a proposed lot is less than 1,200m^2; b. not for dwellings that have material change of use development approval for Multiple dwellings (or equivalent use under the superseded planning scheme).	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the category of development and assessment column.		9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code 7.2.7 Loganlea local plan

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.8 Park Ridge local plan

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

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the maximum building height identified on Figure 7.2.8.4.3 - Park Ridge building heights in the local plan code, other than if - a. Park or Sales office; or b. on a lot identified as having a landmark building on Figure 7.2.8.4.2 - Park Ridge place making and movement network. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
a Retail activity Editor's note - A Retail activity is	**Accepted development (subject to requirements)**	

defined as any of the following uses - Adult store Agricultural supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Shop Shopping centre Showroom	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. Adult store or an adult store in a Shopping centre - i. it is not in the Centre core precinct; ii. it complies with the adult store separation distance.	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 - a. not accepted development (subject to requirements); b. if Adult store or an adult store in a Shopping centre - i. it is not in the Centre core precinct; ii. it complies with the adult store separation distance.	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
Bar	**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. the use before the change was a Commercial activity.	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
Car wash	**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 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
Caretaker's accommodation	**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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	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 - a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	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
Childcare centre	**Accepted development (subject to requirements)**	
	If the material change of use - a. does not involve building work; or	6.2.1 Centre zone code 7.2.8 Park Ridge local plan code

	b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	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 7.2.8 Park Ridge local plan 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
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	
	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
Community care 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 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
Community use	**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 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
Dwelling unit	**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 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
Educational establishment	**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 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
Emergency services	**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 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
Function facility	**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 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
Health care service	**Accepted development (subject to requirements)**	
	If - a. not a Pharmacotherapy clinic; 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.	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 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service, or b. it is a Home-based food and drink business - i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors;	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	iii. it is not an activity that would otherwise be defined as an Industry activity; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
	Code assessment	
	If not accepted development (subject to requirements) and - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry; d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business 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 7.2.8 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
Indoor sport and recreation	**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 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
Multiple dwelling	**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 7.2.8 Park Ridge local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Office	**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 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
Outdoor sport and recreation	**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 7.2.8 Park Ridge 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 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**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 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
Place of worship	**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. it has a lawful Place of worship in the existing building; c. it complies with the place of worship separation distance.	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 - a. not accepted development (subject to requirements); b. complies with the place of worship separation distance.	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
Residential care facility	**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 7.2.8 Park Ridge local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**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 7.2.8 Park Ridge local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**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 7.2.8 Park Ridge local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**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 7.2.8 Park Ridge 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 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	**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 7.2.8 Park Ridge 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 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Short-term accommodation	**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 7.2.8 Park Ridge local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Theatre	**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 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
Veterinary service	**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 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.9 Shailer Park local plan

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

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development	Not applicable

	prevails over all other categories of development.	
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the maximum building height identified on Figure 7.2.9.4.3 - Shailer Park building heights in the local plan code, other than if - a. Sales office; or b. on a lot identified as having a landmark building on Figure 7.2.9.4.2 - Shailer Park place making and movement network. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
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. not in the Bryants Road precinct adjoining Timor Avenue; c. not a Health care service being a Pharmacotherapy clinic; d. not Low impact industry being a brewery; e. for a Commercial activity other than Low impact industry, Health care service being a Pharmacotherapy clinic or Home-based business, the material change of use - 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; f. 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 - A. the use area is 50m^2 or less; B. it does not involve more than two non-resident employees or contractors; or iii. the use - A. does not involve more than two non-resident employees or contractors; B. area is 50m^2 or less; C. is not an activity that would otherwise be defined as an Industry activity; D. is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic. Editor's note - All Commercial activities in the Bryants Road precinct between Timor Avenue and the new road are impact assessment.	6.2.1 Centre zone code, if not Home-based business 7.2.9 Shailer Park local plan code, if not Home-based business 9.3.4 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. not in the Bryants Road precinct adjoining Timor Avenue; b. not a Health care service being a Pharmacotherapy clinic; c. for a Commercial activity other than Low impact industry, Health care service being a Pharmacotherapy clinic or Home-based business, the material change of use - i. is not minor; ii. increases the gross floor area; d. 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, other than Service industry; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic; e. the use is Low impact industry where only for a brewery. Editor's note - All Commercial activities in the Bryants Road precinct fronting Timor Avenue and the new road are impact assessment.	6.2.1 Centre zone code, if not Home-based business 7.2.9 Shailer Park local plan code, if not Home-based business 9.3.3 Health care service code, if Health care service 9.3.4 Home-based business code, 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
a Retail activity	**Accepted development (subject to requirements)**	

Editor's note - A Retail activity is defined as any of the following uses - Adult store Agricultural supplies store Food and drink outlet Garden centre Hardware and trade supplies Market Shop Shopping centre Showroom	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. not in the Bryants Road precinct adjoining Timor Avenue; Editor's note - All retail activities in the Bryants Road precinct fronting Timor Avenue and the new road are impact assessment. c. Adult store or an adult store in a Shopping centre - it complies with the adult store separation distance.	6.2.1 Centre zone code 7.2.9 Shailer Park 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. paragraphs (b) and (c) above are met. Editor's note - All retail activities in the Bryants Road precinct fronting Timor Avenue and the new road are impact assessment.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Caretaker's accommodation	**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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises; d. not in the Bryants Road precinct fronting Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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. paragraphs (b), (c) and (d) above are met.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Childcare centre	**Accepted development (subject to requirements)**	
	If - a. if 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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.1 Childcare centre 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan 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
Community care centre	**Accepted development (subject to requirements)**	
	If - a. if 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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Community use	**Accepted development (subject to requirements)**	
	If - a. if 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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Dwelling unit	**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. not in the Bryants Road precinct adjoining Timor Avenue.	Not applicable
	Code assessment	
	If - a. not accepted development (subject to requirements); b. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Educational establishment	**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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Emergency services	**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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Hospital	**Accepted development (subject to requirements)**	
	If - a. the material change of use -	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code

	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. not in the Bryants Road precinct adjoining Timor Avenue.	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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Multiple dwelling	**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 Bryants Road precinct adjoining Timor Avenue - it is apartments only.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Outdoor sport and recreation	**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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Place of worship	**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. it has a lawful Place of worship in the existing building; c. not in the Bryants Road precinct adjoining Timor Avenue; d. it complies with the place of worship separation distance.	6.2.1 Centre zone code 7.2.9 Shailer Park 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. paragraphs (c) and (d) above are met.	6.2.1 Centre zone code 7.2.9 Shailer Park 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
Residential care facility	**Accepted development (subject to requirements)**	

	If - a. if 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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Short-term accommodation	**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. not in the Bryants Road precinct adjoining Timor Avenue.	6.2.1 Centre zone code 7.2.9 Shailer Park local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If -	6.2.1 Centre zone code

	a. not accepted development (subject to requirements); b. not in the Bryants Road precinct adjoining Timor Avenue.	7.2.9 Shailer Park local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.10 Springwood local plan

Table 5.9.10.1 - Springwood local plan: material change of use

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
all uses	**Accepted development (not subject to requirements)**	
	If - a. local utilities; or b. a temporary use in Table 1.7.1.1 - Temporary uses. Note - This accepted development category of development prevails over all other categories of development.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and new building work results in a building height exceeding the maximum building height identified on Figure 7.2.10.4.3 - Springwood building heights in the local plan code, other than if - a. Sales office; or b. on a lot identified as having a landmark building on Figure 7.2.10.4.3 - Springwood building heights. Note - This Impact assessment category of assessment prevails over all Accepted development and Code assessment in this table.	The planning scheme
Adult store	**Accepted development (subject to requirements)**	
	If all of the following are met - 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 only minor building work; b. not in the Centre core precinct; c. it complies with the adult store separation distance.	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. paragraphs (b) and (c) above are met.	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
Agricultural supplies store	**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 Slacks Creek 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);	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code

	b. in the Slacks Creek precinct.	9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bar	**Accepted development (subject to requirements)**	
	If - a. 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; b. 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
Bulk landscape supplies	**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 Slacks Creek 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. in the Slacks Creek 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
Car wash	**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. 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
Caretaker's accommodation	**Accepted development (subject to requirements)**	
	If all of the following are met - 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. the gross floor area is 100m^2 or less; c. there is no other dwelling on the premises.	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. paragraphs (b) and (c) above are met.	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
Childcare centre	**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;	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.1 Childcare centre code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code

	b. not in the Civic and community precinct.	
	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 9.3.1 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
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
Community care 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 7.2.10 Springwood 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 7.2.10 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
Community use	**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 7.2.10 Springwood 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 7.2.10 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
Dwelling unit	**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. not in the Slacks Creek 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 Slacks Creek 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

Educational establishment	**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. 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
Emergency services	**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. 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
Food and drink outlet	**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 7.2.10 Springwood 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 7.2.10 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
Function facility	**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. 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
Funeral parlour	**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 Slacks Creek 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 -	6.2.1 Centre zone code

	a. not accepted development (subject to requirements); b. in the Slacks Creek precinct.	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
Garden 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 7.2.10 Springwood 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 7.2.10 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
Hardware and trade supplies	**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 7.2.10 Springwood 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 7.2.10 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
Health care service	**Accepted development (subject to requirements)**	
	If - a. not a Pharmacotherapy clinic; 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; c. not in Slacks Creek precinct if Health care service being a Pharmacotherapy clinic.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.3 Health care service 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
Home-based business	**Accepted development (subject to requirements)**	
	If - a. it is a family day care service; or b. it is a Home-based food and drink business - i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; or c. all of the following are met - i. the use area is 50m^2 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; iv. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements) and all of the following are met - a. the use area exceeds 50m^2 but does not exceed 100m^2; b. it does not involve more than two non-resident employees or contractors; c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry;	9.3.4 Home-based business code 9.4.7 Servicing, access and parking code

	d. it is not an activity that would otherwise be defined as a Health care service being a Pharmacotherapy clinic.	
Hospital	**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. not in the Civic and community precinct or Slacks Creek 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 or Slacks Creek 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
Indoor sport and recreation	**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. 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
Low impact 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 Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood 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 Slacks Creek precinct; or c. it is a brewery and 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Market	**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 7.2.10 Springwood 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 7.2.10 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
Multiple dwelling	**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. not in the Slacks Creek precinct	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Nightclub entertainment facility	**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. not in the Civic and community precinct or Slacks Creek 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 or Slacks Creek 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
Office	**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. where in the Civic and community precinct - it is for local government, State government or federal government only.	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. where in the Civic and community precinct - it is for local government, State government or federal government only.	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
Outdoor sales	**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 Slacks Creek 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 -	6.2.1 Centre zone code

	a. not accepted development (subject to requirements); b. in the Slacks Creek precinct.	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
Outdoor sport and recreation	**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 7.2.10 Springwood 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 not accepted development (subject to requirements).	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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	**Accepted development (not subject to requirements)**	
		Not applicable
Parking station	**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. 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
Place of worship	**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. it has a lawful Place of worship in the existing building; c. not in the Civic and community precinct; d. it complies with the place of worship separation distance.	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. paragraphs (c) and (d) above are met.	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
Research and technology 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 Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood 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);	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code

	b. in the Slacks Creek precinct.	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
Residential care facility	**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. not in the Civic and community precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Retirement facility	**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. not in the Civic and community precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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 or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.6 Relocatable home park, Residential care facility and Retirement facility 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
Rooming accommodation	**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. not in the Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Sales office	**Accepted development (subject to requirements)**	
		9.3.8 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
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. 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If - a. not accepted development (subject to	6.2.1 Centre zone code 7.2.10 Springwood local plan code

	requirements); b. not in the Civic and community precinct.	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
Service station	**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. 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 9.4.5 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. 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Shop	**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 Civic and community precinct - not a liquor store.	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. in the Civic and community precinct - not a liquor store.	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
Shopping centre	**Accepted development (subject to requirements)**	
	If all of the following are met - 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 Civic and community precinct, none of the tenancies are an adult store or liquor store; c. if in any precinct other than the Civic and community precinct or Centre core precinct and it has an adult store tenancy - it complies with the adult store separation distance; d. not in the Slacks Creek 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. paragraphs (b), (c) and (d) above are met.	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
Short-term accommodation	**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 7.2.10 Springwood local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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 7.2.10 Springwood local plan code 9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation 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
Showroom	**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 7.2.10 Springwood 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 7.2.10 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
Telecommunications facility	**Code assessment**	
	If in the Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.3.9 Telecommunications facility code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Theatre	**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. not in the Civic and community precinct or Slacks Creek 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 or Slacks Creek 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
Veterinary 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. 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
Warehouse	**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 Slacks Creek 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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Impact assessment		
Any other use not listed in this table.		The planning scheme
Any use listed in this table and not meeting the description listed in the category of development and assessment column.		
Any other undefined use.		

Editor's note - The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation.

5.9.11 All local plans

Table 5.9.11.1 - All local plans: reconfiguring a lot

Local plan	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All local plans excluding the Loganlea Local plan	**No change**	
	If a boundary realignment or creating an access easement only.	Not applicable
	No change	
		The local plan code for the local plan area

5.9.12 Logan Village local plan: operational work - advertising device

Table 5.9.12.1 - Logan Village local plan: operational work - advertising device

Local plan	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Logan Village local plan	**Impact assessment**	
	If not accepted development (not subject to requirements) and it is an off-premises sign.	9.4.1 Advertising device code

5.10 Categories of development and assessment - Overlays

The following tables identify whether an overlay changes the categories of development and assessment from that stated in a zone or local plan and identifies assessment benchmarks for assessable development and requirements for accepted development.

Note - The overlay map which is used for the purposes to determine if an overlay map applies is the map which ends in '.00' (the trigger map).
Note - The statement 'No change' in the category of development and assessment column means the overlay does not change the category of development or assessment from that stated for the local plan or zone.
Note - Where 'No change' is stated in the category of development and assessment column, the code stated in the assessment benchmarks for assessable development and requirements for accepted development column only applies if the development is accepted development (subject to requirements) or code or impact assessment in the local plan or zone. If the development is accepted development (not subject to requirements) in the local plan or zone, the code stated in the assessment benchmarks for assessable development and requirements for accepted development column does not apply to the development.
Editor's note - Where 'No change' is stated in the category of development and assessment column but accepted development does not comply with one or more of the nominated accepted outcomes in the relevant parts of the applicable code(s), the development becomes code assessable development. See section 5.3.(2) located in Part 5.
Note - Assessment benchmarks for assessable development and requirements for accepted development identified are in addition to assessment benchmarks for assessable development and requirements for accepted development identified in the tables to sections 5.4 to 5.9.

5.10.1 Acid sulfate soils overlay

Table 5.10.1.1 - Acid sulfate soils overlay map OM-01.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	**No change**	
	If - a. not for a Dual occupancy (auxiliary unit); b. not for a Dwelling house; c. on an area identified as - i. Below 5 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving - A. excavating or otherwise removing 100m^3 or more of soil or sediment; or B. filling of land involving 500m^3 or more of material with an average depth of 0.5 of a metre or greater; or C. extracting ground water; or ii. Above 5 metres and below 20 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5 metres AHD.	8.2.1 Acid sulfate soils overlay code
	No change	
	If - a. not meeting the description listed in (c) above; or b. for a Dual occupancy (auxiliary unit); or c. for a Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
Material change of use or reconfiguring a lot	**No change**	
	If - a. not a material change of use for a Dual occupancy (auxiliary unit); b. not a material change of use for a Dwelling house; c. on an area identified as - i. Below 5 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving - A. excavating or otherwise removing 100m^3 or more of soil or sediment; or B. filling of land involving 500m^3 or more of material with an average depth of 0.5 of a metre or greater; or C. extracting ground water; or ii. Above 5 metres and below 20 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5 metres AHD.	8.2.1 Acid sulfate soils overlay code
	No change	
	If - a. not meeting the description listed in (c) above; or b. material change of use for a Dual occupancy (auxiliary unit); or c. material change of use for a Dwelling house.	Not applicable
Operational work - filling or	**No change**	

excavation or Operational work - infrastructure work	If - a. accepted development (subject to requirements) or code assessment in Table 5.8.1 - Operational work; b. not carried out by the local government; c. the land has an area identified as - i. Below 5 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving - A. excavating or otherwise removing 100m^3 or more of soil or sediment; or B. filling of land involving 500m^3 or more of material with an average depth of 0.5 of a metre or greater; or C. extracting ground water; or ii. Above 5 metres and below 20 metres AHD on Acid sulfate soils overlay map OM-01.01 and if involving excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5m AHD.	8.2.1 Acid sulfate soils overlay code
	No change	
	If not meeting the description listed in the level of assessment column for 'No change' above.	Not applicable

5.10.2 Biodiversity areas overlay

Editor's note - Where a lot is affected by a Biodiversity corridor, Koala corridor, Primary vegetation management area or Secondary vegetation management area, a certificate can be obtained from the local government to confirm the extent that is within the corridor/area. The certificate will be determinative.

Table 5.10.2.1 - Biodiversity areas overlay map OM-02.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	**No change**	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.2 Biodiversity areas overlay code
	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
Material change of use or reconfiguring a lot	**No change**	
	If not material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.2 Biodiversity areas overlay code
	No change	
	If material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	Not applicable
Operational work - clearing of native vegetation	**No change**	
	If - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular clearing of native vegetation does not require operational work development approval; or c. any of Tables 5.10.2.1.1 to 5.10.2.1.5 apply.	Not applicable
	Accepted development (subject to requirements)	
	If not (a) to (c) above and - a. the land does not have - i. an area or corridor identified on Biodiversity areas overlay map OM-02.02; or ii. locally significant vegetation area identified on Biodiversity areas overlay map OM-02.03; b. if the land has an area identified as a Primary vegetation management area on Biodiversity areas overlay map OM-02.01 - i. the clearing is not of native trees or native habitat trees; ii. the total area cleared on a lot does not exceed 150m^2; Note - The 150m^2 is a total amount, whether reached on one occasion or cumulatively over a number of occasions. c. if the land has an area identified as a Secondary	8.2.2 Biodiversity areas overlay code

	vegetation management area on Biodiversity areas overlay map OM-02.01, the clearing is of less than 10 native trees or native habitat trees.	
	Code assessment	
	If not meeting the description listed in the category of development and assessment column for 'No change' above or 'Accepted development (subject to requirements)' above.	8.2.2 Biodiversity areas overlay code

Table 5.10.2.1.1 - Development outside a specific area in the biodiversity areas overlay

The development meets all of the following circumstances:	
1	There is no development within any of the following areas: a. as identified on Biodiversity areas overlay map OM-02.02: i. an Environmental management and conservation area; ii. a Biodiversity corridor; iii. a Koala corridor; b. the areas identified on Biodiversity areas overlay map OM-02.03.
2	There is no clearing of native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01.
3	There is no clearing of native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01.

Table 5.10.2.1.2 - Clearing on a lot less than 5,000m^2 outside specified zones/areas

Clearing is limited to the following circumstances:	
1	Clearing (other than of remnant endangered regional ecosystem mapped under the *Vegetation Management Act 1999*) is on a lot less than 5,000m^2 in area and is not located in: a. the Environmental management and conservation zone; b. the Rural zone; c. the Rural residential zone; d. the Acreage precinct in the Low density residential zone; e. the Emerging community zone; f. a Koala corridor identified on Biodiversity areas overlay map OM-02.02.

Table 5.10.2.1.3 - Clearing for, or for services or access to, approved development

Clearing falls within one or more of the following circumstances:	
1	Clearing is limited to within an approved development envelope area.
2	Clearing is in accordance with an infrastructure agreement.
3	Clearing is for construction or maintenance of: a. a service corridor to provide an above or underground utility service to an existing or approved dwelling or approved development envelope area, and the clearing is limited to two metres in width from the centre point of the corridor; or b. an accessway to an existing or approved dwelling or approved development envelope area, and the clearing is limited to five metres in width.

Table 5.10.2.1.4 - Clearing for bushfire protection

Clearing falls within one or more of the following circumstances:	
1	Clearing is for the establishment or maintenance of a fire maintenance trail required by a condition of a development approval and the clearing is limited to width of the trail.
2	Clearing is for the establishment of fire control lines where: a. on a lot between one hectare and five hectares: i. within three metres of the lot boundary; ii. for the turning of a vehicle within a 12 metre radius of the corner of the lot; iii. does not include a native habitat tree; b. on a lot greater than five hectares: i. within five metres of the lot boundary; ii. for the turning of a vehicle within an area that is no greater than 30m^2 in area and adjoins an existing or proposed fire control line located no closer than 200 metres from another vehicle turning area; iii. for the turning of a vehicle within a 12 metre radius of the corner of the lot; iv. does not include a native habitat tree.

3	Clearing is for fuel reduction around an existing or approved class 1 building, limited to: a. the removal of native vegetation in the inner zone (within 10 metres of the outermost projection of the building) as identified in Figure 5.10.2.1.1 - Fuel reduction zones for class 1 buildings; b. the removal of native vegetation other than a native tree from the outer zone (within 10 metres of the outer edge of the inner zone) as identified in Figure 5.10.2.1.1 - Fuel reduction zones for class 1 buildings; c. for a building on a sloping site, removal of native vegetation other than native trees for the following further distance beyond the outer zone: i. one metre for every degree of average natural slope, down slope of the building; ii. 0.5 metres for every degree of average natural slope, upslope of the building.
4	Clearing is for fuel reduction around an existing or approved class 10 building or structure, limited to: a. the removal of native vegetation in the inner zone (within five metres of the outermost projection of the building or structure) as identified in Figure 5.10.2.1.2 - Fuel reduction zones for class 10 buildings; b. the removal of native vegetation other than a native tree from the outer zone (within five metres of the outer edge of the inner zone) as identified in Figure 5.10.2.1.2 - Fuel reduction zones for class 10 buildings; c. for a building or structure on a sloping site, removal of native vegetation other than a native tree for the following further distance beyond the outer zone: i. one metre for every degree of slope, down slope of the building or structure; ii. 0.5 metres for every degree of slope, upslope of the building or structure.

Editor's note - Slope is measured as the average natural slope over a distance of 10 metres upslope of the building/structure and 20 metres down slope of the building/structure.

Figure 5.10.2.1.1 - Fuel reduction zones for class 1 buildings

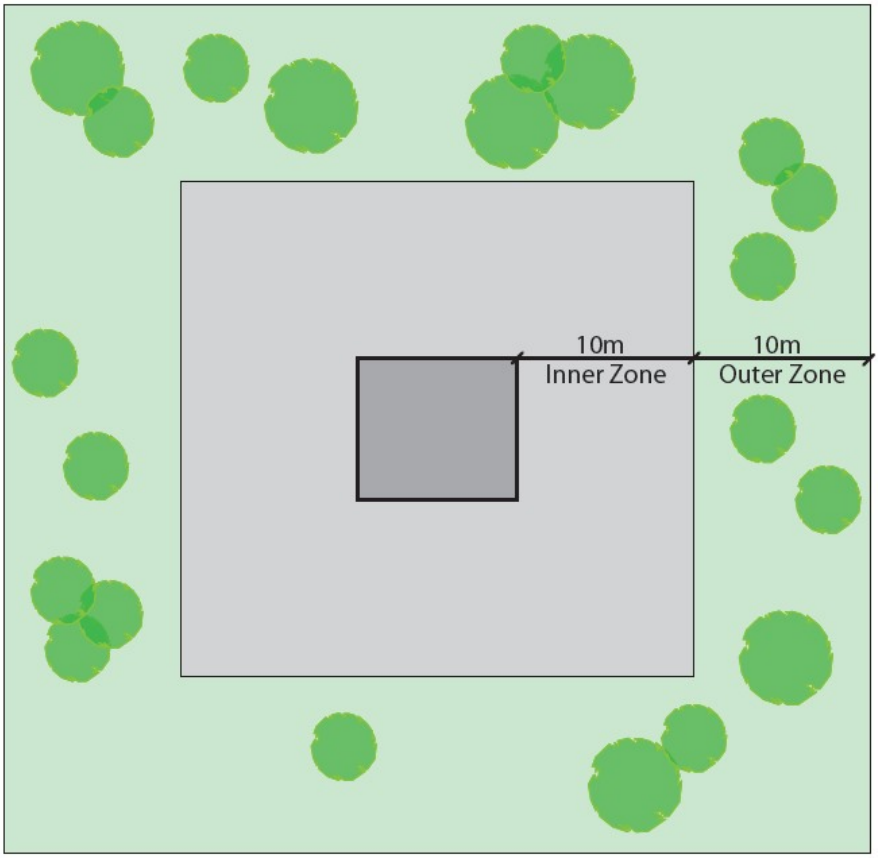


Figure 5.10.2.1.2 - Fuel reduction zones for class 10 buildings

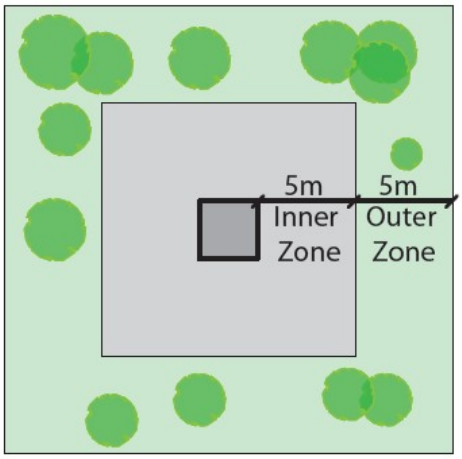


Table 5.10.2.1.5 - Clearing for management of native vegetation or control of problem species

Clearing falls within one or more of the following circumstances:	
1	Clearing is limited to management and maintenance of native vegetation (other than native trees or native habitat trees): a. in connection with the maintenance of an existing lawful garden; or b. as part of a regular ongoing maintenance program for the mowing and slashing of grass.
2	Clearing is of the following native species: a. Cadaghi (Corymbia torelliana); or b. Umbrella tree (Schefflera actinophylla).

5.10.3 Bushfire hazard overlay

Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00

Development	**Category of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Building work	**No change**	
	If - a. in an approved development envelope area; or b. development is undertaken in accordance with an existing bushfire management plan approved by Council; or c. for a Dual occupancy (auxiliary unit); or d. for a Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If - a. not in an approved development envelope area; or b. development is not undertaken in accordance with an existing bushfire hazard assessment or bushfire management plan approved by Council; or c. not for a Dual occupancy (auxiliary unit); or d. not for a Dwelling house.	8.2.3 Bushfire hazard overlay code
Material change of use or reconfiguring a lot	**No change**	
	If - a. in an approved development envelope area; or b. development is undertaken in accordance with an existing bushfire management plan approved by Council; or c. material change of use for a Dual occupancy (auxiliary unit); or d. material change of use for a Dwelling house.	Not applicable
	No change	
	If - a. not in an approved development envelope area; or b. development is not undertaken in accordance with an existing bushfire hazard assessment or bushfire management plan approved by Council; or c. not material change of use for a Dual occupancy (auxiliary unit); or	8.2.3 Bushfire hazard overlay code

	d. not material change of use for a Dwelling house.	

5.10.4 Extractive resources overlay

Table 5.10.4.1 - Extractive resources overlay map OM-04.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use or reconfiguring a lot	**No change**	
		8.2.4 Extractive resources overlay code

5.10.5 Flood hazard overlay

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

Table 5.10.5.1 - Flood hazard overlay map OM-05.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building works	**Accepted development (subject to requirements)**	
	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note— A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.5 Flood hazard overlay code
Material change of use	**Accepted development (subject to requirements)**	
	If a temporary use that is a Dwelling house.	8.2.5 Flood hazard overlay code
	No change	
	If - a. Animal husbandry; or b. Cropping; or c. Dual occupancy (auxiliary unit); or d. Dwelling house; or e. Landing; or f. Minor electricity infrastructure; or g. Park; or h. Permanent plantation; or i. Roadside stall; or j. Telecommunications facility.	Not applicable
	No change	
	If - a. not any of (a) to (j) above; b. not a temporary use that is a Dwelling house.	8.2.5 Flood hazard overlay code
Reconfiguring a lot	**No change**	
		8.2.5 Flood hazard overlay code
Operational work - filling or excavation or Operational work - infrastructure work	**No change**	
	If - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular filling or excavation, or infrastructure work does not require operational work development approval.	Not applicable
	Code assessment	
	If - a. accepted development (not subject to requirements), accepted development (subject to requirements) or code assessment in Table 5.8.1 - Operational work; b. not carried out by the local government; c. not carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition	8.2.5 Flood hazard overlay code

	stating that particular filling or excavation, or infrastructure work does not require operational work development approval.	

5.10.6 Greenbank training area buffer overlay

Table 5.10.6.1 - Greenbank training area buffer overlay map OM-06.00

Development	Category of development and assessment	Assessment benchmarks for assessable development
Material change of use	**No change**	
	If not material change of use for a Dual occupancy or Dwelling house.	8.2.6 Greenbank Training Area buffer overlay code
	No change	
	If material change of use for a Dual occupancy or Dwelling house.	Not applicable

5.10.7 Heritage overlay

Table 5.10.7.1 - Heritage overlay map OM-07.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	**No change**	
	If - a. carried out by the local government; or b. on land owned by the local government or of which the local government is the trustee.	Not applicable
	Code assessment	
	If - a. not carried out by the local government; b. not on land owned by the local government or of which the local government is the trustee.	8.2.7 Heritage overlay code
Material change of use	**No change**	
	If a permit has been issued under Local Law 14 - Cemeteries.	Not applicable
	No change	
	If a permit has not been issued under Local Law 14 - Cemeteries.	8.2.7 Heritage overlay code

Editor's note - The local government is the assessment manager for building work made assessable by this table.

5.10.8 Landslide hazard and steep slope area overlay

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

Table 5.10.8.1 - Landslide hazard and steep slope area overlay map OM-08.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	**No change**	
	If - a. in an approved development envelope area; or b. for a Dual occupancy (auxiliary unit); or c. for a Dwelling house; or d. the development is in a location where the gradient is: i. less than 12 percent and identified on the Landslide hazard and steep slope area overlay map OM-08.01 as: A. “Equal to or greater than 12 percent slope hazard area”; or B. “12 percent slope investigation area”; or ii. less than 15 percent and identified on the Landslide hazard and steep slope area overlay map OM-08.01 as “Equal to or greater than 15 percent slope hazard area”. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable

	No change	
	If none of (a) to (d) above applies.	8.2.8 Landslide hazard and steep slope area overlay code
Material change of use or reconfiguring a lot	**No change**	
	If - a. in an approved development envelope area; or b. material change of use for a Dual occupancy (auxiliary unit); or c. material change of use for a Dwelling house; or d. the development is in a location where the gradient is: i. less than 12 percent and identified on the Landslide hazard and steep slope area overlay map OM-08.01 as: A. "Equal to or greater than 12 percent slope hazard area"; or B. "12 percent slope investigation area"; or ii. less than 15 percent and identified on the Landslide hazard and steep slope area overlay map OM-08.01 as "Equal to or greater than 15 percent slope hazard area".	Not applicable
	No change	
	If none of (a) to (d) above applies.	8.2.8 Landslide hazard and steep slope area overlay code
Operational work - filling or excavation or Operational work - infrastructure work	**No change**	
	If - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular filling or excavation, or infrastructure work does not require operational work development approval; or c. in an approved development envelope area.	Not applicable
	Code assessment	
	If - a. accepted development (not subject to requirements), accepted development (subject to requirements) or code assessment in Table 5.8.1 - Operational work; b. none of (a) to (c) above applies.	8.2.8 Landslide hazard and steep slope area overlay code

5.10.9 Regional infrastructure corridors and substations overlay

Table 5.10.9.1 - Regional infrastructure corridors and substations overlay map OM-09.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	**No change**	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.9 Regional infrastructure corridors and substations overlay code
	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
Material change of use or reconfiguring a lot	**No change**	
	If not material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.9 Regional infrastructure corridors and substations overlay code
	No change	
	If material change of use for Dual occupancy (auxiliary unit) or Dwelling house.	Not applicable

5.10.10 Residential overlay

Table 5.10.10.1 - Residential overlay map OM-10.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use	**Accepted development (subject to requirements)**	
	If in a residential area and - a. for a Dwelling house; or b. for a class 10 building or structure for a Dwelling house.	9.3.2 Dual occupancy and Dwelling house code
	Accepted development (subject to requirements)	
	If in a residential area and for a class 10 building or structure for a residential activity other than for a Dwelling house.	The zone code for the zone area. The local plan code for the local plan area.

5.10.11 Strategic airport and environs overlay

Table 5.10.11.1 - Strategic airport and environs overlay map OM-11.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	**No change**	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.10 Strategic airport and environs overlay code
	No change	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
Material change of use or reconfiguring a lot	**No change**	
	If not material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.10 Strategic airport and environs overlay code
	No change	
	If material change of use for a Dual occupancy (auxiliary unit) or Dwelling house.	Not applicable

5.10.12 Transport noise corridors overlay

Editor's note - There is no table of assessment for the Transport Noise Corridor Overlay. This overlay is provided for the purposes of identifying areas subject to specific building requirements as mandated by Queensland Development Code MP 4.4 (Building in a Transport Noise Corridor).

5.10.13 Water resource catchments overlay

Table 5.10.13.1 - Water resource catchments overlay map OM-13.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	**No change**	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.11 Water resource catchments overlay code
Material change of use	**No change**	
	If - a. Home-based business; or b. Roadside stall; or c. Telecommunications facility; or d. Dual occupancy (auxiliary unit); or e. Dwelling house.	Not applicable
	No change	
	If not - a. Animal husbandry; or b. Animal keeping; or c. Cropping; or d. Home-based business; or e. Roadside stall; or	8.2.11 Water resource catchments overlay code

	f. Telecommunications facility; or g. Dual occupancy (auxiliary unit); or h. Dwelling house.	
	Code assessment	
	If - a. Animal husbandry; or b. Animal keeping; or c. Cropping.	8.2.11 Water resource catchments overlay code
Reconfiguring a lot	**No change**	
		8.2.11 Water resource catchments overlay code

5.10.14 Waterway corridors and wetlands overlay

Editor's note - Where a lot is affected by a Waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00, a certificate can be obtained from the local government to confirm the extent that is within the Waterway corridor and wetland area. The certificate will be determinative.

Table 5.10.14.1 - Waterway corridors and wetlands overlay map OM-14.00

Development	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Building work	**No change**	
	If for a Dual occupancy (auxiliary unit) or Dwelling house. Editor's Note - A Dwelling house includes ancillary class 10 buildings or structures where subordinate to the primary use.	Not applicable
	No change	
	If not for a Dual occupancy (auxiliary unit) or Dwelling house.	8.2.12 Waterway corridors and wetlands overlay code
Material change of use or reconfiguring a lot	**No change**	
	If - a. in an approved development envelope area; or b. material change of use for a Dual occupancy (auxiliary unit); or c. material change of use for a Dwelling house.	Not applicable
	No change	
	If - a. not in an approved development envelope area; or b. not material change of use for a Dual occupancy (auxiliary unit); or c. not material change of use for a Dwelling house.	8.2.12 Waterway corridors and wetlands overlay code
Operational work - filling or excavation or Operational work - infrastructure work or Operational work - vegetation clearing	**No change**	
	If - a. carried out by the local government; or b. carried out in accordance with a material change of use development permit or variation approval in effect which contains a condition stating that particular filling or excavation, infrastructure work or vegetation clearing does not require operational work development approval.	Not applicable
	Code assessment	
	If - a. accepted development (not subject to requirements), accepted development (subject to requirements) or code assessment in Table 5.8.1 - Operational work; b. neither (a) or (b) above applies.	8.2.12 Waterway corridors and wetlands overlay code

Note - Some overlays may only be included for information purposes. This may result in no change to the category of development or assessment or assessment benchmarks for assessable development or requirements for accepted development under the planning scheme.

6.1 Preliminary

1. Zones organise the planning scheme area in a way that facilitate the location of preferred or acceptable land uses.
2. Zones are mapped and included in Schedule 2.
3. The categories of development and assessment for development in a zone are in Part 5 - Tables of assessment.
4. Assessment benchmarks for assessable development and requirements for accepted development for zones are contained in a zone code.
5. A precinct may be identified for part of a zone.
6. Precinct provisions are contained in the zone code.
7. Each zone code identifies the following:
   a. the purpose of the code;
   b. the overall outcomes that achieve the purpose of the code;
   c. the performance outcomes that achieve the overall outcomes and the purpose of the code;
   d. the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code;
   e. the performance and acceptable outcomes for the precinct.
8. The following are the zone codes for the planning scheme:
   a. refer to Table 6.1.1 - Zone codes.

Table 6.1.1 - Zone codes

Zone code	Precincts
Centre zone	District centre; Local centre; Neighbourhood centre. Editor's note - Where land in the Centre Zone is not allocated a precinct, a local plan will apply. The Beenleigh local plan, Browns Plains local plan, Jimboomba local plan, Logan Central local plan, Logan Village local plan, Loganholme local plan, Park Ridge local plan, Shailer Park local plan and Springwood local plan applies to land in the Centre zone at Beenleigh, Browns Plains, Jimboomba, Logan Central, Logan Village, Park Ridge, Shailer Park and Springwood.
Community facilities zone	Community purposes; Education; Infrastructure.
Emerging community zone	No precincts.
Environmental management and conservation zone	Conservation; Environmental management; Rural environmental management.
Low density residential zone	Acreage; Large suburban; Small acreage; Small lot; Suburban; Village. Editor's note - Where land in the Low density residential zone is not allocated a precinct, a local plan will apply. The Loganholme local plan applies to land in the Low density residential zone at Loganholme.
Low impact industry zone	No precincts.
Low-medium density residential zone	Apartment; Townhouse. Editor's note - Where land in the Low-medium density residential zone is not allocated a precinct, a local plan will apply. The Loganholme local plan applies in the Low-medium density residential zone at Loganholme. The Loganlea local plan applies in the Low-medium density residential zone at Loganlea.
Medium density residential zone	High rise; Medium rise. Editor's note - Where land in the Medium density residential zone is not allocated a precinct, a local plan will apply. The Loganlea local plan applies in the Medium density residential zone at Loganlea.
Medium impact industry zone	No precincts.
Mixed use zone	Abattoir; Enterprise; Industry; Retail/commerce. Editor's note - Not all land in the Mixed use zone is included in a precinct.
Recreation and open space zone	Constrained open space; Major parks; Private sport and recreation; Recreation parks.
Rural zone	Farming; Rural tourism.
Rural residential zone	Carbrook; Cottage rural; Park living; Park residential.
Special purpose zone	Defence; Rail. Editor's note - Defence establishment (Greenbank Training Area and the Loganlea training depot) is regulated under the *Commonwealth Defence Act 1903* and is not subject to the planning scheme.

Specialised centre zone	Albert River tourism; Highway business; Loganholme tourism; Low impact office; Old Chatswood Road; Underwood business.

6.2 Zone codes

6.2.1 Centre zone code

6.2.1.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Centre zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.1.1 - Centre zone in Part 5 - Tables of assessment or section 5.9 Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.1.1 - Centre zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

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.

   d. development in a major centre:
      i. provides a diverse mix of Major centre activities;

Editor's note - Logan has four major centres at Browns Plains, Jimboomba, Logan Central and Shailer Park. Development at Browns Plains, Jimboomba, Logan Central and Shailer Park is to be consistent with the Browns Plains local plan, Jimboomba local plan, Logan Central local plan and Shailer Park local plan.

   e. development in a district centre:
      i. provides a diverse mix of District centre activities at Marsden, Meadowbrook, Park Ridge and Underwood;
      ii. supports the creation of a walkable centre where residents live within a walkable catchment of high frequency public transport, employment, entertainment and community facilities;
      iii. has a built form that complements the surrounding residential zone category land;
      iv. has an urbanised built form, character and amenity;
      v. has a height in accordance with the building height provisions;
      vi. at Marsden is predominantly retail based;
      vii. at Meadowbrook contributes to the establishment of a retail, health and education knowledge based employment centre that:
         A. has uses that complement the Logan Hospital, Logan Institute of TAFE and Griffith University;
         B. is supported by medium and high density housing in the Loganlea local plan;
      viii. at Underwood is predominantly retail based.

Editor's note - Logan has four district centres at Park Ridge, Meadowbrook, Marsden and Underwood. Development at Park Ridge is to be consistent with the Park Ridge local plan.

   f. development in a local centre:
      i. comprises Local centre activities;
      ii. provides a mix of Local centre activities;
      iii. has a built form that complements the surrounding residential zone category land;
      iv. serves weekly convenience needs;
      v. may include a single full line supermarket that is supported by a range of small-scale specialty shops and services;
      vi. has an urban built form and character that integrates with and complements its surroundings;
      vii. has a height in accordance with the building height provisions;
      viii. is integrated with public transport and public open space;
      ix. protects the amenity of surrounding residential uses;

Editor's note - Logan has many local centres. Development at Logan Village is to be consistent with the Logan Village local plan. Development at Loganholme is to be consistent with the Loganholme local plan.

   g. development in a neighbourhood centre:
      i. comprises Neighbourhood centre activities;
      ii. provides a mix of Neighbourhood centre activities;
      iii. has a built form that complements the surrounding residential zone category land;

iv. includes a limited line supermarket (except where included in the Loganholme local plan) and small-scale Shops and services that serve daily and weekly convenience needs;
v. has an urban built form and character that integrates with and complements its surroundings;
vi. has a height in accordance with the building height provisions;
vii. is integrated with public open space and the movement network;
viii. protects the amenity of surrounding residential uses;

h. land uses contribute to a vibrant mix and intensity of uses compatible with the role and function of the centre;
i. the design of the built form:
   i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope, and transitions sensitively to surrounding uses;
   ii. contributes positively to the immediate streetscape character with highly articulated, attractive and functional buildings and detailing;
   iii. is in accordance with the building height provisions contained in the relevant zone, precinct or local plan;
   iv. ensures it is easily and safely accessed;
   v. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
   vi. avoids adverse wind effects;
j. development protects amenity consistent with its location in the Centre zone and the surrounding area;
k. development provides a consistent and cohesive streetscape in each centre;
l. centre activities, other than an Accommodation activity, must be at a scale compatible with the role and function of the centre in the centre hierarchy being:
   i. a principal centre, which is a dominant centre in Logan and services a main trade area over 100,000 people;
   ii. a major centre, which is subordinate to a principal centre and services a main trade area of approximately 40,000 to 50,000 people;
   iii. a district centre, which is subordinate to a principal centre and major centre and services a main trade area of approximately 15,000 to 20,000 people;
   iv. a local centre, which is subordinate to a principal centre, major centre and district centre and services a main trade area of approximately 8,000 to 10,000 people;
   v. a neighbourhood centre, which is subordinate to a principal centre, major centre, district centre and local centre and services a main trade area of approximately 3,000 to 4,000 people.

Editor's note - Where land in the Centre zone is not allocated a precinct, a local plan will apply. Local plans apply at Beenleigh, Browns Plains, Jimboomba, Logan Central, Logan Village, Loganholme, Park Ridge, Shailer Park and Springwood. The purpose of a local plan code is to vary or add to the zone provisions in the local plan area by providing finer grain detail.

6.2.1.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Centre zone is for uses identified in: a. section 6.2.1.2(3)(c) overall outcomes for development in a principal centre; or b. section 6.2.1.2(3)(d) overall outcomes for development in a major centre; or c. section 6.2.1.2(3)(e) overall outcomes for development in a district centre precinct; or d. section 6.2.1.2(3)(f) overall outcomes for development in a local centre precinct; or e. section 6.2.1.2(3)(g) overall outcomes for development in a neighbourhood centre precinct.	**AO1** A use in the Centre zone is for uses identified in: a. section 6.2.1.2(3)(c) overall outcomes for development in a principal centre; or b. section 6.2.1.2(3)(d) overall outcomes for development in a major centre; or c. section 6.2.1.2(3)(e) overall outcomes for development in a district centre; or d. section 6.2.1.2(3)(f) overall outcomes for development in a local centre; or e. section 6.2.1.2(3)(g) overall outcomes for development in a neighbourhood centre.
District centre - Retail activities	
PO2 Development in a District centre precinct or the Park Ridge local plan provides a mix of Retail activities that**:** a. are subordinate to principal centres and major centres; b. are of an appropriate size relative to the role of a district centre in the centre hierarchy. Note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome. Editor's note - The Park Ridge local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.	**AO2** Development does not exceed in total for each District centre: a. 2 x Shops being supermarkets with a gross floor area of 4,000m^2 per Shop; b. 1 x Shop being a discount department store with a gross floor area of 8,000m^2. Editor's note - The Park Ridge local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.
Local centre - Retail activities	
PO3 Development in a Local centre precinct or the Logan Village local plan Centre frame precinct provides a mix of Retail activities that**:** a. are subordinate to principal centres, major centres and district centres; b. serve the residents' weekly convenience needs; c. are of an appropriate size relative to the role of a Local centre in the centre hierarchy. Note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome. Editor's note - The Logan Village local plan and Loganholme local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.	**AO3** Development does not exceed in total for each Local centre: a. 1 x Shop being a supermarket with a gross floor area of 4,000m^2. Editor's note - The Logan Village local plan and Loganholme local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.

Neighbourhood centre - Retail activities

PO4 Development in a Neighbourhood centre precinct provides a mix of Retail activities that**:** a. are subordinate to principal centres, major centres and local centres; b. serve the residents' daily and weekly convenience needs; c. are of an appropriate size relative to the role of a neighbourhood centre in the centre hierarchy. Note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome. Editor's note - The Loganholme local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.	**AO4** Development does not exceed in total for each Neighbourhood centre: a. 1 x Shop being a supermarket with a gross floor area of 2000m^2; b. other tenancies not exceeding 200m^2 gross floor area per tenancy. Editor's note - The Loganholme local plan varies or adds to the zone provisions in the local plan area by providing finer grain detail.

Amenity

General emissions

PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO5** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.

Reverse amenity

PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO6** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO7 An Accommodation activity is designed to mitigate potential noise impacts from a use that is not an Accommodation activity.	**AO7** An Accommodation activity is designed to comply with Table 3.2.1.3 - Noise immissions standards of Planning scheme policy 3 - Environmental management.
PO8 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO8** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.1.3.2. **Table 6.2.1.3.2** **Column 1: Separation distance** / **Column 2: Use** 1,500 metres — Special industry 500 metres — High impact industry 500 metres — Intensive animal industry 300 metres — Intensive horticulture 300 metres — Wholesale nursery 250 metres — Medium impact industry

Design

Boundary clearances

PO9 Development provides a road boundary clearance that: a. clearly defines private and public space; b. contributes to the streetscape character and landscape; c. relates to the existing streetscape and setback pattern.	**AO9** Development, other than an existing lawful building, provides a road boundary clearance: a. a minimum of three metres; or b. where the building or structure aligns with the building setback of one or more adjoining buildings.
PO10 Development provides side and rear boundary clearances that: a. allow for the separation of builings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. are consistent with the intended character of the zone.	**AO10** Development provides a minimum three metres side and rear boundary clearance to premises in a residential zone category.

District centre precinct	
Design	
Building height and interface with a residential zone category land	
PO11 A building has a height that: 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 site; d. avoids overshadowing of premises in a residential zone category; e. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	**AO11** A building in the District centre precinct has a maximum building height of: a. 8.5 metres where located within 15 metres of a zone or precinct in a residential zone category with a maximum building height of 8.5 metres or less; or b. 12 metres where located in the Marsden District centre and where (a) does not apply; or c. 25 metres where located in the Meadowbrook or Underwood District centre and where (a) does not apply.
Local centre precinct	
Design	
Building height and interface with a residential zone category land	
PO12 A building has a height that: 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 site; d. avoids overshadowing of premises in a residential zone category; e. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	**AO12** A building in the Local centre precinct has a maximum building height of: a. 8.5 metres where located within 15 metres of a boundary of a zone or precinct of an adjoining lot in a residential zone category with a maximum building height of 8.5 metres or less; or b. 12 metres where (a) does not apply.
Neighbourhood centre precinct	
Design	
Building height and interface with a residential zone category land	
PO13 A building has a height that: 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 site; d. avoids overshadowing and protects the visual amenity and privacy of premises in a residential zone category.	**AO13** A building in the Neighbourhood centre precinct has a maximum building height of 8.5 metres.
For assessable development only	
Design	
Built form	
PO14 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by: a. orientating the building towards the primary road frontage; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO14** No acceptable outcome provided.
PO15 A building is designed to minimise wind effects.	**AO15** Development provides wind mitigation for a building which is 32 metres up to 60 metres that utilise at least two of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but the podium is not suitable for communal or private open space); c. canopies and awnings to protect pedestrians; d. trellis structures and a dense network of trees at ground or podium level. Note - No acceptable outcome is prescribed for a development if more than 60 metres in height. This is demonstrated by submission of a wind impacts report from a suitably qualified professional.
PO16 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.	**AO16** No acceptable outcome provided.
Crime prevention through environmental design	
PO17 Development supports the safety of users and adjoining public open	**AO17** No acceptable outcome provided.

spaces by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing mechanical surveillance where a vulnerable setting is created with limited opportunities for casual surveillance; c. providing easy way finding for pedestrians; d. deterring unintended and illegitimate access to premises; e. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	
Streetscape	
PO18 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character for each centre through the use of: a. footpath treatments; b. street trees; c. landscaping; d. street furniture; e. road treatments.	**AO18** No acceptable outcome provided.
Servicing areas and parking	
PO19 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	**AO19** A development: a. locates any new parking areas underground or behind the building; b. screens plant, equipment, services and outdoor storage of materials from public view; c. site with more than one street frontage use the rear lane and/or street, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.
Social and health impact	
PO20 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. 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.	**AO20.1** 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. **AO20.2** Development does not provide for gaming.
District centre precinct	
Design	
Streetscape	
PO21 Development incorporating an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation and Retail activities or Commercial activities connects with and provides a vibrant streetscape and promote integration with the surrounding areas.	**AO21** Where premises contains an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation and Retail activities or Commercial activities, Retail activities or Commercial activities are located on the ground floor directly adjoining and accessible to the primary street frontage and public open space.
Local centre precinct	
Design	
Streetscape	
PO22 Development incorporating an Accommodation activity being Caretaker's accommodation, Dwelling unit or Multiple dwelling, Residential care facility, Retirement facility or Short-term accommodation and Retail activities or Commercial activities connects with and provides a vibrant streetscape and promote integration with the surrounding areas.	**AO22** Where premises contains an Accommodation activity being Caretaker's accommodation, Dwelling unit or Multiple dwelling and Retail activities or Commercial activities, Retail activities or Commercial activities are located on the ground floor directly adjoining and accessible to the primary street frontage and public open space.

6.2.2 Community facilities zone code

6.2.2.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Community facilities zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.2.1 - Community facilities zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.2.1 - Community facilities zone in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.2.2 Purpose

1. The purpose of the Community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
   a. educational establishments; and
   b. hospitals; and
   c. transport and telecommunication networks; and
   d. utility installations.
2. The local government purpose of the Community facilities zone code is to provide for government functions and community activities.
3. The purpose of the Community facilities zone code will be achieved through the following overall outcomes:
   a. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope and transitions sensitively to surrounding uses;
      ii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents;
      iii. within the zone and precincts display a variety of built forms, materials and façade treatment appropriate to the specific operational and functional requirements of the use;
      iv. supports the safety of users by utilising crime prevention through environmental design principles
   b. development protects amenity consistent with its location in the Community facilities 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. Community activities are co-located and integrated with compatible uses within the zone and precinct;
   e. in the Community purposes precinct:
      i. land uses comprise:
         A. Community activities (but where Health care service is associated with a Hospital) or Emergency services; or
         B. a small-scale Food and drink outlet (excluding a drive-through facility), or small-scale Shop, that directly serves the needs of a Community activity or Emergency services; or
         C. a Multiple dwelling, Office, Rooming accommodation or Short-term accommodation, that is associated with a Hospital or Educational establishment; or
         D. Rooming accommodation that is associated with a Place of worship; or
         E. incidental uses being Caretaker's accommodation, Environment facility, Function facility, Home-based business, Indoor sport and recreation, Outdoor sport and recreation, Parking station, Residential care facility or Theatre;
   f. in the Infrastructure precinct:
      i. land uses comprise:
         A. Substation or Utility installation; or
         B. incidental uses being Caretaker's accommodation, Home-based business or Park;
   g. in the Education precinct:
      i. land uses comprise:
         A. Educational establishment; or
         B. a Theatre, small-scale Food and drink outlet (excluding a drive-through facility) or a small-scale Shop that directly serves the needs of an Education establishment; or
         C. incidental uses being Caretaker's accommodation, Community activities (excluding a Cemetery or Hospital), Environment facility, Food and drink outlet, Function facility, Home-based business, Indoor sport and recreation, Outdoor sport and recreation, Parking station or Place of worship; or
         D. Rooming accommodation that is associated with a Place of worship.

6.2.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.2.3.1 - Community facilities zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Community facilities zone is for uses identified in: a. section 6.2.2.2(3)(e)(i) overall outcomes for the Community purposes precinct; or b. section 6.2.2.2(3)(f)(i) overall outcomes for the Infrastructure precinct; or c. section 6.2.2.2(3)(g)(i) overall outcomes for the Education precinct.	**AO1** A use in the Community facilities zone is for uses identified in: a. section 6.2.2.2(3)(e)(i) overall outcomes for the Community purposes precinct; or b. section 6.2.2.2(3)(f)(i) overall outcomes for the Infrastructure precinct; or c. section 6.2.2.2(3)(g)(i) overall outcomes for the Education precinct.
Community purposes precinct and Education precinct only	
Food and drink outlet or Shop	

PO2 A Food and drink outlet or Shop: a. is small-scale; b. protects residential amenity; c. directly serves the needs of: i. a Community activity or Emergency services in the Community purposes precinct; or ii. an Education establishment in the Education precinct.	**AO2** A Food and drink outlet or Shop: a. has a maximum gross floor area of 200m^2 per tenancy; b. has a direct association with: i. a Community activity or Emergency services in the Community purposes precinct; or ii. an Education establishment in the Education precinct; c. does not include a drive-through facility.
Design	
Building height and interface with a residential zone category land	
PO3 A building has a height that: a. is consistent with the intended character for the precinct; b. has regards to the functional requirements of the use; c. is responsive to the topography of the site; d. avoids overshadowing of premises in a residential zone category; e. transitions to land in the residential zone category to protect: i. visual amenity; ii. privacy.	**AO3** A building, other than an existing lawful building, has a maximum height of 8.5 metres where within 15 metres of the boundary of an adjoining lot in the residential zone category.
Boundary clearance	
PO4 A building or structure has a boundary clearance that: a. is compatible with the adjoining premises; b. allows for the separation of buildings necessary to ensure the impacts on amenity and privacy are minimised; c. provides access to natural light and ventilation; d. provides an area for landscaping; e. enhances the visual aesthetic.	**AO4** A building or structure, other than an existing lawful building, has a minimum: a. road boundary clearance of 6 metres. b. side and rear boundary clearances of 3 metres.
Service areas, parking and storage	
PO5 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the zone or the precinct.	**AO5** Plant, equipment, services and outdoor storage of materials not visible from a road or public open space.
PO6 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	**AO6** A development: a. locates parking areas underground or behind the building; b. screens plant, equipment, services and outdoor storage of materials from public view; c. site with more than one street frontage use the rear lane and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.
Amenity	
General emissions	
PO7 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO7** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.
Reverse amenity	
PO8 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO8** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO9 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO9** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.2.3.2. **Table 6.2.2.3.2** **Column 1: Separation distance** / **Column 2: Use**

1,500 metres	Special industry
500 metres	High impact industry
500 metres	Intensive animal industry
300 metres	Intensive horticulture
300 metres	Wholesale nursery
250 metres	Medium impact industry

For assessable development only

Design

Built form

PO10 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by: a. orientating the building towards the primary road frontage; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO10** No acceptable outcome provided.

Crime prevention through environmental design

PO11 Development supports the safety of users by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing mechanical surveillance where a vulnerable setting is created with limited opportunities for casual surveillance; c. providing easy way finding for pedestrians; d. deterring unintended and illegitimate access to premises; e. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO11** No acceptable outcome provided.

Social and health impact

PO12 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. 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.	**AO12.1** 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. **AO12.2** Development does not provide for gaming.

Community purposes precinct

Land Use

Health care service

PO13 A Health care service is developed in conjunction with a Hospital.	**AO13** No acceptable outcome provided.

6.2.3 Emerging community zone code

6.2.3.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Emerging community zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.3.1 - Emerging community zone in Part 5 - Tables of assessment;
   c. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.3.2 Purpose

1. The purpose of the Emerging community zone is to:
   a. identify land that is intended for an urban purpose in the future; and
   b. protect land that is identified for an urban purpose in the future from incompatible uses; and
   c. provide for the timely conversion of non-urban land to land for urban purposes.
2. The local government purpose of the Emerging community zone code is to protect the future use of land for urban purposes.
3. The purpose of the Emerging community zone code will be achieved through the following overall outcomes:
   a. land uses comprise:
      i. urban purposes after detailed land use and infrastructure planning has been completed; or
      ii. an interim use that does not prevent the land being used in the future for urban purposes, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall;
   b. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      ii. for urban purposes is consistent with the detailed land use and infrastructure planning;
      iii. for an interim use:
         A. is compatible with the existing character;
         B. the existing landscape character predominates over the built form;
   c. development protects amenity consistent with its location in the Emerging community zone and the surrounding area.
   d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided.

6.2.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.	**AO1** A use is for: a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.
Design	
Building height	
PO2 A building has a height that is compatible with the: a. existing landscape character which predominates over the built form; or b. desired urban purpose character.	**AO2** A building has a maximum building height of 8.5 metres.
Boundary clearance	
PO3 A building or structure has a boundary clearance that is consistent with the: a. existing character; or b. desired urban purposed character.	**AO3** A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres.
Site cover - Interim uses	
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 700m^2.
Amenity	
General emissions	

PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO5** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s2) 1/80Hz.
Reverse amenity	
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO6** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO7** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2. **Table 6.2.3.3.2** **Column 1: Separation distance** / **Column 2: Use** 1,500 metres — Special industry 500 metres — High impact industry 500 metres — Intensive animal industry 300 metres — Intensive horticulture 300 metres — Wholesale nursery 250 metres — Medium impact industry
For assessable development only	
Design	
PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	**AO8** No acceptable outcome provided.
Social and health impact	
PO9 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. 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.	**AO9.1** 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. **AO9.2** Development does not provide for gaming.

6.2.4 Environmental management and conservation zone code

6.2.4.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Environmental management and conservation zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.4.1 - Environmental management and conservation zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.4.1 - Environmental management and conservation zone code in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.4.2 Purpose

1. The purpose of the Environmental management and conservation zone is to provide for the protection and maintenance of areas that support 1 or more of the following:
   a. biological diversity;
   b. ecological integrity;
   c. naturally occurring landforms;
   d. coastal processes.
2. The local government purpose of the Environmental management and conservation zone code is to:
   a. protect the natural environmental and scenic amenity values;
   b. provide for Rural activities within the Rural environmental management precinct and Environmental management precinct, which are at a scale and intensity that protects the high conservation values and is consistent with the intent of the zone or precinct.
3. The purpose of the Environmental management and conservation zone code will be achieved through the following overall outcomes:
   a. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      ii. incorporates appropriate boundary clearances and building separation to protect visual amenity and provide privacy for residents;
      iii. within the zone and precincts display a variety of built forms, materials and façade treatments appropriate to the specific operational and functional requirements of the use;
      iv. does not dominate the bushland or natural landscape character of the zone;
   b. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
   c. in the Conservation precinct:
      i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Nature-based tourism or Park;
      ii. the bushland or natural landscape setting dominates the built form;
      iii. development protects and enhances natural environmental and scenic amenity values;
   d. in the Environmental management precinct:
      i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Nature-based tourism, Park or Rural activities (excluding Aquaculture, Intensive animal industry, Intensive horticulture, Rural industry, Rural workers' accommodation, Wholesale nursery or Winery);
      ii. a significant part or all of the land has high conservation values in a settlement pattern consisting of rural residential size lots in freehold ownership;
      iii. the bushland or natural landscape setting dominates the built form;
   e. in the Rural environmental management precinct:
      i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Nature-based tourism, Park or Rural activities;
      ii. a significant part or all of the land has high conservation values in a settlement pattern consisting of rural lots in freehold ownership;
      iii. the bushland or natural landscape setting dominates the built form;
   f. development protects amenity consistent with its location in the Environment management and conservation zone and precinct and the surrounding area.

6.2.4.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.4.3.1 - Environmental management and conservation - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Environmental management and conservation zone is for uses identified in: a. section 6.2.4.2(3)(c)(i) overall outcomes for the Conservation precinct; or b. section 6.2.4.2(3)(d)(i) overall outcomes for the Environmental management precinct; or c. section 6.2.4.2(3)(e)(i) overall outcomes for the Rural environmental precinct.	**AO1** A use in the Environmental management and conservation zone is for uses identified in: a. section 6.2.4.2(3)(c)(i) overall outcomes for the Conservation precinct; or b. section 6.2.4.2(3)(d)(i) overall outcomes for the Environmental management precinct; or c. section 6.2.4.2(3)(e)(i) overall outcomes for the Rural environmental precinct.
Design	

Building height	
PO2 A building has a height that: a. does not dominate the landscape; b. is consistent with the intended character for the precinct; c. has regard to the functional requirements of the use; d. is responsive to the topography of the site.	**AO2** A building has a maximum building height of 12 metres.
Boundary clearance	
PO3 A building or structure has a road, side and rear boundary clearance compatible with the bushland or natural landscape character having regard to: a. visual amenity; b. privacy.	**AO3** A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 20 metres; b. side and rear boundary clearance of 10 metres.
Site cover	
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 or structure has a maximum site cover of 700m^2.
Fencing	
PO5 A fence, other than a fence on a boundary of a lot adjoining a Rural zone or Rural residential zone, provides for the movement of native fauna.	**AO5** A fence: a. provides that the lowest strand or rail is a minimum of 60 centimetres above the ground level; b. provides that the distance between each rail or strand is a minimum of 30 centimetres; c. is not electrified; d. does not include barbed or razor wire.
Amenity	
General emissions	
PO6 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO6** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.
Reverse amenity	
PO7 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO7** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO8 A Childcare centre and Accommodation activities being a Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Relocatable home park, Residential care facility or Retirement facility are designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO8** A Childcare centre and Accommodation activities being a Caretaker's accommodation, Dual occupancy, Dwelling house, Multiple dwelling, Relocatable home park, Residential care facility or Retirement facility are not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.4.3.2. **Table 6.2.4.3.2** **Column 1: Separation distance** / **Column 2: Use** 1,500 metres — Special industry 500 metres — High impact industry 500 metres — Intensive animal industry 300 metres — Intensive horticulture 300 metres — Wholesale nursery 250 metres — Medium impact industry
For assessable development only	
Movement networks	

PO9 Development provides a low speed vehicle environment to protect native fauna.	**AO9** No acceptable outcome provided.
Social and health impact	
PO10 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. 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.	**AO10.1** 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. **AO10.2** Development does not provide for gaming.
Environmental management precinct	
Design	
PO11 A development in the Environmental management precinct has a dominant bushland or natural landscape setting.	**AO11** No acceptable outcome provided.
Rural activities	
PO12 Rural activities in the Environmental management precinct are designed and located to protect and enhance the natural environmental and scenic values on the premises and adjoining land.	**AO12** No acceptable outcome provided.
Rural environmental management precinct	
Design	
PO13 A development in the Rural environmental management precinct has a dominant rural, bushland or natural landscape setting.	**AO13** No acceptable outcome provided.
Rural Activities	
PO14 Rural activities in the Rural environmental management precinct are designed and located to protect and enhance the natural environmental and scenic values on the premises and adjoining land.	**AO14** No acceptable outcome provided.
Amenity	
Reverse amenity	
PO15 An activity that is not one of the Rural activities does not prejudice the future operation and viability of Rural activities.	**AO15** No acceptable outcome provided.

6.2.5 Low density residential zone code

6.2.5.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Low density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.5.1 - Low density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.5.1 - Low density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.5.2 Purpose

1. The purpose of the Low density residential zone is to provide for:
   a. a variety of low density dwelling types, including dwelling houses; and
   b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The local government purpose of the Low density residential zone code is to:
   a. provide for predominantly dwelling houses;
   b. provide small-scale non-residential development that caters for the daily needs of local residents;
   c. provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      ii. ensures that its size and bulk is consistent with the character of the residential environment;
      iii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents;
      iv. ensures it is easily and safely accessed;
      v. provides a streetscape that is attractive, pedestrian friendly and supports the precinct character;
   b. development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area;
   c. development contributes to the visual amenity of the residential streetscape;
   d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
   e. in the Acreage precinct:
      i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a large single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
      ii. the built form is characterised by Dwelling houses in a semi-rural landscape setting where the landscape or bush character dominates the built environment;
      iii. development has a maximum density of 2.5 dwellings per hectare;
   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 being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;
      ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
      iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;
      iv. development has a maximum density of 10 dwellings per hectare;
   g. in the Small acreage precinct:
      i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
      ii. the built form is characterised by Dwelling houses in an urban landscape setting where the landscape character dominates the built environment;
      iii. development has a maximum density of 5 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 being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;
      ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
      iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;
      iv. a Dual occupancy has a density consistent with that intended for the use;
      v. a Multiple dwelling has a maximum net density of 33 equivalent dwellings per hectare;
      vi. Reconfiguring a lot:
         A. creates lot sizes which are consistent with the intended lot size and character of the precinct;
         B. provides for a compact form of detached residential living with landscaping;
   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 being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
      ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
      iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;
      iv. a Dual occupancy has a density consistent with that intended for the use;
      v. a Multiple dwelling has a maximum net density of 25 equivalent dwellings per hectare;

vi. Reconfiguring a lot:
A. creates lot sizes which are consistent with the intended lot size and character of the precinct;
B. maintains a block pattern that accommodates traditional backyards and large trees;

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 being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;
iv. a Dual occupancy has a density consistent with that intended for the use;
v. a Multiple dwelling has a maximum net density of 20 equivalent dwellings per hectare;
vi. Reconfiguring a lot:
A. creates lot sizes which are consistent with the intended lot size and character of the precinct;
B. maintains a block pattern that accommodates traditional backyards, large trees and wider frontages.

6.2.5.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(e)(i)overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i)overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.	**AO1** A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(e)(i)overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.
Design	
Building height	
PO2 A building has a building height that is: a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings.	**AO2** A building on a slope of: a. less than 15 percent has a maximum building height of 8.5 metres; or b. 15 percent or more has a maximum building height of 10 metres.
Boundary clearance	
PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that: a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. are consistent with the character for the precinct.	**AO3** Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.
Density	
PO4 Development achieves a density consistent with that intended for the precinct.	**AO4** Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.
Amenity	
General emissions	
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO5** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.
Reverse amenity	

PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO6** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO7** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2. **Table 6.2.5.3.2**

Column 1: Separation distance	Column 2: Use
1,500 metres	Special industry
500 metres	High impact industry
500 metres	Intensive animal industry
300 metres	Intensive horticulture
300 metres	Wholesale nursery
250 metres	Medium impact industry

For assessable development only	
Design	
Built form	
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by: a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade.	**AO8** No acceptable outcome provided.
Streetscape	
PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of: a. footpath paving; b. street trees; c. landscaping.	**AO9** No acceptable outcome provided.
Service areas and storage	
PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	**AO10** Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.
Reconfiguring a lot	
PO11 Reconfiguring a lot: a. in the Small lot precinct creates a lot with a minimum size of 300m²; or b. in the Suburban precinct: i. where not creating a rear lot, has a minimum size of 400m²; ii. where creating a rear lot, has a minimum size of 500m²; or c. in the Village precinct: i. where not creating a rear lot, has a minimum size of 500m²; ii. where creating a rear lot, has a minimum size of 600m².	**AO11** No acceptable outcome provided.
Social and health impact	
PO12 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. 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.	**AO12.1** 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. **AO12.2** Development does not provide for gaming.
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct	
Land Uses	
Shop	
PO13 A Shop: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre	**AO13** A Shop: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.

hierarchy. Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	
Food and drink outlet	
PO14 A Food and drink outlet: a. is small-scale; b. protects residential amenity; c. does not undermine the viability of a nearby centre or the centre hierarchy.	**AO14** A Food and drink outlet: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Food and drink outlet; c. does not include a drive-through facility.
Acreage precinct	
Design	
Built form	
PO15 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	**AO15** No acceptable outcome provided.
Site cover	
PO16 Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO16** Development in the Acreage precinct has a maximum site cover of 20 percent.
Large suburban precinct	
Design	
Built form	
PO17 The Large suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	**AO17** No acceptable outcome provided.
Site cover	
PO18 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.	**AO18** Development in the Large suburban precinct has a maximum site cover of 50 percent.
Small acreage precinct	
Design	
Built form	
PO19 The Small acreage precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting, where the landscape character dominates the built environment.	**AO19** No acceptable outcome provided.
Site cover	
PO20 Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO20** Development in the Small acreage precinct has a maximum site cover of 35 percent.
Small lot precinct	
Design	
Built form	
PO21 The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	**AO21** No acceptable outcome provided.
Site cover	
PO22 Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO22** Development in the Small lot precinct has a maximum site cover of 60 percent.
Suburban precinct	
Design	
Built form	
PO23 The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	**AO23** No acceptable outcome provided.

Site cover	
PO24 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO24** Development in the Suburban precinct has a maximum site cover of 50 percent.
Village precinct	
Design	
Built form	
PO25 The Village precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	**AO25** No acceptable outcome provided.
Site cover	
PO26 Development in the Village precinct has a site cover that reflects a development intensity consistent with the intended character of the precinct.	**AO26** Development in the Village precinct has a maximum site cover of 50 percent.

Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions

Precinct	Land use	Building type	Road boundary	Boundary clearances	
				Side boundary	Rear boundary
All precincts	Dual occupancy	As per Dual occupancy and Dwelling house code.			
	• Relocatable home park • Residential care facility • Retirement facility	As per Relocatable home park, Residential care facility and Retirement facility code.			
Acreage	Any other use not listed in this table	All building types	10 metres	3 metres	3 metres
Large suburban	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Small acreage	Any other use not listed in this table	All building types	10 metres	3 metres	3 metres
Small lot	Any other use not listed in this table	All building types	4 metres	Where the height of a part of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Suburban	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Village	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres

Table 6.2.5.3.4 - Low density residential zone densities

Precinct	Land use	Maximum density
Acreage	All uses	2.5 dwellings per hectare
Large suburban	Relocatable home park, Residential care facility or Retirement facility	No maximum
	All other uses	10 dwellings per hectare

Small acreage	All uses	5 dwellings per hectare
Small lot	Dual occupancy	38 dwellings per hectare (Minimum lot size 525m^2)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	33 equivalent dwellings per hectare
Suburban	Dual occupancy	28 dwellings per hectare (Minimum lot size 700m^2)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	25 equivalent dwellings per hectare
Village	Dual occupancy	22 dwellings per hectare (Minimum lot size 875m^2)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	20 equivalent dwellings per hectare

6.2.6 Low impact industry zone code

6.2.6.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Low impact industry zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.6.1 - Low impact industry zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.6.1 - Low impact industry zone in Part 5 - Tables of assessment;
   c. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.6.2 Purpose

1. The purpose of the Low impact industry zone is to provide for:
   a. service industry and low impact industry; and
   b. other uses and activities that:
      i. support industry activities; and
      ii. do not compromise the future use of premises for industry activities.
2. The local government purpose of the Low impact industry zone code is to:
   a. provide for a range of Low impact industry and Service industry uses that cater for the needs of the community;
   b. ensure the efficient use of land and the long-term viability of industrial uses by excluding incompatible development;
   c. provide development that is compatible with adjoining uses and protects amenity.
3. The purpose of the Low impact industry zone code will be achieved through the following overall outcomes:
   a. land uses:
      i. comprise:
         A. Low impact industry, Service industry or Warehouse; or
         B. compatible non-industrial and business uses that will not inhibit the land being used for Low impact industry, Service industry or Warehouse in the long term being Adult store, Bulk landscape supplies, Caretaker's accommodation, Car wash, Crematorium, Educational establishment (being vocational trade training), Emergency services, small-scale Food and drink outlet, Funeral Parlour, Hardware and trade supplies, Indoor sport and recreation, Office incidental to another use, Outdoor sales, Park, Parking station, Sales office, small-scale Shop, Substation, Telecommunication facility or Transport depot;
      ii. being:
         A. small-scale Food and drink outlet or small-scale Shop, serve the local workforces' daily needs;
         B. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   b. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      ii. ensures that its size and bulk is consistent with the low impact industry character;
      iii. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
   c. the streetscape is attractive, pedestrian friendly and supports the zone character;
   d. development protects amenity consistent and enhances the existing built form typology and character of with its location in the Low impact industry zone and the surrounding area;
   e. development ensures a safe and functinal road network.

6.2.6.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.6.3.1 - Low impact industry zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Low impact industry zone is for uses identified in section 6.2.6.2(3)(a) overall outcomes for the Low impact industry zone.	**AO1** A use in the Low impact industry zone is for uses identified in section 6.2.6.2(3)(a) overall outcomes for the Low impact industry zone.
PO2 Retail sales or display activities occur at a size and scale that is incidental to and has a direct nexus with a use.	**AO2** Retail sales or display activities: a. are restricted to the sale or display of items produced on the premises; b. do not exceed 10 percent of the gross floor area of a tenancy.
Office	
PO3 An Office is incidental to another use.	**AO3** An Office does not exceed 25 percent of the gross floor area of a use or 500m^2, whichever is the lesser.
Design	
Building height	
PO4 A building has a building height that: a. is consistent with the intended character for the zone; b. has regard to the functional requirements of the use; c. is responsive to the topography of the site; d. is compatible with the height of surrounding buildings;	**AO4** A building has a maximum building height of: a. 12 metres, or b. 8.5 metres where within 15 metres of the residential zone category and Rural residential zone.

e. avoids overshadowing and protects visual amenity and privacy of premises in a residential zone category and Rural residential zone.	
Boundary clearance	
PO5 A building or structure has a road boundary clearance that is consistent with the streetscape character of the area.	**AO5** A building or structure, other than an existing lawful building or structure, has a minimum road boundary clearance of: a. 10 metres from the primary street frontage; b. six metres from a secondary road frontage.
Site cover	
PO6 A building or structure has a site cover that facilitates the operational requirements of a use having regard to: a. servicing; b. loading and unloading; c. storage; d. car parking and manoeuvring; e. landscaping.	**AO6** A building or structure has a maximum site cover of 80 percent.
Amenity	
General emissions	
PO7 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO7** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.
PO8 A non-industrial or business use mitigates potential adverse impacts from a Low impact industry, Service industry or Warehouse.	**AO8** A non-industrial or business use complies with the immission and emission standards of Planning scheme policy 3 - Environmental management.
Operating hours	
PO9 The operating hours of a use that adjoins or is opposite premises in the residential zone category or the Community purpose precinct or Education precinct of the Community facilities zone does not adversely affect the amenity of a sensitive land use.	**AO9** The operating hours of a use that is located within 150 metres of premises in the residential zone category or the Community purpose precinct or Education precinct of the Community facilities zone, except where separated by the Logan Motorway or Pacific Highway, are limited to between the hours of 6:30am and 7pm Monday to Saturday, excluding public holidays.
Interface with a sensitive land use	
PO10 Development located on premises opposite or adjoining a sensitive land use, not in the Low impact industry zone: a. is designed to be compatible in scale with the sensitive land use; b. has a site layout that screens parking and outdoor storage areas from the sensitive land use.	**AO10** Development located on premises opposite or adjoining a sensitive land use, that is not in the Low impact industry zone: a. has a 3 metre boundary clearance for all buildings where adjoining a sensitive land use; b. has a maximum building height of 8.5 metres where within 15 metres of the sensitive land use; c. ensures all parking, servicing and outdoor storage areas are screened from the sensitive land use.
PO11 A loading dock does not adversely affect: a. visual amenity; b. amenity of an adjoining sensitive land use.	**AO11** A loading dock is not located adjoining premises that are a sensitive land use.
Interface with a sensitive land use and public space	
PO12 Plant, equipment, services and outdoor storage of materials do not detract from the amenity of: a. the streetscape; b. a sensitive land use or public open space.	**AO12** Plant, equipment, services and outdoor storage of materials are not visible from a: a. road; b. sensitive land use or public open space.
For assessable development only	
Land use	
PO13 A use does not: a. inhibit the land being used for Low impact industry, Service industry or Warehouse in the long term;	**AO13** No acceptable outcome provided.

b. adversely affect the operation of a Low impact industry, Service industry or Warehouse.	
Shop	
PO14 A Shop: a. serves the local workforces' daily needs; b. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO14** A Shop: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
Food and drink outlet	
PO15 A Food and drink outlet: a. is small scale; b. serves the local workforces' daily needs.	**AO15** A Food and drink outlet: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Food and drink outlet.
Crematorium	
PO16 A Crematorium is designed and located to mitigate any potential adverse impacts on a sensitive land use.	**AO16** A Crematorium is not developed within 50 metres of a sensitive land use when measured from any boundary of the subject land to any boundary of the sensitive land use.
Design	
Built form	
PO17 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.	**AO17** No acceptable outcome provided.
Crime prevention through environmental design	
PO18 Development supports the safety of users by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO18** No acceptable outcome provided.

6.2.7 Low-medium density residential zone code

6.2.7.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Low-medium density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.7.1 - Low-medium density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.7.1 - Low-medium density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.7.2 Purpose

1. The purpose of the Low-medium density residential zone is to provide for:
   a. a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and
   b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The local government purpose of the Low-medium density residential zone code is to:
   a. provide a range of low to medium density dwelling types to achieve housing choice;
   b. support urban consolidation to achieve infrastructure efficiency;
   c. provide a mix of dwelling types and non-residential development of an appropriate scale that services the local residents' daily needs;
   d. provide levels of comfort, quiet, privacy, safety and amenity reasonably expected in a predominantly residential environment.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      ii. incorporates appropriate road boundary clearances and building separation to:
         A. protect and provide visual privacy for residents;
         B. provide a transition from the premise to an adjoining premise in a Low density residential zone category or precinct;
      iii. contributes positively to the immediate streetscape with highly articulated, attractive, functional buildings and detailing;
      iv. ensures it is easily and safely accessed;
      v. supports the safety of residents and adjoining public open spaces by utilising crime prevention through environmental design principles;
   b. the streetscape is attractive, pedestrian friendly and supports the intended residential character;
   c. development protects the amenity of a sensitive land use from the impacts of noise, air, light, radiation and vibration emissions;
   d. development protects amenity consistent with its location in the Low-medium density residential zone;
   e. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
   f. in the Apartment precinct:
      i. land uses comprise:
         A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation, Sales office, Short-term accommodation; or
         B. other uses that cater for a demonstrated need being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;
      ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
      iii. the built form is characterised by walkable urban compact neighbourhoods with low-medium intensity multi-storey housing and high levels of amenity;
      iv. development:
         A. is located on suitable sites, in accessible locations, near to regular public transport and larger centres;
         B. has a building height and bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
         C. has a density that is consistent with its proximity to a centre or high frequency public transport service;
         D. ensures the privacy and amenity of adjoining Low density residential zone land is protected by utilising transitional building heights on the boundary of the zone;
   g. in the Townhouse precinct:
      i. land uses comprise:
         A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling, Residential care facility, Retirement facility or Sales office; or
         B. other uses that cater for a demonstrated need being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
      ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
      iii. the built form is characterised by walkable urban neighbourhoods with both detached housing and low-medium intensity low rise housing and high levels of amenity;
      iv. development:
         A. is located in areas that are predominantly surrounded by the Low density residential zone, clustered around smaller centres or facilities in suburban locations;
         B. has a building height and bulk that is consistent with adjoining dwellings and the intended zone and precinct character;
         C. has a density that is consistent with the surrounding predominant land uses and its proximity to a centre or high frequency public transport service.

6.2.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Low-medium density residential zone is for uses identified in: a. section 6.2.7.2(3)(f)(i)overall outcomes for the Apartment precinct; or b. section 6.2.7.2(3)(g)(i) overall outcomes for the Townhouse precinct.	**AO1** A use in the Low-medium density residential zone is for uses identified in: a. section 6.2.7.2(3)(f)(i) overall outcomes for the Apartment precinct; or b. section 6.2.7.2(3)(g)(i) overall outcomes for the Townhouse precinct.
Design	
Net density in the Apartment precinct	
PO2 Development in the Apartment precinct ensures the efficient use of land and has a density that is consistent with: a. the intended character of the zone and precinct; b. its proximity to a centre or high frequency public transport service.	**AO2** Development in the Apartment precinct has a maximum net density of 75 equivalent dwellings per hectare.
Net density in the Townhouse precinct	
PO3 Development in the Townhouse precinct ensures the efficient use of land and is consistent with: a. the surrounding area; b. the intended character of the zone and precinct.	**AO3** A building in the Townhouse precinct has a maximum net density of 40 equivalent dwellings per hectare.
Boundary clearance	
PO4 Development provides a road boundary clearance that: a. clearly defines private and public space; b. assists in achieving visual privacy to ground floor dwellings from the street; c. contributes to the streetscape character and landscape; d. relates to the existing streetscape and setback pattern.	**AO4** Development, other than an existing lawful building, provides a road boundary clearance: a. a minimum of four metres; or b. where the building or structure aligns with the building setback of one or more adjoining buildings.
Boundary clearance in the Apartment precinct	
PO5 A building in the Apartment precinct has side and rear boundary clearances that: a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic.	**AO5** A building, other than an existing lawful building, in the Apartment precinct has minimum side and rear boundary clearances of three metres.
Boundary clearance in the Townhouse precinct	
PO6 A building in the Townhouse precinct has side and rear boundary clearances that: a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic.	**AO6** A building, other than an existing lawful building, in the Townhouse precinct has: a. minimum side boundary clearances: i. where the height of part of the building or structure is: A. 4.5 metres or less - 1.5 metres; B. greater than 4.5 metres but not more than 7.5 metres - 2 metres; C. greater than 7.5 metres - 2 metres plus 0.5 metres for every 3 metres or part exceeding 7.5 metres; b. a minimum rear boundary clearance of three metres.
Building height	
Building height in the Apartment precinct	
PO7 A building in the Apartment precinct has a building height that: 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 site; d. avoids overshadowing of premises in a residential zone category; e. transitions to land in the Townhouse precinct or Low density residential zone to protect: i. visual amenity; ii. privacy.	**AO7** A building in the Apartment precinct has a maximum building height of: a. 18 metres; b. 12 metres where within 15 metres of a lot in the Townhouse precinct or Low density residential zone.
Building height in the Townhouse precinct	
PO8 A building in the Townhouse precinct has a building height that is: a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings.	**AO8** A building, other than an existing lawful building, in the Townhouse precinct has a maximum building height of 8.5 metres.
Site cover	

Site cover in the Apartment precinct	
PO9 Development in the Apartment precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO9** Development in the Apartment precinct has a maximum site cover of 45 percent.
Site cover in the Townhouse precinct	
PO10 Development in the Townhouse precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO10** Development in the Townhouse precinct has a maximum site cover of 60 percent.
For assessable development only	
Land use	
Shop	
PO11 A Shop: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy; d. is developed in conjunction with an Accommodation activity. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO11** A Shop: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop; c. is developed in conjunction with an Accommodation activity.
Food and drink outlet	
PO12 A Food and drink outlet: a. is small scale; b. is developed in conjunction with an Accommodation activity; c. does not impact on residential amenity.	**AO12** A Food and drink outlet: a. has a maximum gross floor area of 200m^2 per tenancy; b. is developed in conjunction with an Accommodation activity; c. does not include a drive-through facility.
Design	
Built form	
PO13 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating: a. variations in plan shape, such as steps or projections; b. variations in vertical profile, with steps or slopes at different levels; c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices; d. balconies, verandas or terraces; e. variations in materials and finish; f. planting at any or all levels, particularly on podiums. Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO13** No acceptable outcome provided.
Crime prevention through environmental design	
PO14 Development supports the safety of users by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO14** No acceptable outcome provided.
Streetscape	
PO15 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of: a. footpath paving; b. street trees; c. landscaping.	**AO15** No acceptable outcome provided.
Servicing areas and parking	
PO16 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	**AO16** A development: a. locates parking areas underground or behind the building; b. screens plant, equipment, services and outdoor storage of materials from public view; c. site with more than one street frontage use the rear lane and/or street, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared

	use of vehicular access points are utilised where possible.
Amenity	
General emissions	
PO17 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO17** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.
Reverse amenity	
PO18 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO18** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO19 A sensitive land use is designed and located to mitigate any potential adverse impacts from rural activities, medium impact industry, high impact industry or special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO19** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.7.3.2. **Table 6.2.7.3.2** **Column 1: Separation distance** / **Column 2: Use** 1,500 metres — Special industry 500 metres — High impact industry 500 metres — Intensive animal industry 300 metres — Intensive horticulture 300 metres — Wholesale nursery 250 metres — Medium impact industry
PO20 A building in the Apartment precinct has side and rear boundary clearances that: a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic.	**AO20** A building in the Apartment precinct has minimum side and rear boundary clearances of three metres.
Social and health impact	
PO21 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. 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	**AO21.1** 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. **AO21.2** Development does not provide for gaming.

6.2.8 Medium density residential zone code

6.2.8.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Medium density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.8.1 - Medium density residential zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.8 - Medium density residential zone or Table 5.9.7.1 - Loganlea local plan: material change of use in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.8.2 Purpose

1. The purpose of the Medium density residential zone is to provide for:
   a. medium density multiple dwellings; and
   b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The local government purpose of the Medium density residential zone code is to:
   a. provide Multiple dwelling being apartments, that are within walking distance to a principal centre or major centre;
   b. support urban consolidation to achieve infrastructure efficiency;
   c. provide other uses of an appropriate scale that services the local residents' needs;
   d. provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. land uses:
      i. comprise:
         A. Multiple dwelling being apartments, Caretakers accommodation, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation; or
         B. other uses that cater for a demonstrated need being Childcare centre, Club, Community care centre, Community residence, Community Use, small-scale Food and drink outlet (excluding a drive-through facility), Function facility, small-scale Health care service (excluding Pharmacotherapy clinic), Indoor sport and recreation, Sales office or Service industry;
      ii. being a small-scale Shop, serve the local residents' daily needs and does not undermine the viability of a nearby centre or the centre hierarchy.
   b. the built form is characterised by walkable urban neighbourhoods with medium intensity multi-storey housing and high levels of amenity;
   c. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      ii. incorporates appropriate road boundary clearances and building separation to:
         A. protect and provide visual privacy for residents;
         B. provide a transition from the premise to an adjoining premise in a lower density residential zone category or precinct;
      iii. has a building bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
      iv. has a density that is consistent with its proximity to a centre or high frequency public transport service;
      v. ensures the privacy and amenity of adjoining premises in a residential zone category is protected by utilising transitional building heights on the boundary of the zone or precinct;
      vi. contributes positively to the immediate streetscape with highly articulated, attractive and functional buildings and detailing;
      vii. ensures it is easily and safely accessed;
      viii. supports the safety of residents and adjoining public open spaces by utilising crime prevention through environmental design principles;
   d. the streetscape is attractive, pedestrian friendly and supports the desired zone character;
   e. development protects the amenity of a sensitive land use from the impacts of noise, air, light, radiation and vibration emissions;
   f. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
   g. in the High rise precinct:
      i. a building has a height that has a high rise appearance, is responsive to surrounding buildings and site characteristics and transitions on the boundary of adjoining lower density residential zone or precinct;
   h. in the Medium rise precinct:
      i. a building has a height that has a medium rise appearance, is responsive to surrounding buildings and site characteristics and transitions on the boundary of adjoining lower density residential zone or precinct.

6.2.8.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.8.3.1 - Medium density residential zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Medium density residential zone is for uses identified in section 6.2.8.2(3)(a) overall outcomes for the Medium density residential zone.	**AO1** A use in the Medium density residential zone is for uses identified in section 6.2.8.2(3)(a) overall outcomes for the Medium density residential zone.
Shop	
PO2	**AO2**

A Shop: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy; d. is developed in conjunction with Multiple dwelling being apartments. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	A Shop: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop; c. is developed in conjunction with a Multiple dwelling being apartments.
Food and drink outlet	
PO3 A Food and drink outlet: a. is small scale; b. is developed in conjunction with a Multiple dwelling being apartments; c. does not impact on residential amenity.	**AO3** A Food and drink outlet: a. has a maximum gross floor area of 200m^2 per tenancy; b. is developed in conjunction with a Multiple dwelling being apartments; c. does not include a drive-through facility.
Design	
Boundary clearance	
PO4 Development provides a road boundary clearance that: a. clearly defines private and public space; b. assists in achieving visual privacy to ground floor dwellings from the street; c. contributes to the streetscape character and landscape; d. relates to the existing streetscape and setback pattern.	**AO4** Development, other than an existing lawful building, provides a road boundary clearance: a. a minimum of six metres; or b. where the building or structure aligns with the building setback of one or more adjoining buildings.
PO5 Development provides side and rear boundary clearances that: a. allows for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic.	**AO5** Development, other than an existing lawful building provides a minimum side and rear boundary clearance of: a. three metres in the Medium rise precinct; b. six metres in the High rise precinct.
Servicing areas and parking	
PO6 Development ensures vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	**AO6** A development: a. locates any new parking areas underground or behind the building; b. screens plant, equipment, services and outdoor storage of materials from public view; c. site with more than one street frontage uses the rear lane and/or street, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.
Amenity	
General emissions	
PO7 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO7** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s2) 1/80Hz.
Reverse amenity	
PO8 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO8** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO9 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO9** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.8.3.2. **Table 6.2.8.3.2** **Column 1: Separation distance** / **Column 2: Use**

1,500 metres	Special industry
500 metres	High impact industry
500 metres	Intensive animal industry
300 metres	Intensive horticulture
300 metres	Wholesale nursery
250 metres	Medium impact industry

High rise precinct	
Building height	
PO10 A building in the High rise precinct has a building height that: a. is consistent with the intended character for the precinct having regard to: 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 public transport; iv. avoiding overshadowing to public open space and adjoining premises; b. is responsive to the topography of the site; c. transitions to land in the Low-medium density residential zone to protect; i. visual amenity; ii. privacy.	**AO10** A building in the High rise precinct has a maximum building height of: a. 32 metres; or b. 25 metres where within 15 metres of a lot in the Apartment precinct of the Low-medium density residential zone; or c. 12 metres where within 15 metres of a lot in the Low density residential zone or the Townhouse precinct of the Low-medium density residential zone.
Site Cover	
PO11 Development in the High rise precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO11** Development in the High rise precinct has a maximum site cover of 45 percent.
Net density	
PO12 Development in the High rise precinct is consistent with the intended character of the zone and precinct.	**AO12** Development in the High rise precinct has a maximum net density of 200 equivalent dwellings per hectare.
Medium rise precinct	
Building height	
PO13 A building in the Medium rise precinct has a building height that: a. is consistent with the intended character for the precinct having regard to: 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 public transport; iv. avoid overshadowing of public open space and adjoining premises; b. is responsive to the topography of the site; c. transitions to the Low density residential zone or Townhouse precinct in the Low-medium density residential zone to protect: i. visual amenity; ii. privacy.	**AO13** A building in the Medium rise precinct has a maximum building height of: a. 25 metres; or b. 12 metres where within 15 metres of a lot in the Low density residential zone or the Townhouse precinct of the Low-medium density residential zone.
Site Cover	
PO14 Development in the Medium rise precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO14** Development in the Medium rise precinct has a maximum site cover of 45 percent.
Net density	
PO15 Development in the Medium rise precinct is consistent with the intended character of the zone and precinct.	**AO15** A building in the Medium rise precinct has a maximum net density of 140 equivalent dwellings per hectare.
For assessable development	
Design	
Built form	
PO16 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating: a. variations in plan shape, such as steps or projections; b. variations in vertical profile, with steps or slopes at different levels; c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices;	**AO16** No acceptable outcome provided.

d. balconies, verandas or terraces; e. variations in materials and finish; f. planting at any or all levels, particularly on podiums. Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.	
Crime prevention through environmental design	
PO17 Development supports the safety of users by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO17** No acceptable outcome provided.
Streetscape	
PO18 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the zone through the use of: a. footpath paving; b. street trees; c. landscaping.	**AO18** No acceptable outcome provided.
Social and health impact	
PO19 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. 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.	**AO19.1** 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. **AO19.2** Development does not provide for gaming.

6.2.9 Medium impact industry zone code

6.2.9.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Medium impact industry zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.9.1 - Medium impact industry zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.9.1 - Medium impact industry zone in Part 5 - Tables of assessment;
   c. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.9.2 Purpose

1. The purpose of the Medium impact industry zone is to provide for:
   a. medium impact industry; and
   b. other uses and activities that:
      i. support industry activities; and
      ii. do not compromise the future use of the premises for industry activities.
2. The local government purpose of the Medium impact industry zone code is to:
   a. provide for a range of Medium impact industry uses that cater for the needs of the community;
   b. ensure the efficient use of land and the long-term viability of industrial uses by excluding incompatible development;
   c. provide development that is compatible with adjoining uses and protects amenity.
3. The purpose of the Medium impact industry zone code will be achieved through the following overall outcomes:
   a. land uses:
      i. comprise:
         A. Low impact industry, Medium impact industry, Service industry, Transport depot or Warehouses; or
         B. compatible non-industrial and business uses that will not inhibit the land being used for Medium impact industry in the long term being Adult store, Bulk landscape supplies, Caretaker's accommodation, Car wash, Crematorium, Educational establishment (being vocational trade training), Emergency services, small-scale Food and drink outlet, Funeral Parlour, Hardware and trade supplies, Indoor sport and recreation, Motor sport facility on Lot 1 SP103663, Office incidental to another use, Outdoor sales, Outdoor sport and recreation, Parking station, Sales office, small-scale Shop, Substation or Telecommunication facility;
      ii. being:
         A. small-scale Food and drink outlet or a small-scale Shop, serve the local workforces' daily needs;
         B. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   b. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      ii. ensures that its size and bulk is consistent with the character of a medium impact industry character;
      iii. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
   c. the streetscape is attractive, pedestrian friendly and supports the zone character;
   d. development protects amenity consistent with its location in the Medium impact industry zone and the surrounding area.

6.2.9.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.9.3.1 - Medium impact industry zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Medium impact industry zone is for uses identified in section 6.2.9.2(3)(a) overall outcomes for the Medium impact industry zone.	**AO1** A use in the Medium impact industry zone is for uses identified in section 6.2.9.2(3)(a) overall outcomes for the Medium impact industry zone.
PO2 Retail sales or display activities occur at a size and scale that is incidental to and has a direct nexus with a use.	**AO2** Retail sales or display activities: a. are restricted to the sale or display of items produced on the premises; b. do not exceed 10 percent of the gross floor area of a tenancy.
Design	
Building height	
PO3 A building has a building height that: a. is consistent with the intended character for the zone; b. has regard to the functional requirements of the use; c. is responsive to the topography of the site; d. is compatible with the height of surrounding buildings; e. avoids overshadowing and protects visual amenity and privacy of premises in a residential zone category and Rural residential zone.	**AO3** A building has a maximum building height of: a. 12 metres, or b. 8.5 metres where within 15 metres of the land in a residential zone category or Rural residential zone.
Building clearance	
PO4 A building or structure has a road boundary clearance that is consistent with the streetscape character of the area.	**AO4** A building or structure, other than an existing lawful building or structure, provides a minimum road boundary clearance of:

	a. 10 metres from the primary street frontage; b. six metres from a secondary street frontage.
Site cover	
PO5 A building or structure has a site cover that facilitates the operational and amenity requirements of a use having regard to: a. servicing; b. loading and unloading; c. storage; d. car parking and manoeuvring; e. landscaping.	**AO5** A building or structure has a maximum site cover of 80 percent.
Amenity	
General emissions	
PO6 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO6** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.
PO7 A non-industrial or business use mitigates potential adverse impacts from a Medium impact industry, Low impact industry, Service industry, Transport depot or Warehouse.	**AO7** A non-industrial or business use complies with the immission and emission standards of Planning scheme policy 3 - Environmental management.
Interface with a sensitive land use	
PO8 Development located on premises opposite or adjoining a sensitive land use, not in the Medium impact industry zone: a. is designed to be compatible in scale with the sensitive land use; b. has a site layout that screens parking and outdoor storage areas from the sensitive land use.	**AO8** Development located on premises opposite or adjoining a sensitive land use, that is not in the Medium impact industry zone: a. has a three metre boundary clearance for all buildings where adjoining a sensitive land use; b. has a maximum building height of 8.5 metres where within 15 metres of the sensitive land use; c. ensures all parking, servicing and outdoor storage areas are screened from the sensitive land use.
PO9 Plant, equipment, services and outdoor storage of materials do not detract from the amenity of: a. the streetscape; b. a sensitive land use or public open space.	**AO9** Plant, equipment, services and outdoor storage of materials are not visible from a: a. road; b. sensitive land use or public open space.
PO10 A loading dock does not adversely affect: a. visual amenity; b. amenity of an adjoining sensitive land use.	**AO10** A loading dock is not located adjoining premises that are a sensitive land use.
For assessable development only	
Land use	
PO11 A use does not: a. inhibit the land being used for Medium impact industry in the long term; b. adversely affect the operation of a Medium impact industry.	**AO11** No acceptable outcome provided.
Shop	
PO12 A Shop: a. serves the local workforces' daily needs; b. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO12** A Shop: a. has a maximum gross floor area of $200m^2$ per tenancy; b. is not within 800 metres of another Shop.
Food and drink outlet	
PO13 A Food and drink outlet: a. is small scale; b. serves the local workforces' daily needs.	**AO13** A Food and drink outlet: a. has a maximum gross floor area of $200m^2$ per tenancy; b. is not within 800 metres of another Food and drink outlet.
Office	

PO14 An Office is incidental to another use.	**AO14** An Office does not exceed 25 percent of the gross floor area of a use or 500m^2, whichever is the lesser.
Crematorium	
PO15 A Crematorium is designed and located to mitigate any potential adverse impacts on a sensitive land use.	**AO15** A Crematorium is not developed within 50 metres of a sensitive land use when measured from any boundary of the subject land to any boundary of the sensitive land use.
Design	
Built form	
PO16 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.	**AO16** No acceptable outcome provided.
Crime prevention through environmental design	
PO17 Development supports the safety of users by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO17** No acceptable outcome provided.

6.2.10 Mixed use zone code

6.2.10.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Mixed use zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.10.1 - Mixed use zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.10.1 - Mixed use zone in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.10.2 Purpose

1. The purpose of the Mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
2. The local government purpose of the Mixed use zone code is to:
   a. provide a major employment area with a variety of specific Mixed use activities, Low impact industry, Research and technology industry, Service industry and Warehouse;
   b. facilitate business incubation.
3. The purpose of the Mixed use zone code will be achieved through the following overall outcomes:
   a. if not in a precinct:
      i. land uses comprise Mixed use activities (excluding Health care service being Pharmacotherapy clinic, Childcare centre and Educational establishment), Major electricity infrastructure, Substation or Utility installation;
      ii. a Shop or Food and drink outlet is small-scale and serves the local workforces' daily needs;
      iii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
      iv. an Office is small scale and serves the needs of the local workforce;
      v. the design of the built form:
         A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
         B. contributes positively to the immediate streetscape character with highly articulated buildings and detailing;
         C. has a building height that is responsive to surrounding buildings and site characteristics and is consistent with the intended zone character;
         D. is able to accommodate a range of tenancy sizes that facilitate the zone functioning as a business incubator;
         E. ensures it is easily and safely accessed;
         F. supports the safety of users by utilising crime prevention through environmental design principles;
      vi. development facilitates a safe, legible and connected movement network;
      vii. development protects amenity consistent with its location in the Mixed use zone and the surrounding area;
   b. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
   c. if in the Abattoir precinct:
      i. land uses comprise Caretaker's accommodation, Emergency services, a High impact industry, Major electricity infrastructure, Substation or Telecommunication facility;
      ii. a High impact industry is limited to an abattoir and associated uses;
      iii. the design of the built form:
         A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
         B. ensures that size and bulk is consistent with the Abattoir precinct character;
         C. contributes positively to the immediate streetscape character;
         D. has a building height that is responsive to surrounding buildings and site characteristics and is consistent with the intended zone character;
         E. ensures it is easily and safely accessed;
         F. supports the safety of users by utilising crime prevention through environmental design principles;
      iv. development facilitates a safe, legible and connected movement network;
      v. development protects amenity consistent with its location in the Abattoir precinct and the surrounding area;
      vi. development protects the visual amenity of premises in a residential zone category;
   d. if in the Enterprise precinct;
      i. land uses comprise Adult store; Agricultural supplies store, Bar, Bulk landscape supplies, Caretaker's accommodation, Car wash, Club, Community care centre, Community use, Educational establishment (being for vocational trade training only), Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service, Hotel, Indoor sport and recreation, Low impact industry, Major electricity infrastructure, Market, Medium impact industry (being for a spray painting workshop involving spray painting of motor vehicles in a booth), Office, Outdoor sales, Outdoor sport and recreation, Park, Parking station, Place of worship, Research and technology industry, Sales office, Service industry, Service station, Shop, Short-term accommodation, Showroom, Substation, Telecommunication facility, Transport depot, Utility installation, Veterinary service or Warehouse;
      ii. a Medium impact industry is limited to spray painting workshop involving the spray painting of motor vehicles in a booth;
      iii. a Shop or Food and drink outlet is small-scale and serves the local workforce's daily needs;
      iv. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
      v. a sensitive land use does not adversely affect the ongoing operation of the Teys abattoir and associated uses in the Abattoir precinct;
      vi. the design of the built form:
         A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
         B. ensures that its size and bulk is consistent with the Enterprise precinct character;
         C. contributes positively to the immediate streetscape character with a variety of facade colours and treatments;
         D. provides building height transitions to the residential zone category land to protect privacy;
         E. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
      vii. development facilitates a safe, legible and connected movement network;
      viii. development protects amenity consistent with its location in the Enterprise precinct and the surrounding area;
      ix. development protects the visual amenity of premises in a residential zone category;
      x. building height avoids overshadowing of premises in the residential zone category;
   e. if in the Industry precinct:
      i. land uses comprise Agricultural supplies store, Bulk landscape supplies, Caretaker's accommodation, Car wash where co-located with a Service station, Educational establishment (being for vocational trade training only), Emergency services, Food and drink outlet, Funeral

parlour, Garden centre, Hardware and trade supplies, Low impact industry, Major electricity infrastructure, Medium impact industry (being for a spray painting workshop involving spray painting of motor vehicles in a booth), Park, Parking station, Research and technology industry, Service industry, Service station, Shop, Substation, Telecommunication facility, Transport depot, Utility installation or Warehouse;

ii. a Medium impact industry is limited to a spray painting workshop involving the spray painting of motor vehicles in a booth;
iii. a Shop or Food and drink outlet is small-scale and serves the local workforce's daily needs;
iv. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
v. the design of the built form:
   A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
   B. ensures that its size and bulk is consistent with the Industry precinct character;
   C. contributes positively to the immediate streetscape character with a variety of facade colours and treatments;
   D. provides building height transitions to the residential zone category land to protect privacy;
   E. ensures it is easily and safely accessed;
   F. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
vi. development facilitates a safe, legible and connected movement network;
vii. development protects amenity consistent with its location in the Industry precinct and the surrounding area;
viii. development protects the visual amenity of premises in a residential zone category;
ix. building height avoids overshadowing of premises in the residential zone category;

f. if in the Retail/commerce precinct;
i. land uses comprise Adult store, Agricultural supplies store, Bar, Bulk landscape supplies, Caretaker's accommodation, Car wash, Childcare centre, Club, Community Care Centre, Community use, Educational establishment (being for vocational trade training only), Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service, Hotel, Indoor sport and recreation, Major electricity infrastructure, Market, Office, Outdoor sales, Outdoor sport and recreation, Park, Parking station, Place of worship, Research and technology industry, Sales office, Service industry, Service station, Shop, Short-term accommodation, Showroom, Substation, Telecommunication facility or Veterinary service;
ii. a Shop or Food and drink outlet is small-scale and serves the local workforce's daily needs;
iii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
iv. the design of the built form:
   A. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
   B. ensures that its size and bulk is consistent with the Retail/commerce precinct character;
   C. contributes positively to the immediate streetscape character with articulated, attractive and functional buildings and detailing;
   D. provides building height transitions to the residential zone category land to protect privacy;
   E. is able to accommodate a range of tenancy sizes that facilitate the precinct as a business incubator;
   F. ensures it is easily and safely accessed;
   G. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
v. development facilitates a safe, legible and connected movement network;
vi. development protects amenity consistent with its location in the Retail/commerce precinct and the surrounding area;
vii. development protects the visual amenity of premises in a residential zone category;
viii. building height avoids overshadowing of premises in the residential zone category.

6.2.10.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.10.3.1 - Mixed use zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use: a. if not in a precinct of the Mixed use zone, is for uses identified in section 6.2.10.2(3)(a)(i) overall outcomes for the Mixed use zone; b. in the Abattoir precinct, is for uses identified in section 6.2.10.2(3)(c)(i) overall outcomes for the Mixed use zone; c. in the Enterprise precinct, is for uses identified in section 6.2.10.2(3)(d)(i) overall outcomes for the Mixed use zone; d. in the Industry precinct, is for uses identified in section 6.2.10.2(3)(e)(i) overall outcomes for the Mixed use zone; e. in the Retail/commerce precinct, is for uses identified in section 6.2.10.2(3)(f)(i) overall outcomes for the Mixed use zone.	**AO1** A use: a. if not in a precinct of the Mixed use zone, is for uses identified in section 6.2.10.2(3)(a)(i) overall outcomes for the Mixed use zone; b. in the Abattoir precinct, is for uses identified in section 6.2.10.2(3)(c)(i) overall outcome for the Mixed use zone; c. in the Enterprise precinct, is for uses identified in section 6.2.10.2(3)(d)(i) overall outcomes for the Mixed use zone; d. in the Industry precinct, is for uses identified in section 6.2.10.2(3)(e)(i) overall outcomes for the Mixed use zone; e. in the Retail/commerce precinct, is for uses identified in section 6.2.10.2(3)(f)(i) overall outcomes for the Mixed use zone.
PO2 An office function is ancillary to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse. Editor's note - PO2 does not apply where the defined use of 'Office' is proposed.	**AO2** An office function, that is ancillary to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse on the same site, does not exceed 40 percent of the gross floor area of a tenancy. Editor's note - AO2 does not apply where the defined use of 'Office' is proposed.
Shop	
PO3 A Shop: a. is of a scale and character suitable to ensure that the amenity is maintained; b. serves the local workforce's daily needs; c. is not a supermarket; d. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO3** A Shop: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop; c. is not a supermarket.

Food and drink outlet	
PO4 A Food and drink outlet: a. is small-scale; b. serves the local workforces' daily needs.	**AO4** A Food and drink outlet: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Food and drink outlet.
Office	
PO5 An Office: a. is small scale; b. serves the needs of the local workforce; c. is not located in the Abattoir precinct or Industry precinct.	**AO5** An Office: a. is not located in the Abattoir precinct or Industry precinct; b. has a maximum gross floor area of 200m^2 per tenancy.
Medium impact industry	
PO6 A medium impact industry: a. is limited to a spray painting workshop involving the spray painting of motor vehicles in a booth; b. is not located in the Abattoir precinct or Retail/commerce precinct; c. complies with the immission and emission standards of the Planning scheme policy 3 - Environmental management.	**AO6** No acceptable outcome is provided.
Design	
Building height	
PO7 A building has a height that: a. is responsive to the topography of the site; b. is compatible with the height of surrounding buildings; c. avoids overshadowing of premises in the residential zone category; d. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	**AO7** A building has a maximum building height of 12 metres where within 15 metres of the residential zone category, otherwise: a. 15 metres where not located in the Industry precinct; or b. 20 metres where located in the Industry precinct; or c. that complies with Figure 6.2.10.3.1 - Browns Plains Road building heights.
Boundary Clearance	
PO8 Development provides boundary clearances that: a. allows for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. are consistent with the character for the zone; d. relates to the existing streetscape character.	**AO8** Development, other than an existing lawful building, provides: a. a road boundary clearance: i. a minimum of four metres; or ii. where the building or structure aligns with the building setback of one or more adjoining buildings; b. a minimum side and rear boundary clearances of three metres.
Built form	
PO9 Development provides an attractive built form by: a. orientating the building to the primary road frontage; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor; g. incorporating a variety of facade colours and treatments. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO9** No acceptable outcome provided.
Amenity	
General emissions	
PO10 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO10** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s2) 1/80Hz.
Reverse amenity	

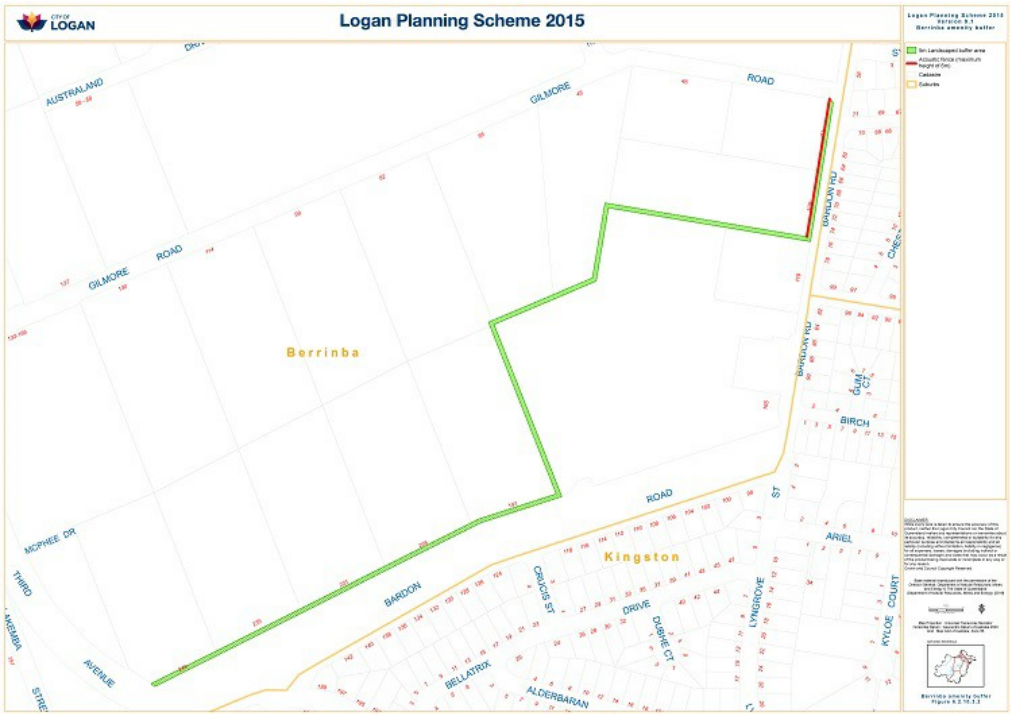
PO11 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO11** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO12 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO12** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.10.3.2. **Table 6.2.10.3.2** **Column 1: Separation distance** / **Column 2: Use** 1,500 metres – Special industry 500 metres – High impact industry 500 metres – Intensive animal industry 300 metres – Intensive horticulture 300 metres – Wholesale nursery 250 metres – Medium impact industry
PO13 Accommodation activities being Caretaker's accommodation or Short-term accommodation mitigate potential adverse impacts from uses in other zones.	**AO13** Accommodation activities being Caretaker's accommodation or Short-term accommodation comply with the immission standards of Planning scheme policy 3 - Environmental management.
PO14 A sensitive land use does not adversely affect the ongoing operation of the High impact industry (being the Teys abattoir and associated uses) located in the Abattoir precinct.	**AO14** A sensitive land use is not located within 500m from land in the Abattoir precinct.
PO15 A land use, other than a sensitive land use, on Lots 4, 5, 6, 7, 8, 9, 10 on RP106788 and Lot 1 on RP161971 does not adversely affect the ongoing operation of the High impact industry (being the Teys abattoir and associated uses) located in the Abattoir precinct.	**AO15** No acceptable outcome provided.
Interface with a sensitive land use	
PO16 Development protects the visual amenity of premises in adjoining residential areas and the existing Educational establishment by providing an amenity buffer in the location identified on Figure 6.2.10.3.2 - Berrinba amenity buffer.	**AO16** Development provides a 5 metre wide landscaped buffer and an acoustic fence with a height of 6 metres: a. in the location identified on Figure 6.2.10.3.2 - Berrinba amenity buffer; b. in accordance with the requirements of section 3.7.4 of Planning scheme policy 5 - Infrastructure.
PO17 Development in the Enterprise precinct or Industry precinct protects the visual amenity of residential premises interfacing with the Enterprise precinct or Industry precinct.	**AO17** Development in the Enterprise precinct or Industry precinct provides a minimum of 3 metre wide landscape screening buffer where adjoining premises in the residential zone category in accordance with the requirements of section 3.7.4 of Planning scheme policy 5 - Infrastructure.
Service areas and parking	
PO18 Development ensures vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	**AO18** A development: a. locates any new parking areas underground or behind the building; b. screens plant, equipment, services and outdoor storage of materials from public view; c. site with more than one street frontage use the rear lane and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.
For assessable development only	
Design	
Built form	
PO19 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.	**AO19** No acceptable outcome provided.
Crime prevention through environmental design	
PO20 Development supports the safety of users and adjoining public open	**AO20** No acceptable outcome provided.

spaces by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	
Streetscape	
PO21 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the zone through the use of: a. footpath paving; b. street trees; c. landscaping.	**AO21** No acceptable outcome provided.
Social and health impact	
PO22 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. 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.	**AO22.1** 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. **AO22.2** Development does not provide for gaming.
Service areas and parking	
Logan River Road	
PO23 Development with a frontage to Logan River Road between Teys Road and Gardiner Road does not provide access to Logan River Road.	**AO23** No acceptable outcome provided.

Figure 6.2.10.3.1 - Browns Plains Road building heights



Figure 6.2.10.3.2 - Berrinba amenity buffer


Logan Planning Scheme 2015
AUSTRALAND
GILMORE
ROAD
GILMORE
ROAD
Berrinba
MCPHEE DR
THIRD
AVENUE
BARDON
ROAD
Kingston
CROCUS ST
DRIVE
DUBBE CT
LYNGROVE
ST
ARIEL
COURT
KYLOE
BELLATRIX
ALDERBARAN
BIRCH
GUM CT
BARDUAN RD
ORRIDAN RD

6.2.11 Recreation and open space zone code

6.2.11.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Recreation and open space zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.11.1 - Recreation and open space zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.11.1 - Recreation and open space zone in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.11.2 Purpose

1. The purpose of the Recreation and open space zone is to provide for:
   a. a variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:
      i. parks, playgrounds or playing fields for the use of residents and visitors; and
      ii. parks, or other areas, for the conservation of natural areas; and
   b. facilities and infrastructure to support the uses and activities stated in paragraph (a).
2. The local government purpose of the Recreation and open space zone code is to provide for a range of sporting, recreation, leisure, cultural and educational activities and parks of varying scale that serve the recreation needs of residents and visitors and may include areas for conservation.
3. The purpose of the Recreation and open space 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. has a varied built form specific to the operational and functional requirements of the use;
      iii. contributes to the creation of high quality public open space and streetscapes;
      iv. integrates internal and external pedestrian, cycleway, drainage and park networks;
      v. ensures it is easily and safely accessed;
      vi. supports the safety of residents and adjoining public open spaces by utilising crime prevention through environmental design principles;
      vii. for an Accommodation activity:
         A. contributes positively to the immediate streetscape character with highly articulated buildings and detailing;
         B. provides sufficient access to daylight, sunlight and breezes;
   b. development protects amenity that is consistent with its location in the Recreation and open space zone and precinct and the surrounding area;
   c. development recognises that the existing Utility installation, being Browns Plains Waste and Recycling Facility will continue to operate on Lot 903 SP 100915;
   d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
   e. the Constrained open space precinct:
      i. land uses comprises:
         A. Outdoor sport and recreation; or
         B. incidental uses being Caretaker's accommodation, Club, Community use, Environment facility, Food and drink outlet (excluding a drive-through facility), Function facility or Landing;
      ii. development has a landscape or natural environment character;
   f. the Major parks precinct:
      i. land uses comprise:
         A. Indoor sport and recreation, Major sport, recreation and entertainment facility, or Outdoor sport and recreation; or
         B. incidental uses being Caretaker's accommodation, Club, Community use, Environment facility, Food and drink outlet (excluding a drive-through facility), Function facility, Landing, small-scale Shop or Short-term accommodation;
      ii. a Food and drink outlet (excluding a drive-through facility) or small-scale Shop, directly serve the needs of an Indoor sport and recreation, Major sport, recreation and entertainment facility, or Outdoor sport and recreation;
      iii. development has a mixed landscape and built form character;
   g. the Private sport and recreation precinct:
      i. land uses comprise:
         A. Indoor sport and recreation, Major sport, recreation and entertainment facility, Outdoor sport and recreation; or
         B. incidental uses being Caretaker's accommodation, Club, Community use, Environment facility, Food and drink outlet (excluding a drive-through facility), Function facility, Landing, small-scale Shop, Short-term accommodation;
      ii. a small-scale Shop directly serves the needs of an Indoor sport and recreation, Major sport, recreation and entertainment facility, or Outdoor sport and recreation;
      iii. development has a mixed landscape and built form character;
   h. the Recreation parks precinct:
      i. land uses comprise:
         A. Indoor sport and recreation or Outdoor sport and recreation; or
         B. incidental uses being Caretaker's accommodation, Club, Community use, Environment facility, Food and drink outlet (excluding a drive-through facility), Function facility, Landing or Short-term accommodation;
      ii. premises are used for passive and active recreation facilities with a predominantly landscape character.

6.2.11.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.11.3.1 - Recreation and open space zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1	**AO1**

A use in the Recreation and open space zone is for uses identified in: a. section 6.2.11.2(3)(e)(i) overall outcomes for the Constrained open space precinct; b. section 6.2.11.2(3)(f)(i) overall outcomes for the Major parks precinct; or c. section 6.2.11.2(3)(g)(i) overall outcomes for the Private sport and recreation precinct; or d. section 6.2.11.2(3)(h)(i) overall outcomes for the Recreation parks precinct.	A use in the Recreation and open space zone is for uses identified in: a. section 6.2.11.2(3)(e)(i) overall outcomes for the Constrained open space precinct; or b. section 6.2.11.2(3)(f)(i) overall outcomes for the Major parks precinct; or c. section 6.2.11.2(3)(g)(i) overall outcomes for the Private sport and recreation precinct. d. section 6.2.11.2(3)(h)(i) overall outcomes for the Recreation parks precinct.
Shop	
PO2 A Shop: a. is small-scale; b. protects residential amenity; c. serves the needs of Indoor sport and recreation, Major sport, recreation and entertainment facility, Outdoor sport and recreation.	**AO2** A Shop has a maximum gross floor area of 200m^2 per tenancy and one Shop is permitted per lot.
Food and drink outlet	
PO3 A Food and drink outlet; a. protects residential amenity; b. serves the needs of Indoor sport and recreation, Major sport, recreation and entertainment facility, Outdoor sport and recreation.	**AO3** A Food and drink outlet: a. has a maximum gross floor area of 500m^2 per tenancy and one Shop is permitted per lot; b. does not include a drive through-facility.
Design	
Service areas and parking	
PO4 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	**AO4** A development: a. locates parking areas underground or behind the building; b. screens plant, equipment, services and outdoor storage of materials from public view; c. site with more than one street frontage use the rear lane and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.
Building height	
Building height in Major parks precinct	
PO5 The building height in the Major parks precinct: a. is consistent with the intended built form and streetscape character: b. is responsive to the topography of the site; c. avoids overshadowing of premises in the residential zone category or Rural residential zone; d. transitions to land in the residential zone category land or Rural residential zone to protect: i. visual amenity; ii. privacy.	**AO5** A building in the Major parks precinct has a maximum building height of: a. 25 metres; or b. 12 metres where located within 15 metres of a premises in the residential zone category land.
Building height in Recreation parks precinct	
PO6 The building height in the Recreation parks precinct: a. is consistent with the intended built form and streetscape; b. is responsive to the topography of the site; c. the protects visual and scenic amenity; d. is compatible with the height of surrounding buildings; e. avoids overshadowing and protects privacy of premises in a residential zone category or Rural residential zone.	**AO6** A building in the Recreation parks precinct has a maximum building height of 8.5 metres.
Building height in Constrained open space precinct	
PO7 The building height in the Constrained open space precinct: a. is consistent with the intended built form and streetscape; b. is responsive to the topography of the site; c. the protects visual and scenic amenity; d. is compatible with the height of surrounding buildings; e. avoids overshadowing and protects privacy of premises in a residential zone category or Rural residential zone.	**AO7** A building in the Constrained open space precinct has a maximum building height of 8.5 metres.
Building height in Private sport and recreation precinct	
PO8 The building height in the Private sport and recreation precinct: a. is consistent with the intended built form and streetscape; b. is responsive to the topography of the site; c. the protection of visual and scenic amenity; d. avoids overshadowing of premises in the residential zone category and Rural residential zone; e. transitions to land in the residential zone category and Rural	**AO8** A building in the Private sport and recreation precinct has a maximum building height of: a. 25 metres; or b. 12 metres where within 15 metres of the Low density residential zone, Townhouse precinct of the Low-medium density residential zone or Rural residential zone.

residential zone, to protect: i. visual amenity; ii. privacy.	
Amenity	
Boundary clearance and interface with a residential zone category land or Rural residential zone	
PO9 Development provides boundary clearances that: a. allows for the separation of building or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. is consistent with the intended character of the zone; c. relates to the existing streetscape character; d. supports the provision of a landscape buffer along a boundary shared with a residential zone category or Rural residential zone to protect the visual amenity and privacy of residents.	**AO9** Development that adjoins the residential zone category or Rural residential zone provides: a. a minimum boundary clearance of 20 metres from any common boundary; b. screen landscaping of a minimum width of five metres along any common lot boundary in accordance with the requirements of Section 3.7.4 Planning scheme policy 5 - Infrastructure.
General emissions	
PO10 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO10** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s2) 1/80Hz.
Reverse amenity	
PO11 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO11** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policyprepared by Department of Transport and Main Roads.
PO12 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO12** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.11.3.2. **Table 6.2.11.3.2**

Column 1: Separation distance	Column 2: Use
1,500 metres	Special industry
500 metres	High impact industry
500 metres	Intensive animal industry
300 metres	Intensive horticulture
300 metres	Wholesale nursery
250 metres	Medium impact industry

For assessable development only	
Design	
Streetscape	
PO13 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of: a. footpath paving; b. street trees; c. landscaping; d. street furniture.	**AO13** No acceptable outcome provided.
PO14 The building incorporates design features that contribute positively to the character of the zone or precinct. Note - Planning scheme policy 8 - Urban design provides guidance on how to achieve this outcome.	**AO14** No acceptable outcome provided.
Crime prevention through environmental design	
PO15	**AO15**

Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing mechanical surveillance where a vulnerable setting is created with limited opportunities for casual surveillance; c. providing easy way finding for pedestrians; d. deterring unintended and illegitimate access to premises; e. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	No acceptable outcome provided.
Social and health impact	
PO16 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. 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.	**AO16.1** 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. **AO16.2** Development does not provide for gaming.
Major parks precinct	
Design	
PO17 The Major parks precinct has a mixed landscape and built form character that includes indoor sport centres, sport fields, stadiums and swimming pools.	**AO17** No acceptable outcome provided.
Built form	
PO18 A building contributes to the immediate streetscape and precinct character with highly articulated buildings and detailing through: a. variations in plan shape, such as steps or projections; b. variations in vertical profile, with steps or slopes at different levels; c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices; d. recessions and projections in the wall or roof plane; e. variations in materials. Note - Planning scheme policy 8 - Urban design provides guidance on how to achieve this outcome.	**AO18** No acceptable outcome provided.
Recreation parks precinct	
Design	
PO19 The Recreation parks precinct predominantly has a landscape character.	**AO19** No acceptable outcome provided.
Constrained open space precinct	
Design	
PO20 A park in the Constrained open space precinct predominantly has a landscape or natural environment character.	**AO20** No acceptable outcome provided.
Private sport and recreation precinct	
Design	
PO21 A park in the Private sport and recreation precinct predominantly has a mixed landscape character.	**AO21** No acceptable outcome provided.
Built form	
PO22 A building contributes to the immediate streetscape and precinct character with highly articulated buildings and detailing and incorporates: a. variations in plan shape, such as steps or projections; b. variations in vertical profile, with steps or slopes at different levels; c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices; d. recessions and projections in the wall or roof plane; e. variations in materials and finish. Note - Planning scheme policy 8 - Urban design provides guidance on how to achieve this outcome.	**AO22** No acceptable outcome provided.

6.2.12 Rural zone code

6.2.12.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Rural zone code is identified in the assessment benchmarks for assessable development and required for accepted development column in Table 5.5.12.1 - Rural zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.12.1 - Rural zone in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.12.2 Purpose

1. The purpose of the Rural zone is to:
   a. provide for rural uses and activities; and
   b. provide for other uses and activities that are compatible with:
      i. existing and future rural uses and activities; and
      ii. the character and environmental features of the zone; and
   c. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
2. The local government purpose of the Rural zone code is to:
   a. provide for a range of rural activities that support the rural economy;
   b. provide for a diversified rural economy and viable rural communities;
   c. not compromise the long-term use of the land for Rural activities;
   d. protect the amenity of the Rural zone and adjoining land.
3. The purpose of the Rural zone code will be achieved through the following overall outcomes:
   a. land uses comprise:
      i. Rural activities and uses that do not result in the alienation or fragmentation of rural land and the loss of productive capacity of rural land and are compatible with Rural activities;
      ii. an Intensive horticulture industry (being the mushroom farm) located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191);
   b. the design of the built form:
      i. produces a built form that is compatible with a rural landscape;
      ii. is set within a landscape setting, where the landscape character predominates over the built form;
   c. development protects amenity consistent with its location in the Rural zone or precinct and the surrounding area;
   d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
   e. the rural character and landscape values are protected;
   f. in the Farming precinct:
      i. land uses comprise Rural activities (excluding Aquaculture), Bulk landscape supplies, Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Market, Nature-based tourism, Sales office or Transport depot being Heavy vehicle parking;
      ii. a Transport depot being Heavy vehicle parking is consistent with the intended amenity of the zone and precinct;
      iii. Agricultural Land Classification (ALC) Class A or Class B is protected from development that would result in its fragmentation, alienation or loss of productive capacity;
   g. in the Rural tourism precinct:
      i. land uses comprise Rural activities (excluding Aquaculture) Bulk landscape supplies, Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Environment facility, Home-based business, Market, Nature-based tourism or Sales office;
      ii. development protects the natural environment and scenic amenity values.

6.2.12.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 6.2.12.3.1 - Rural zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land uses	
PO1 A use in the Rural zone is for uses identified in: a. section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct; or b. section 6.2.12.2(3)(g)(i) overall outcomes for the Rural tourism precinct.	**AO1** A use in the Rural zone is for uses identified in: a. section 6.2.12.2(3)(f)(i) overall outcomes for the Farming precinct; or b. section 6.2.12.2(3)(g)(i) overall outcomes for the Rural tourism precinct.
Animal keeping being for the training of horses and stabling	
PO2 Animal keeping being for training or stabling of horses, does not produce dust emissions that adversely impact on residential amenity by providing a: a. adequate separation to uses other than Rural activities; b. boundary clearance; c. suitable track surface.	**AO2** A training or exercise track for horses or stabling of horses: a. has a minimum boundary clearance of: i. 30 metres from a residential zone category; ii. 15 metres otherwise; b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix).
Cropping	

PO3 Cropping has a boundary clearance that protects the amenity of adjoining premises.	**AO3** Cropping has a minimum boundary clearance of: a. 50 metres from a residential zone category; b. 30 metres from any zone other than the Rural zone.
Permanent plantation	
PO4 A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.	**AO4** A Permanent plantation has a minimum boundary clearance of: a. 20 metres from a lot boundary; or b. 100 metres from premises: i. being a lot containing an Educational establishment; or ii. in the residential zone category; or iii. in the Rural residential zone - Park living or Park residential precincts.
Transport Depot	
PO5 A Transport depot being Heavy vehicle parking in the Farming precinct protects the residential amenity of adjoining premises by: a. limiting the number of vehicles parked on the premises; b. limiting the maintenance of a vehicle; c. limiting the hours during which maintenance of a vehicle is carried out; d. providing a visual buffer between the use and adjoining residential uses; e. providing separations; f. limiting the type of goods or materials stored on a vehicle while the vehicle is parked on the premises.	**AO5** A Transport depot being Heavy vehicle parking in the Farming precinct: a. involves the parking of a maximum of six Heavy vehicles; b. involves only the minor maintenance of vehicles; c. undertakes minor maintenance of vehicles only between the hours of: i. 7:00 am and 6:00 pm Monday to Saturday; ii. 9:00am to 5:00pm Sunday and Public Holidays; d. provides landscaping that visually screens the use from a public place and adjoining premises; e. has a minimum boundary clearance of 6 metres from a lot boundary; f. does not involve the storage of vehicles that are loaded with Hazardous materials.
Design	
Building height	
PO6 A building has a scale compatible with the rural landscape character.	**AO6** A building has a maximum building height of 12 metres.
Boundary clearance	
PO7 A building or structure has a road, side and rear boundary clearances compatible with the rural character having regard to: a. visual amenity; b. privacy.	**AO7** A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 20 metres; b. side and rear boundary clearances of 10 metres.
Amenity	
General emissions	
PO8 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO8** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.
Reverse amenity	
PO9 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO9** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO10 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO10** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.12.3.2. **Table 6.2.12.3.2**

Column 1: Separation distance	Column 2: Use
1,500 metres	Special industry
500 metres	High impact industry
500 metres	Intensive animal industry

500 metres	Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).
300 metres	Intensive horticulture, excluding the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).
300 metres	Wholesale nursery
250 metres	Medium impact industry

PO11 A sensitive land use 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).	**AO11** A sensitive land use 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).

For assessable development only

Farming precinct

Land uses

Alienation and fragmentation of rural land

PO12 Development in the ALC Class A or Class B area identified on Figure 6.2.12.3.1 - Agricultural protection area does not fragment, alienate or result in the loss of the productive capacity of ALC Class A or Class B land unless: a. there is an overriding need in the public interest; b. there is no alternate site available for the development.	**AO12** No acceptable outcome provided.

Agricultural Land Classification Class A or Class B land

PO13 Development protects ALC Class A and Class B land from development that leads to permanent impacts or diminished productivity by ensuring that: a. ALC Class A and Class B land is managed to preserve the productive capacity of the land for future generations; b. to the extent that the ALC Class A and Class B land is in a management area and will be permanently impacted upon by a development with a footprint greater than 3,000m², an overriding need must be demonstrated and mitigation is provided for the impacted land.	**AO13** Development in the ALC Class A or Class B area identified on Figure 6.2.12.3.1 - Agricultural protection area, other than Cropping, is limited to a footprint of 3,000m².

Animal keeping being a kennel

PO14 Animal keeping being a kennel does not produce emissions that adversely impact on residential amenity by providing: a. separation from a use in a residential zone category; b. separation from an existing kennel; c. ease of supervision; d. boundary clearances; e. setbacks; f. a visual buffer to limit visual stimulus to dogs from an external source; g. an acoustic fence; h. a limit on the number of dogs kept on the premises.	**AO14** Animal keeping being a kennel: a. is located a minimum of 100 metres from any lot in the residential zone category; b. is located a minimum distance of 1,000 metres from another lawfully established or approved kennel; c. is located a maximum of 20 metres from a Dwelling house on the same lot; d. has a minimum boundary clearance of: i. 100 metres from a road frontage; ii. 15 metres from a side and rear boundary; e. is setback a minimum of: i. 150 metres from a sensitive land use; ii. 150 metres from the boundary of an adjoining lot where the adjoining lot is vacant; f. is visually buffered by: i. a minimum five metres wide screen landscaping strip adjoining a building, run, exercise yard or car park; ii. locating the kennel behind the existing or proposed Dwelling house; g. provides an acoustic fence with a minimum height of two metres; h. has no more than 10 dogs per hectare, up to a maximum of 100 dogs.

Intensive horticulture or Wholesale nursery

PO15 An Intensive horticulture or Wholesale nursery protects the amenity of adjoining premises.	**AO15** A building or structure where associated with Intensive horticulture or Wholesale nursery, has a minimum boundary clearance of 50 metres from a lot boundary.

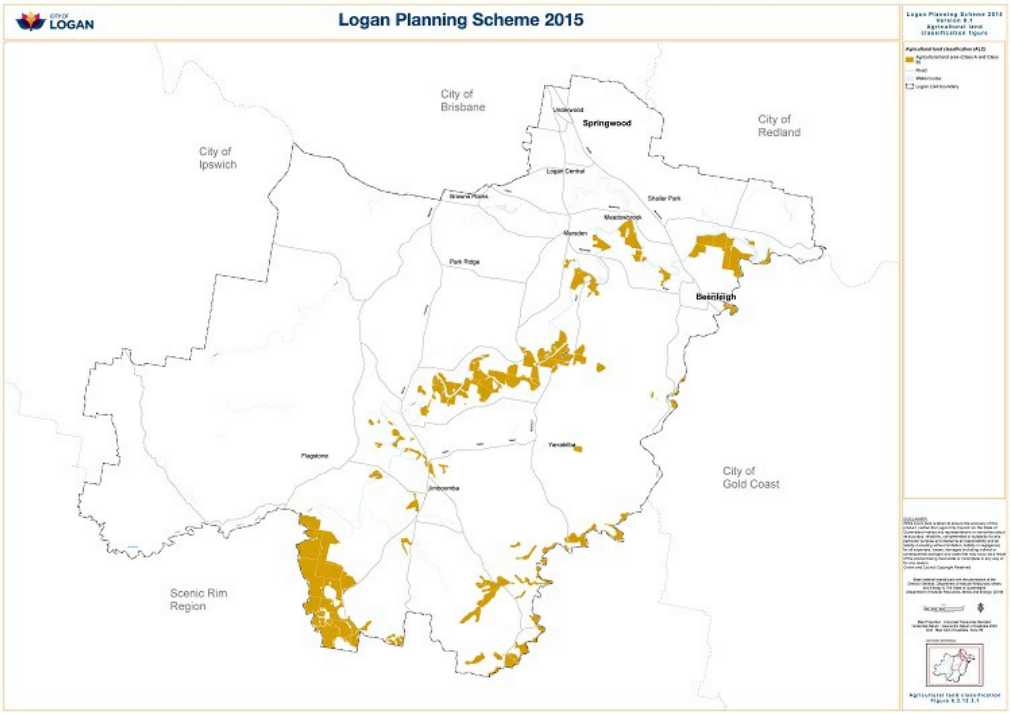
Amenity

Reverse amenity

PO16 An activity that is not Rural activities does not prejudice the future operation and viability of Rural activities.	**AO16** No acceptable outcome provided.

Social and health impact	
PO17 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. 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.	**AO17.1** 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. **AO17.2** Development does not provide for gaming.

Figure 6.2.12.3.1 - Agricultural protection area



6.2.13 Rural residential zone code

6.2.13.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Rural residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.13.1 - Rural residential zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.13.1 - Rural residential zone in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

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;
      iv. Reconfiguring a lot creates lot sizes which are consistent with the intended lot size and character of the precinct.

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.

6.2.13.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Rural residential zone is for uses identified in: a. section 6.2.13.2(3)(d)(i) overall outcomes for the Carbrook precinct; or b. section 6.2.13.2(3)(e)(i) overall outcomes for the Cottage rural precinct; or c. section 6.2.13.2(3)(f)(i) overall outcomes for the Park living precinct; or d. section 6.2.13.2(3)(g)(i) overall outcomes for the Park residential precinct.	**AO1** A use in the Rural residential zone is for uses identified in: a. section 6.2.13.2(3)(d)(i) overall outcomes for the Carbrook precinct; or b. section 6.2.13.2(3)(e)(i) overall outcomes for the Cottage rural precinct; or c. section 6.2.13.2(3)(f)(i) overall outcomes for the Park living precinct; or d. section 6.2.13.2(3)(g)(i) overall outcomes for the Park residential precinct.
Cropping in the Cottage rural precinct	
PO2 Cropping in the Cottage rural precinct has a boundary clearance that	**AO2** Cropping in the Cottage rural precinct has a minimum boundary

protects the amenity of adjoining premises.	clearance of 50 metres from a lot in the residential zone category.
Design	
Building height	
PO3 A building has a building height that is: a. consistent with a landscape or bushland setting for the Carbrook precinct, Park living precinct and Park residential precinct; b. consistent with a semi-rural or bushland setting in the Cottage rural precinct; c. responsive to the topography of the site.	**AO3** A building has a maximum building height of: a. 8.5 metres in the Carbrook precinct, Park living precinct and Park residential precinct; or b. 12 metres in the Cottage rural precinct.
Boundary clearance	
PO4 A building or structure has a boundary clearance that is compatible with the setting for the precinct having regard to: a. visual amenity; b. privacy.	**AO4** A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 20 metres where it has a frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; or b. road boundary clearance of 10 metres on all other roads; c. side and rear boundary clearance of three metres. Note - AO19 has boundary clearance provisions for a building and structure associated with Intensive horticulture or Wholesale nursery
Site cover	
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 700m^2.
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 or structure in the Cottage rural precinct, other than an existing lawful building or structure, has a maximum site cover of 700m^2.
Amenity	
General emissions	
PO7 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO7** Development complies with the following emissions standards of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.
Reverse amenity	
PO8 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure	**AO8** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO9 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO9** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.13.3.2. **Table 6.2.13.3.2**

Column 1: Separation distance	Column 2: Use
1,500 metres	Special industry
500 metres	High impact industry
500 metres	Intensive animal industry
500 metres	Intensive horticulture, being the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).
300 metres	Intensive horticulture, excluding the mushroom farm located on 4696-4754 Mount Lindesay Highway, North Maclean (Lot 1 RP218191).

300 metres	Wholesale nursery
250 metres	Medium impact industry

PO10 A sensitive land use 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).	**AO10** A sensitive land use 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).
Service areas and storage	
PO11 Plant, equipment, services and outdoor storage of materials do not detract from the amenity of the streetscape.	**AO11** Plant, equipment, services and outdoor storage of materials are not visible from a road.
For assessable development only	
Land use	
PO12 A use protects the natural and scenic amenity values of adjoining premises in the Environmental management and conservation zone.	**AO12** No acceptable outcome provided.
Social and health impact	
PO13 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. 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	**AO13.1** 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. **AO13.2** Development does not provide for gaming.
Carbrook precinct	
Design	
Built form	
PO14 The built form does not dominate the landscaped or bushland setting in the Carbrook precinct.	**AO14** No acceptable outcome provided.
Movement network	
PO15 Development in the Carbrook precinct provides a low speed vehicle environment to protect native fauna.	**AO15** No acceptable outcome provided.
Fencing	
PO16 A fence provides for the movement of native fauna.	**AO16** A fence: a. provides that the lowest strand or rail is a minimum of 60 centimetres above the ground level; b. provides that the distance between each rail or strand is a minimum of 30 centimetres; c. is not electrified; d. does not include barbed or razor wire.
Cottage rural precinct	
Land use	
Animal keeping being for the training of horses and stabling	
PO17 Animal keeping being the training or stabling of horses does not produce dust emissions that adversely affect rural residential amenity by providing a: a. adequate separation from a use in the residential zone category; b. boundary clearance; c. suitable track surface.	**AO17** A training or exercise track for horses and stabling of horses: a. has a minimum boundary clearance of: i. 30 metres from a residential zone category; ii. 15 metres otherwise; b. is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix).
Animal keeping, being a kennel	
PO18 Animal keeping being a kennel does not produce emissions that adversely impact on residential amenity by providing: a. adequate separation from a use in the residential zone category; b. separation from other existing kennels; c. ease of supervision; d. boundary clearances; e. setbacks; f. a visual buffer to limit visual stimulus to dogs from an external source; g. an acoustic fence; h. a limit on the number of dogs kept on the premises.	**AO18** Animal keeping being a kennel: a. is located a minimum of 100 metres from any lot in the residential zone category; b. is located a minimum distance of 1000 metres from another lawfully established or approved kennel; c. is located a maximum of 20 metres from the Dwelling house on the same lot; d. has a minimum boundary clearance of: i. 100 metres from a road frontage; ii. 15 metres from a side and rear boundary; e. is setback a minimum of: i. 150 metres from a sensitive land use; ii. 150 metres from the boundary of an adjoining lot where the

	adjoining lot is vacant; f. is visually buffered by: i. a minimum five metres wide screen landscaping strip adjoining a building, run, exercise yard or car park; ii. locating the kennel behind the existing or proposed Dwelling house; iii. provides an acoustic fence with a minimum height of two metres; iv. has no more than 10 dogs per hectare, up to a maximum of 100 dogs.
Intensive horticulture or Wholesale nursery	
PO19 An Intensive horticulture or Wholesale nursery protects the amenity of adjoining premises.	**AO19** A building or structure, where associated with Intensive horticulture or Wholesale nursery has a minimum boundary clearance of: a. 50 metres from a lot boundary; or b. 10 metres from a lot boundary where it shares a common lot boundary with a property that is being lawfully used for: i. Animal husbandry; ii. Animal keeping; iii. Cropping; iv. Emergency services; v. Intensive horticulture; vi. Permanent plantation; vii. Rural industry; viii. Transport depot being Heavy vehicle parking; ix. Wholesale nursery; x. Winery.
Permanent plantation	
PO20 A Permanent plantation protects the amenity of adjoining premises and safety of people and premises from bushfire.	**AO20** A Permanent plantation is setback a minimum distance of: a. 20 metres from a lot boundary; b. 100 metres from a lot boundary of: i. an Educational establishment; or ii. premises in the residential zone category; or iii. premises in the Park living or Park residential precincts.
Design	
Built form	
PO21 The built form does not dominate the semi-rural or bushland setting.	**AO21** No acceptable outcome provided.
Amenity	
Reverse amenity	
PO22 Development does not prejudice the future operations and viability of Rural activities.	**AO22** No acceptable outcome provided.
PO23 Development is designed and carried out to ensure that chemical spraydrift does not reach adjoining property boundary.	**AO23** No acceptable outcome provided.
Park living precinct	
Design	
Built form	
PO24 The built form does not dominate the landscape or bushland setting.	**AO24** No acceptable outcome provided.
Park residential precinct	
Design	
Net density	
PO25 Development achieves a density consistent with that intended for the Park residential precinct.	**AO25** Development in the Park residential precinct has a maximum net density of 2.5 equivalent dwellings per hectare.
Built form	
PO26 The built form does not dominate the landscape or bushland setting.	**AO26** No acceptable outcome provided.

6.2.14 Special purpose zone code

6.2.14.1 Application

1. This code applies to:
   a. material change of use made impact assessable in Table 5.5.1 - Special Purpose zone;
   b. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
   c. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.14.2 Purpose

1. The purpose of the Special purpose zone is to:
   a. provide for public facilities and infrastructure that are publicly or privately owned or operated; and
   b. ensure that incompatible uses do not encroach on the public facilities and infrastructure.
2. The local government purpose of the Special purpose zone code is to provide for defence establishment and Utility installation.
3. The purpose of the Special purpose zone code will be achieved through the following overall outcomes:
   a. activities and uses that are owned or operated by a commonwealth, state or local government agencies, private organisations or the like in the course of a public utility undertaking are accommodated in this zone. These may include defence establishment, airport, sea port, rail lines, rail stations, or the provision of water supply, sewage, electricity, gas, telecommunications, transport, drainage or other like services;
   b. the viability of special purposes uses is protected by preventing development that could limit the ongoing operations of an existing special purpose use or prejudice appropriate new activities;
   c. development will be provided with a level of infrastructure that is appropriate to the use;
   d. development responds to land constraints such as, site topography, bushfire and flooding;
   e. in the Defence precinct:
      i. protect the land uses which comprises:
         A. defence establishments associated with the Greenbank training area and the Loganlea training depot; or
         B. incidental uses including support services and infrastructure appropriate to service the needs of defence establishment and associated operation;

Editor's note - Defence land (Greenbank training area and the Loganlea training depot) is regulated under the *Commonwealth Defence Act 1903* and is not subject to the planning scheme.

   f. in the Rail precinct land use comprises Utility installation.

6.2.14.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A-Assessment benchmarks for assessable development

Table 6.2.14.3.1 - Special purpose zone code - assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Land use	
Defence precinct	
PO1 A use in the Defence precinct is for: a. defence establishments associated with the Greenbank Training Area and the Loganlea training depot; or b. incidental uses including support services and infrastructure appropriate to service the needs of the defence land and associated operations.	**AO1** No acceptable outcome provided.
Rail precinct	
PO2 A use in the Rail precinct is for Utility installation.	**AO2** No acceptable outcome provided.

Editor's note - Defence land (Greenbank training area and the Loganlea training depot) is regulated under the *Commonwealth Defence Act 1903* and is not subject to the planning scheme.

6.2.15 Specialised centre zone code

6.2.15.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Specialised centre zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.15.1 - Specialised centre zone in Part 5 - Tables of assessment;
   b. material change of use made impact assessable in Table 5.5.15.1 - Specialised centre zone in Part 5 - Tables of assessment;
   c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.15.2 Purpose

1. The purpose of the Specialised centre zone is to provide for 1 or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.
2. The local government purpose of the Specialised centre zone code is to:
   a. compliment principal centres, major centres and district centres;
   b. provide:
      i. a specific range of principal centre activities; or
      ii. a specific function.
3. The purpose of the Specialised centre zone code will be achieved through the following overall outcomes:
   a. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope and transitions sensitively to surrounding uses;
      ii. contributes positively to the immediate streetscape character with highly articulated, attractive and functional buildings and detailing;
      iii. has a building height that is responsive to surrounding buildings, site characteristics and is consistent with the intended built form character;
      iv. is able to accommodate a range of tenancy sizes that facilitate the zone functioning as a business incubator;
      v. ensures it is easily and safely accessed;
      vi. supports the safety of users by utilising crime prevention through environmental design principles;
   b. development protects the amenity of a sensitive land use from the impacts of noise, air, light, radiation and vibration emissions;
   c. development ensures that positive social and health impacts are enhanced and negative impacts mitigated or avoided;
   d. in the Albert River tourism precinct:
      i. land uses comprise:
         A. Caretaker's accommodation, Childcare centre, Community use, Educational establishment, Emergency services, Entertainment activities (excluding Tourist park), Food and drink outlet, Home-based business, Indoor sport and recreation, Landing, Market, Major sport, recreation and entertainment facility, Nature based tourism, Retirement facility, Outdoor sport and recreation facility, Port service, Resort complex, Sales office, Service industry, small-scale Shop, Short-term accommodation or Tourist attraction;
      ii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   e. in the Highway business precinct:
      i. land uses comprise:
         A. Adult store, Agricultural supplies store, Bar, Car wash, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service (excluding Pharmacotherapy clinic), Home-based business, Hospital, Hotel, Indoor sport and recreation, Low impact industry, Multiple dwelling, Office, Outdoor sales, Parking station, Place of worship, Sales office, Service industry, Service station, small-scale Shop, Showroom, Short-term accommodation, Veterinary service or Warehouse;
      ii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
      iii. Low impact industry, being vehicle repairs is an incidental use to Outdoor sales or Showroom;
      iv. development with a frontage to Clarkes Road creates a safe and legible movement network;
   f. in the Low impact office precinct:
      i. land uses comprise:
         A. Bar, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, small-scale Food and drink outlet, Function facility, Health care service (excluding Pharmacotherapy clinic), Home-based business, Hotel, Multiple dwelling being an apartment developed in conjunction with an Office, Office, Parking station, Place of worship, Sales office, Service industry, small-scale Shop, Short-term accommodation or Veterinary service;
      ii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   g. in the Loganholme tourism precinct:
      i. land uses comprise:
         A. Bar, Caretaker's accommodation, Car wash, Childcare centre, Club, Community care centre, Community use, Cropping, Educational establishment, Emergency services, Environment facility, Food and Drink outlet, Function facility, Home-based business, Hotel, Indoor sport and recreation, Landing, Major sport, recreation and entertainment facility, Marine industry, Market, Nature based tourism, Outdoor sport and recreation, Parking station, Port service, Renewable energy facility, Research and technology industry, Resort complex, Retirement facility, Rural workers' accommodation, Sales office, Service industry, small-scale Shop, Short-term accommodation, Theatre, Tourist attraction, Tourist park, Veterinary service, Wholesale nursery or Winery;
      ii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy.
      iii. development:
         A. protects landscape values when viewed from the Logan River;
         B. provides a connected pedestrian and cycleway path along the Logan River;
   h. in the Old Chatswood Road precinct:
      i. land uses comprise:
         A. Bar, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, Food and drink outlet, Function facility, Health care service (excluding Pharmacotherapy clinic), Home-based business, Hotel, Indoor sport and recreation, Multiple dwelling being an apartment, Office, Retirement facility, Sales office, Service industry, Shop, Short-term accommodation or Showroom;
      ii. Retail activities are developed in conjunction with Multiple dwellings, being an apartment or Short term accommodation.
   i. in the Underwood business precinct:
      i. land uses comprise:

A. Adult store, Agricultural supplies store, Bar, Car wash, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service (excluding Pharmacotherapy clinic), Home-based business, Hospital, Hotel, Indoor sport and recreation, Low impact industry, Multiple dwelling being an apartment, Outdoor sales, Parking station, Place of worship, Retirement Facility, Sales office, Service industry, Service station, small-scale Shop, Showroom, Short-term accommodation, Veterinary service or Warehouse;

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

iii. Low impact industry, being vehicle repairs is an incidental use to Outdoor sales or Showroom.

6.2.15.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Specialised centre zone is for uses identified in: a. section 6.2.15.2(3)(d)(i) overall outcomes for the Albert River tourism precinct, or b. section 6.2.15.2(3)(e)(i) overall outcomes for the Highway business precinct, or c. section 6.2.15.2(3)(f)(i) overall outcomes for the Low impact office precinct, or d. section 6.2.15.2(3)(g)(i) overall outcomes for the Loganholme tourism precinct, or e. section 6.2.15.2(3)(h)(i) overall outcomes for the Old Chatswood Road precinct, or f. section 6.2.15.2(3)(i)(i) overall outcomes for the Underwood business precinct.	**AO1** A use in the Specialised centre zone is for uses identified in: a. section 6.2.15.2(3)(d)(i) overall outcomes for the Albert River tourism precinct, or b. section 6.2.15.2(3)(e)(i) overall outcomes for the Highway business precinct, or c. section 6.2.15.2(3)(f)(i) overall outcomes for the Low impact office precinct, or d. section 6.2.15.2(3)(g)(i) overall outcomes for the Loganholme tourism precinct, or e. section 6.2.15.2(3)(h)(i) overall outcomes for the Old Chatswood Road precinct, or f. section 6.2.15.2(3)(i)(i) overall outcomes for the Underwood business precinct.
Shop	
PO2 Other than in the Old Chatswood Road precinct, a Shop a. is small-scale; b. does not undermine the viability of a nearby centre. Note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome.	**AO2** Other than in the Old Chatswood Road precinct, a Shop: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
Amenity	
General emissions	
PO3 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	**AO3** Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. 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; b. 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; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration m/s^2 1/80Hz.
Reverse amenity	
PO4 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	**AO4** Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
PO5 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.	**AO5** A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.15.3.2. **Table 6.2.15.3.2** **Column 1: Separation distance** / **Column 2: Use** 1,500 metres / Special industry 500 metres / High impact industry 500 metres / Intensive animal industry

300 metres	Intensive horticulture
300 metres	Wholesale nursery
250 metres	Medium impact industry

Design	
Building height in the Albert River tourism precinct	
PO6 A building has a height that is consistent with the intended predominant uses, built form and streetscape for the precinct having regard to: a. the functional requirements of the use; b. the topography of the area and site slope; c. avoids overshadowing of premises in the residential zone category; d. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	**AO6** A building in the Albert River tourism precinct has a maximum height of: a. 25 metres south of Distillery Road; b. 15 metres north of Distillery Road; c. 10 metres within 200 metres of the Albert River.
Building height in the Highway business precinct	
PO7 A building has a height that is consistent with the intended predominant uses, built form and streetscape for the precinct having regard to: a. the functional requirements of the use; b. the topography of the area and site slope; c. avoids overshadowing of premises in the residential zone category; d. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	**AO7** A building has a maximum height of 12 metres.
Building height in the Low impact office precinct	
PO8 A building has a height that is consistent with the intended predominant uses, built form and streetscape for the precinct having regard to: a. the functional requirements of the use; b. the topography of the area and site slope; c. avoids overshadowing of premises in the residential zone category; d. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	**AO8** A building has a maximum height of 12 metres.
Building height in the Loganholme tourism precinct	
PO9 A building has a height that is consistent with the intended predominant use and built form for the precinct having regard to: a. the functional requirements of a use; b. the topography of the area and site slope.	**AO9** A building has a maximum height of 40 metres.
Building height in the Old Chatswood Road precinct	
PO10 A building has a height that is consistent with the intended predominant uses, built form and streetscape for the precinct having regard to: a. the functional requirements of the use; b. the topography of the area and site slope; c. avoids overshadowing of premises in the residential zone category; d. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy.	**AO10** A building in the Old Chatswood Road precinct, has a maximum height that complies with Figure 6.2.15.3.1 - Old Chatswood Road building heights.
Building height in the Underwood business precinct	
PO11 A building or structure has a height that is consistent with the intended uses, built form and streetscape for the precinct having regard to: a. the functional requirements of the use; b. the topography of the area and site slope avoids overshadowing of premises in the residential zone category; c. transitions to the residential zone category land to protect: i. visual amenity; ii. privacy; iii. solar access.	**AO11** A building or structure in the Underwood business precinct, has a maximum building height of: a. 30 metres; b. 8.5 metres if within 15 metres of a lot in the Low density residential zone.
For assessable development only	
Design	
Built form	
PO12 A building contributes to the immediate streetscape character with highly articulated buildings and detailing: a. orientating the building to the primary road frontage; b. providing a well-articulated façade;	**AO12** No acceptable outcome provided.

c. incorporating detailed design measures for visual aesthetics; d. integrating with public open space; e. integrating with the street; f. having a human scale at the ground floor. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	
PO13 A building is designed to minimise wind effects.	**AO13** Development provides wind mitigation for a building which is between 30 metres and 60 metres in height that utilise at least two of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but the podium is not suitable for communal or private open space); c. canopies and awnings to protect pedestrians; d. trellis structures and a dense network of trees at ground or podium level. Note - No acceptable outcome is prescribed for a development if more than 60 metres in height. Note - This is demonstrated by submission of a wind impacts report from a suitably qualified professional.
PO14 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.	**AO14** No acceptable outcome provided.
Streetscape	
PO15 Development ensures vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	**AO15** No acceptable outcome provided.
Crime prevention through environmental design	
PO16 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by: a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate access to premises; d. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO16** No acceptable outcome provided.
Service areas and storage	
PO17 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.	**AO17** A development: a. locates any new parking areas underground or behind the building; b. screens, plant, equipment, services and outdoor storage of materials from public view; c. sites with more than one street frontage use the rear lanes and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas; d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.
PO18 A loading dock does not adversely affect: a. visual amenity; b. residential amenity.	**AO18** A loading dock is not located adjoining premises that are a sensitive land use.
Social and health impact	
PO19 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. 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.	**AO19.1** 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. **AO19.2** Development does not provide for gaming.
Albert River tourism precinct	
Design	
Landscape character	
PO20 Development has a landscape setting when viewed from the Albert River.	**AO20** No acceptable outcome provided.

Highway business precinct	
Land use	
Low impact industry	
PO21 A Low impact industry being the repair of vehicles in the Highway business precinct: a. is subordinate to an Outdoor sales or a Showroom; b. has a direct association and shares premises with an Outdoor sales or a Showroom.	**AO21** A Low impact industry being the repair of vehicles in the Highway business precinct is: a. limited to 49 percent of the gross floor area; b. located on the same premises as an Outdoor sales or a Showroom.
Design	
Clarke Road	
PO22 A building on the eastern side of Clarke Road protects the residential amenity of adjoining premises in the Low density residential zone by ensuring that the rear wall of the building is located on or close to the common boundary and designed to provide: a. attractive design elements; b. horizontal and vertical articulation; c. a high level of noise attenuation; d. durable materials compatible with adjoining residential development; e. that a window is non transparent; f. a low level of maintenance.	**AO22** No acceptable outcome provided.
PO23 Development with a frontage to Clarke Road provides limited vehicular access to Clarke Road and has regard to: a. pedestrian, cyclist and vehicular traffic safety; b. minimising traffic conflict points; c. maximising on site and on road car parking; d. maximising frontage landscaping.	**AO23** Development with a frontage to Clarke Road has a maximum of one accessway for every 50 metres of road frontage.
Low impact office precinct	
Land use	
Food and drink outlet	
PO24 A Food and drink outlet; a. is small scale; b. serves the local workforces' daily needs.	**AO24** A Food and drink outlet: a. has a maximum gross floor area of 200m^2 per tenancy; b. not within 800 metres of another Food and drink outlet.
Multiple dwelling being an apartment	
PO25 A Multiple dwelling being an apartment is developed in conjunction with and incidental to an Office.	**AO25** A Multiple dwelling being an apartment does not exceed 50 percent of the gross floor area of the building.
Loganholme tourism precinct	
Design	
Landscape character	
PO26 Development has a landscape setting when viewed from the Logan River.	**AO26** No acceptable outcome provided.
Old Chatswood Road precinct	
Land uses	
Retail activities	
PO27 Retail activities in the Chatswood Road precinct provides a mix of Retail activities that are: a. of an appropriate size relative to the primary trade area and expenditure; b. have a total maximum gross floor area of 8,000m^2; c. developed in conjunction with and is subordinate a Multiple dwelling being an apartment or Short-term accommodation. Note - Planning scheme policy 2 - Economic need and impact assessment specifies the appropriate measures to be taken into account to achieve this outcome.	**AO27** Retail activities: a. have a total maximum gross floor area of 8,000m^2; b. developed in conjunction with Multiple dwelling being an apartment or Short term accommodation.
Design	
Layout	
PO28 Development is designed and located to: a. facilitate a main street through the precinct; b. provide small-scale active uses along the main street frontage at the ground floor; c. provide continuous weather protection along the main street frontage	**AO28** Development is designed to comply with Figure 6.2.15.3.2 - Old Chatswood Road precinct layout.

at the ground floor; d. provide landmark buildings and structures to enhance recognition and way finding.	
Underwood business precinct	
Low impact industry	
PO29 A Low impact industry being the repair of vehicles in the Underwood business precinct: a. is subordinate to an Outdoor sales or a Showroom; b. has a direct association and shares premises with an Outdoor sales or a Showroom.	**AO29** A Low impact industry being the repair of vehicles in the Underwood business precinct is: a. limited to 49 percent of the Gross floor area; b. located on the same premises as an Outdoor sales or a Showroom.

Figure 6.2.15.3.1 - Old Chatswood Road building heights

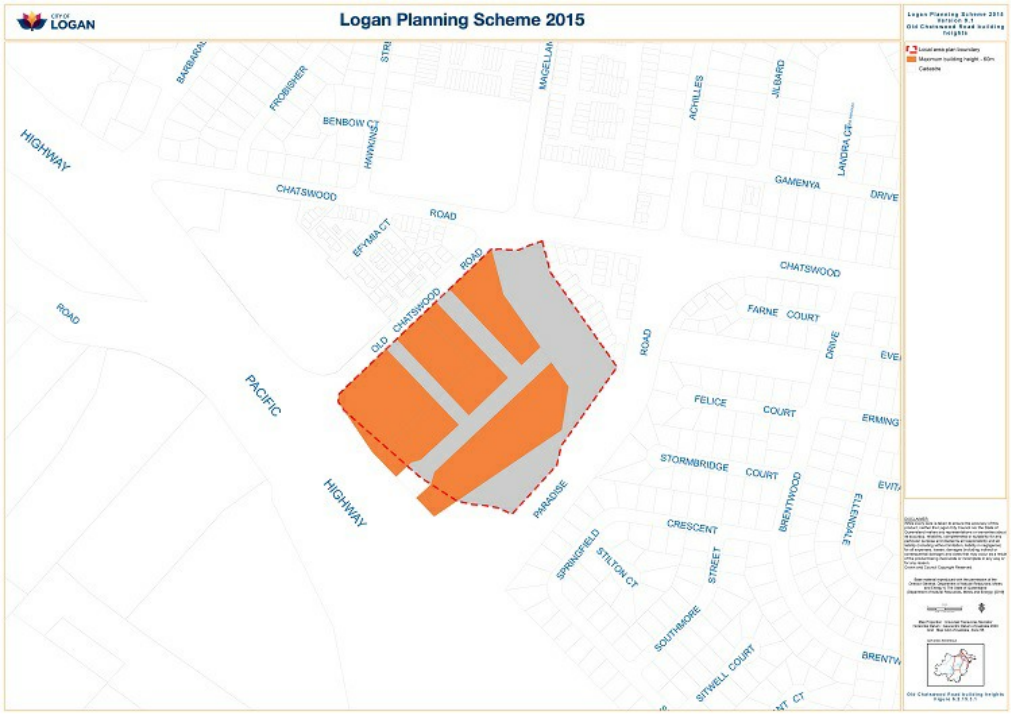
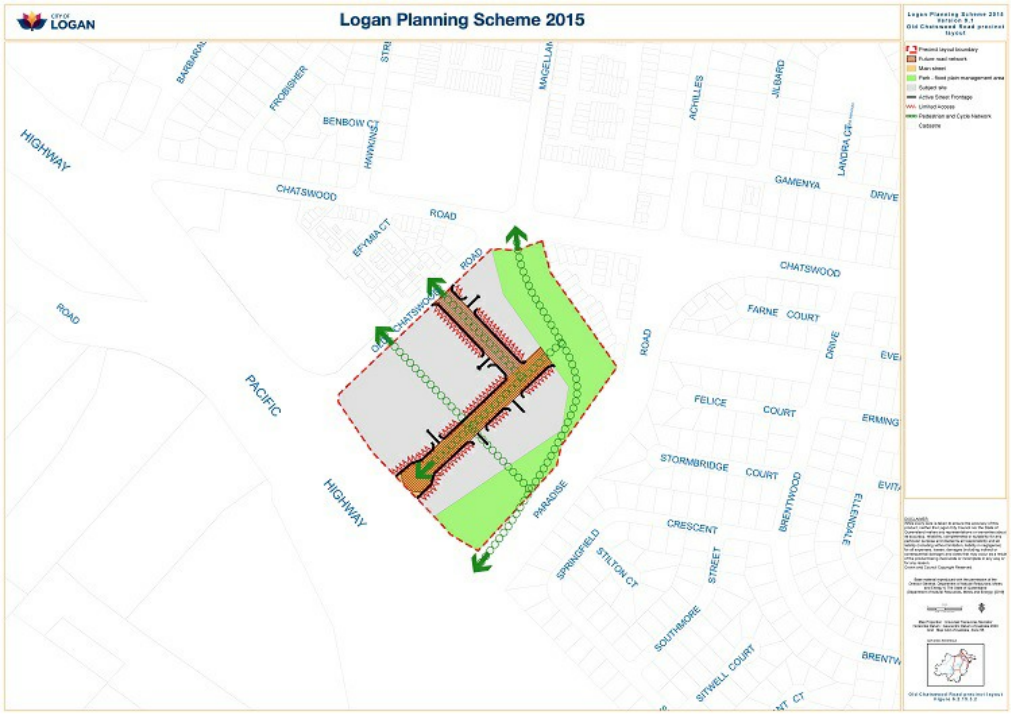


Figure 6.2.15.3.2 - Old Chatswood Road precinct layout



7.1 Preliminary

1. Local plans organise the planning scheme area at the local or district level and provide more detailed planning for the zones.
2. Local plans are mapped and included in Schedule 2 - Mapping.
3. A precinct may be identified for part of a local plan.
4. The categories of development and assessment for development in a local plan are in Part 5 - Tables of assessment.
5. Assessment benchmarks for assessable development and requirements for accepted development for local plans are contained in a local plan code.
6. Each local plan code identifies the following:
   a. the application of the local plan code;
   b. the purpose of the local plan code;
   c. the overall outcomes for each precinct that achieve the purpose of the local plan code;
   d. the performance outcomes that achieve the overall outcomes for each precinct of the local plan code;
   e. the acceptable outcomes that achieve the performance outcomes of the local plan code;
   f. the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.
7. The following are the local plan codes for the planning scheme:
   a. refer to Table 7.1.1 - Local plan codes:

Table 7.1.1 - Local plan codes

Local plan code	Precincts
Beenleigh local plan	Bellew Street; Centre core; Centre frame; Civic and community; Integrated health; James Street mixed use; Manila Street residential; Retail and commercial; Showgrounds.
Browns Plains local plan	Centre core; Centre frame; Commercial.
Jimboomba local plan	Centre core; Centre frame; Cusack Lane.
Logan Central local plan	Centre core; Civic and community; Croydon Road; Wembley Road north; Wembley Road south.
Logan Village local plan	Centre core; Centre frame; Village.
Loganholme local plan	Bismark Street neighbourhood centre; Bryants Road local centre; Large lot residential; Residential choice; Residential core; Residential frame; Suburban residential.
Loganlea local plan	Low-medium; Mixed use; Residential core; Residential edge; Residential frame.
Park Ridge local plan	Centre core; Commercial.
Shailer Park local plan	Bryants Road; Centre core.
Springwood local plan	Centre core; Centre frame; Civic and community; Commercial; Slacks Creek.

7.2 Local plan codes

7.2.1 Beenleigh local plan code

7.2.1.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Beenleigh local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.1.1 - Beenleigh local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.1 - Centre zone or Table 5.9.1.1 - Beenleigh local plan: material change of use in Part 5 - Tables of assessment;
   c. 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;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.1.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Beenleigh local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Beenleigh local plan area is the commercial and retail heart of Beenleigh, located in close proximity to the Pacific Highway and on the Brisbane to Beenleigh rail line.
2. Beenleigh serves an important role as a principal activity centre providing the highest order retail, employment and service needs.
3. Beenleigh has a strong visual structure centred on the roads that intersect in a star pattern at the George Street, City Road and Main Street intersection.
4. Beenleigh has an efficient external ring road forming part of its boundary.
5. Beenleigh has a rural history that is evident in many of its heritage buildings which are identified in the Heritage overlay code. These buildings complement the contemporary community facilities, including the events centre.

7.2.1.3 Purpose

1. The purpose of the Beenleigh local plan code is to:
   a. develop the local plan area as a dominant principal centre within the Logan urban footprint, serving its primary trade area;
   b. establish the highest concentration and intensity of Centre activities in Logan, equal only to the other principal centre at Springwood;
   c. establish a highly urbanised built form, character and level of amenity with a significant number of people living in medium and high density housing in the centre;
   d. establish transit oriented development in a walkable catchment of the Beenleigh transit hub;
   e. create a fine grain movement network that gives priority to walking, cycling and public transport over private vehicles;
   f. enhance and develop the identity and distinctive character of the Beenleigh local plan area and its precincts.
2. The Beenleigh local plan comprises nine precincts identified on the Beenleigh local plan map LPM-01.00 in Schedule 2 - Mapping and Figure 7.2.1.4.1 - Beenleigh local plan precincts being the:
   a. Bellew Street precinct;
   b. Centre core precinct;
   c. Centre frame precinct;
   d. Civic and community precinct;
   e. Integrated health precinct;
   f. James Street mixed use precinct;
   g. Manila Street residential precinct;
   h. Retail and commercial precinct;
   i. Showgrounds precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area is a mixed use residential and employment area supporting a range of Principal centre activities;
      Note - Not all precincts will have all Principal centre activities. Sections 3(i) to 3(q) articulate the precinct-specific land use overall outcomes for each precinct.
   b. The town square on George Street is the visual and pedestrian focal point of the local plan area and is at the core of a network of:
      i. main streets that:
         A. link the Centre core precinct to the other precincts and the transit hub;
         B. support the highest volumes of pedestrians and vibrant engagement with adjacent uses;
      ii. active frontage streets that:
         A. intersect or link with main streets;
         B. support a high volume of pedestrians and vibrant engagement with adjacent uses;
            Note - Beenleigh Town Square is established as a mall in accordance with section 80A of the *Local Government Act 2009*.
   c. Small-scale ground floor tenancies on main streets enable a greater number of uses and therefore higher levels of activity and engagement;
   d. Public transport, cycling and walking are given priority over motor vehicles by:
      i. limiting vehicular access from James Street to George Street to encourage and make safe pedestrian access to and across the town square;
      ii. enhancing the pedestrian environment on the main streets, drawing people to the town square;
      iii. road, streetscape and wayfinding improvements that create legible, safe, comfortable and interesting routes;
      iv. providing pedestrian connectivity within blocks;
      v. enhancement of John Lane;
      vi. providing a district cycle network and major cycle network, identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network;
      vii. vehicle access to premises not detracting from the pedestrian and shopping environment on a main street;
      viii. integrating the transit hub with adjacent development;
      ix. establishment of an efficient inner ring road and associated car parking to distribute bypass traffic and circulate local traffic around the local plan area;
   e. Built form facilitates a safe and interesting public realm by:
      i. enabling positive casual surveillance and engagement on main streets, in and around the town square and along active frontage streets;
      ii. defining and supporting a human scale on main streets and active frontage streets;
      iii. stimulating activity at ground level on main streets, active frontage streets and John Lane;

iv. ensuring that car parking does not detract from or have an adverse visual impact on the character and use of main streets and active frontage streets;
v. integrating seamlessly pedestrian areas within development sites with the town square, main streets and active frontage streets;

f. Built form facilitates wayfinding and provides a sense of place by defining key destinations including main streets, active frontage streets, the town square, the transit hub, landmark buildings and civic and community buildings;
g. Built form adjoining main streets, active frontage streets and the town square creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances and quality street furniture and landscape treatments;
h. Building heights:
   i. create interest along the active frontage streets with the tallest and most prominent buildings, identified as landmark buildings, sited in and around the town square and transit hub;
   ii. where a landmark building, and exceeding the building height identified on Figure 7.2.1.4.3 - Beenleigh building heights, the landmark building demonstrates design excellence, enhances identity and wayfinding and acts as a visual marker;
   iii. avoid unacceptable impacts on adjacent development by transitioning down in height towards residential zone category land, while responding to the topography of individual sites;
i. In the Bellew Street precinct:
   i. north of Bellew Street, land uses are Principal centre activities, other than large-scale Retail activities;
   ii. south of Bellew Street and east of Tansey Street, land uses are Principal centre activities at the ground floor and predominantly Office or Accommodation activities above the ground floor;
   iii. south of Bellew Street and east of Tansey Street, development provides for diversity of uses where Retail activities occur with Office or Accommodation activities;
   iv. south of Bellew Street and west of Tansey Street, land uses are predominantly Accommodation activities, with small-scale non-accommodation Principal centre activities limited to the ground floor;
j. In the Centre core precinct, land uses are Principal centre activities, other than:
   i. large-scale Retail activities;
   ii. Adult store;
   iii. an Adult store in a Shopping centre;
k. In the Centre frame precinct, land uses are Principal centre activities, other than large-scale Retail activities;
l. In the Civic and community precinct:
   i. land uses are predominantly:
      A. Civic and cultural activities; or
      B. Accommodation activities other than Dual occupancy or Dwelling house, and small-scale Retail activities other than Adult store, Adult store in a Shopping Centre, Agricultural supplies store or Shop being a liquor store, developed in conjunction with Civic and cultural activities;
m. In the Integrated health precinct, land uses are predominantly:
   i. Health care service and Hospital; or
   ii. small-scale Food and drink outlet or Shop, that directly serves the Health care service or Hospital; or
   iii. incidental uses being Caretaker's accommodation, Childcare centre, Community care centre, Function facility, Indoor sport and recreation, Parking station or Residential care facility;
n. In the James Street mixed use precinct, land uses are predominantly Multiple dwellings that are apartments, with small-scale Principal centre activities that are not Multiple dwellings limited to the ground floor;
o. In the Manila Street residential precinct, land uses are predominantly Multiple dwellings that are apartments, with small-scale Principal centre activities that are not Multiple dwellings limited to the ground floor;
p. In the Retail and commercial precinct, land uses are Principal centre activities including large-scale Shopping centres, Showrooms and Shops;
q. In the Showgrounds precinct:
   i. north of Showgrounds Drive, land uses are predominantly Multiple dwellings being apartments and ground floor Retail activities where Multiple dwellings are above the ground floor;
   ii. south of Showgrounds Drive, land uses are predominantly Community uses, Shops, Multiple dwellings being apartments and Recreation activities, other than Environmental facility or Motor sport facility.

Editor's note - The place making elements referred to in the overall outcomes eg. active frontage streets are identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network.

7.2.1.4 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 7.2.1.4.1 - Beenleigh local plan code for accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
All precincts	
Land use	
PO1 A use adjoining a main street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO1** A use adjoining a main street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres.
Design	
Building height	
PO2 A building has a building height that: a. is in accordance with building height overall outcome 7.2.1.3(3)(h); b. is responsive to the topography of the site; c. does not cause unacceptable overshadowing of premises in the residential zone category.	**AO2** The building height of a building does not exceed the maximum height identified on Figure 7.2.1.4.3 - Beenleigh building heights.

Main streets, active frontage streets and access laneways	
Boundary clearances and awnings	
PO3 Development on a site adjoining a road in column 1 of Table 7.2.1.4.2 - Streetscape section and plan view provides the following: a. for a road identified as a main street in column 2 of Table 7.2.1.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable a high level of visual engagement with pedestrians on the street and in the town square; b. for a road identified as an active frontage street in column 2 of Table 7.2.1.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable visual engagement with pedestrians on the street; c. for a road identified as an access laneway in column 2 of Table 7.2.1.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable a high level of visual engagement with pedestrians on the laneway; d. upper level boundary clearances that reduce bulk and articulate building form to provide a human scale along the street and adjoining lots; e. awnings over the footpath (other than if adjoining John Lane) adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO3** Development on a site adjoining a road in column 1 of Table 7.2.1.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awning (other than if adjoining John Lane) for the full site frontage to the road; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.1.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
Rooftop	
PO4 The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO4** No acceptable outcome provided.
Landmark buildings	
PO5 Development on premises with a landmark building identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network provides landmark buildings and structures that: a. demonstrate design excellence; b. enhance identity and wayfinding; c. act as a visual marker to define: i. the transit hub, in the case of the landmark building location identified in the Bellew Street precinct; ii. the town square and prominence of civic buildings, in the case of the landmark building location identified in the Civic and community precinct; iii. the intersection of City Road and George Street, in the case of the landmark building location identified in the Centre core precinct; d. articulate corner sites.	**AO5** No acceptable outcome provided.
Town square	
PO6 Development does not compromise and supports the provision of the town square elements identified on Figure 7.2.1.4.4 - Beenleigh conceptual town square.	**AO6** No acceptable outcome provided.
PO7 A building on a site adjoining the town square identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has: a. a prominent civic architecture where in the Civic and community precinct; b. active frontages and uses on the ground floor that encourage pedestrian and community activities; c. varied building materials; d. distinctive building entrances; e. has a facade that enables casual surveillance of the town square; f. paving of pedestrian areas on the site equal in quality to that of the town square and seamlessly integrated with the footpath and associated landscaping.	**AO7** No acceptable outcome provided.
Shared zone	
PO8 Development on a site adjoining a shared zone identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network does not compromise and supports the provision of a shared zone that has: a. a low speed traffic environment; b. traffic calming devices such as narrowing of lane widths, material changes to road surfaces and regulatory and wayfinding signage; c. flush kerb to shared spaces for seamless footpath and road	**AO8** No acceptable outcome provided.

integration; d. trafficable stone or coloured concrete pavement treatments; e. no traditional signage or line markings; f. street furniture, street lighting and soft landscaping.	

Main streets, active frontage streets and access laneways

Road improvements

PO9 Development on a site adjoining a road in column 1 of Table 7.2.1.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.1.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. landscaping; iv. cycle network; v. on-street car parking; vi. street lighting; vii. median strip; viii. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.1.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO9** No acceptable outcome provided.

Table 7.2.1.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road	**Type of street**	**Streetscape figure**
Alamein Street (East) (between Main Street and Tansey Street)	Active frontage street	Figure 7.2.1.4.6
Alamein Street (North) (between George Street and Main Street)	Active frontage street	Figure 7.2.1.4.7
Alamein Street (South) (between Kent Street and Tansey Street)	Active frontage street	Figure 7.2.1.4.8
Bellew Street (between Kent Street and Alamein Street)	Active frontage street	Figure 7.2.1.4.9
City Road (between Kokoda Street and George Street)	Main street	Figure 7.2.1.4.10
George Street (Central) (between City Road and York Street)	Main street	Figure 7.2.1.4.11
George Street (Central East) (between City Road and Alamein Street)	Main street	Figure 7.2.1.4.12
George Street (East) (between Alamein Street and Reisers Road)	Active frontage street	Figure 7.2.1.4.13
George Street (West) (between York Street and Zander Street)	Active frontage street	Figure 7.2.1.4.14
James Street (between Showgrounds Drive and George Street)	Active frontage street	Figure 7.2.1.4.15
John Lane (North) (between the southern boundary of Lot 35 RP8101 and Kokoda Street)	Access laneway	Figure 7.2.1.4.16
John Lane (South) (between George Street and the northern boundary of Lot 1 RP128944)	Active frontage street	Figure 7.2.1.4.17
Kent Street (North) (between Bellew Street and George Street)	Active frontage street	Figure 7.2.1.4.18
Kent Street (South) (between Bellew Street and Showgrounds Drive)	Active frontage street	Figure 7.2.1.4.19
Main Street (between George Street and Alamein Street)	Main street	Figure 7.2.1.4.20
Manila Street (between York Street and Zander Street)	Active frontage street	Figure 7.2.1.4.21
Showgrounds Drive (between James Street and Kent Street)	Active frontage street	Figure 7.2.1.4.22
Tansey Street (between Bellew Street and Alamein Street)	Active frontage street	Figure 7.2.1.4.23
York Street (between John Street and George Street)	Active frontage street	Figure 7.2.1.4.24

Transparent facade

PO10 A building adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has a facade that facilitates casual surveillance.	**AO10** A building adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has transparent windows for a minimum of 75 percent of the building facade.

Built form streetscape

PO11 Development adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network creates an engaging, legible and pedestrian friendly streetscape through: a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping.	**AO11** No acceptable outcome provided.

Movement network	
Pedestrian network and cycle networks	
PO12 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network provides the element: a. pedestrian network; b. district cycle network; c. major cycle network. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO12** No acceptable outcome provided.
Inner ring road	
PO13 Development on a lot adjoining the inner ring road identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network is compatible with the function of the road to carry traffic around the local plan area.	**AO13** No acceptable outcome provided.
Main street vehicle access	
PO14 Service vehicle access to premises a main street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network does not have an adverse impact on the pedestrian or shopping environment.	**AO14** Premises adjoining a main street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has: (a) service vehicle access via a rear laneway; (b) concealed service areas from the main street.
Car parking adjoining a main or active frontage street	
PO15 Car parking on land adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network does not have an adverse visual impact on the streetscape.	**AO15** Car parking on land adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network is: a. located internal to, behind or under a building; b. not visible from the main street or active frontage street.
Parking station	
PO16 A Parking station is located close to and has convenient access from the inner ring road identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network.	**AO16** No acceptable outcome provided.
PO17 A Parking station does not adversely affect the pedestrian or shopping environment on a main street, active frontage street or town square identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network.	**AO17** A Parking station on a site adjoining a main street, active frontage street or town square identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network: a. does not have a vehicle entrance adjoining a main street, active frontage street or town square; b. other than a pedestrian or bicycle entrance, is not visible from a main street, active frontage street or town square; c. is developed in conjunction with one or more other Principal centre activities that adjoin the main street, active frontage street or town square.
Railway upgrades	
PO18 Development adjoining the railway identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network is designed to take into account planned railway upgrades.	**AO18** No acceptable outcome provided.
Bellew Street precinct	
Land uses	
PO19 A use in the Bellew Street precinct north of Bellew Street: a. is a Principal centre activity, other than a Retail activity exceeding 2,000m^2 gross floor area; b. generates a high level of pedestrian activity. Editor's note - A Principal centre activity at the ground floor adjoining or with a frontage to a main street or active frontage street on Figure 7.2.1.4.2 - Beenleigh place making and movement network will activate the street in accordance with PO1.	**AO19** No acceptable outcome provided.
PO20 A use in the Bellew Street precinct south of Bellew Street and east of Tansey Street is: a. if at the ground floor, a Principal centre activity; b. if above the ground floor, an Office or an Accommodation activity. Editor's note - A Principal centre activity at the ground floor adjoining a main street on Figure 7.2.1.4.2 - Beenleigh place making and movement network will activate the street in accordance with PO1.	**AO20** No acceptable outcome provided.
PO21 A use in the Bellew Street precinct south of Bellew Street and west of Tansey Street is: a. an Accommodation activity; or	**AO21** No acceptable outcome provided.

b. another Principal centre activity, but only if: i. on the ground floor; ii. an Accommodation activity is above the ground floor. Editor's note - An activity (other than an accommodation activity) must also be small-scale to protect residential amenity in accordance with PO22.	
PO22 A use in the Bellew Street precinct south of Bellew Street and west of Tansey Street that is not an Accommodation activity is small-scale to protect residential amenity.	**AO22** A use in the Bellew Street precinct south of Bellew Street and west of Tansey Street that is not an Accommodation activity: a. has a maximum tenancy size of 200m^2 gross floor area; b. does not include a drive-through facility.
PO23 Material change of use for any Retail activity in the Bellew Street precinct south of Bellew Street and east of Tansey Street that exceeds 10,000m^2 gross floor area is developed in conjunction with an Office, or Principal centre activity that is an Accommodation activity that has a gross floor area equivalent to at least 15 percent of the Retail activity gross floor area. Editor's note - The Retail activity gross floor area in this PO is a reference to the Retail activity gross floor area that is the subject of the development application. It does not include existing gross floor area which is not the subject of the material change of use.	**AO23** No acceptable outcome provided.
Design	
Integration with transit hub	
PO24 Development in the Bellew Street precinct east of Main Street integrates with the transit hub identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network.	**AO24** No acceptable outcome provided.
Centre core precinct	
Land uses	
PO25 A use in the Centre core precinct: a. is a Principal centre activity other than: i. a Retail activity exceeding 2,000m^2 gross floor area; or ii. an Adult store; or iii. an Adult store in a Shopping centre; b. has a high level of pedestrian activity. Editor's note - A Principal centre activity at the ground floor adjoining a main street on Figure 7.2.1.4.2 - Beenleigh place making and movement network will activate the street in accordance with PO1.	**AO25** No acceptable outcome provided.
Centre frame precinct	
Land uses	
PO26 A use in the Centre frame precinct is a Principal centre activity, other than a Retail activity exceeding 2,000m^2 gross floor area.	**AO26** No acceptable outcome provided.
Civic and community precinct	
Land uses	
PO27 A use in the Civic and community precinct: a. is a Civic and cultural activity; or b. if developed in conjunction with a Civic and cultural activity, an Accommodation activity or a Retail activity other than an Adult store or Adult store in a Shopping centre.	**AO27** No acceptable outcome provided.
PO28 A Retail activity in the Civic and community precinct is small scale to protect residential amenity.	**AO28** A Retail activity in the Civic and community precinct: a. has a maximum tenancy size of 200m^2 gross floor area; b. does not include a drive-through facility.
Integrated health precinct	
Land uses	
PO29 A use in the Integrated health precinct is for a use identified in section 7.2.1.3(3)(m) overall outcomes for the Integrated health precinct.	**AO29** No acceptable outcome provided.
PO30 A Food and drink outlet or Shop in the Integrated health precinct is small scale and directly serves the needs of the Health care service or Hospital.	**AO30** A Food and drink outlet or Shop in the Integrated health precinct: a. has a maximum tenancy size of 200m^2 gross floor area; b. does not include a drive-through facility.
James Street mixed use precinct	
Land uses	
PO31 A use in the James Street mixed use precinct is: a. a Multiple dwelling that is apartments; or	**AO31** No acceptable outcome provided.

b. another Principal centre activity, but only if: i. on the ground floor; ii. a Multiple dwelling that is apartments is above the ground floor. Editor's note - A Principal centre activity other than a Multiple dwelling that is apartments must also be small-scale to protect residential amenity in accordance with PO32.	
PO32 A use in the James Street mixed use precinct other than Multiple dwelling is small scale to protect residential amenity.	**AO32** A use in the James Street mixed use precinct other than Multiple dwelling: a. has a maximum tenancy size of 200m^2 gross floor area; b. does not include a drive-through facility.
Manila Street residential precinct	
Land uses	
PO33 A use in the Manila Street residential precinct is: a. a Multiple dwelling that is apartments; or b. another Principal centre activity, but only if: i. on the ground floor; ii. a Multiple dwelling that is apartments is above the ground floor. Editor's note - A Principal centre activity other than a Multiple dwelling that is apartments must also be small-scale to protect residential amenity in accordance with PO34.	**AO33** No acceptable outcome provided.
PO34 A use in the Manila Street residential precinct other than Multiple dwelling is small scale to protect residential amenity.	**AO34** A use in the Manila Street residential precinct other than Multiple dwelling: a. has a maximum tenancy size of 200m^2 gross floor area; b. does not include a drive-through facility.
Design	
Boundary clearance	
PO35 A building in the Manila Street residential precinct has a side and rear boundary clearance that: a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. provides an area of landscaping; d. enhances the visual aesthetic.	**AO35** A building in the Manila Street residential precinct has a minimum side and rear boundary clearance of six metres.
Built form	
PO36 Development provides screening and partial enclosure of balconies to address the privacy needs of neighbouring dwellings and the comfort of building occupants.	**AO36** No acceptable outcome provided.
Retail and commercial precinct	
Land uses	
PO37 A use in the Retail and commercial precinct is a Principal centre activity.	**AO37** No acceptable outcome provided.
Design	
Integration with transit hub	
PO38 Development in the Retail and commercial precinct south of George Street integrates with the transit hub identified Figure 7.2.1.4.2 - Beenleigh place making and movement network.	**AO38** No acceptable outcome provided.
Casual surveillance of Hugh Muntz Gardens	
PO39 Development in the Retail and commercial precinct on land adjoining the Hugh Muntz Gardens facilitates casual surveillance of the Hugh Muntz Gardens.	**AO39** No acceptable outcome provided.
Showgrounds precinct	
Land uses	
PO40 A use in the Showgrounds precinct north of Showgrounds Drive is: a. a Multiple dwelling that is apartments; b. a Retail activity, but only if: i. the floor area does not exceed 2,000m^2 gross floor area; ii. on the ground floor; iii. a Multiple dwelling that is apartments is above the ground floor.	**AO40** No acceptable outcome provided.
PO41 A use in the Showgrounds precinct south of Showgrounds Drive is: a. a Community use; or b. a Shop; or	**AO41** No acceptable outcome provided.

c. a Multiple dwelling that is apartments; or d. a Recreation activity, other than Motor sport.	
PO42 A Shop in the Showgrounds precinct south of Showgrounds Drive: a. is small-scale to protect residential amenity; b. serves the local residents' daily needs.	**AO42** A Shop in the Showgrounds precinct south of Showgrounds Drive: a. has a maximum tenancy size of 200m^2 gross floor area; b. is not within 800 metres of another Shop.

Figure 7.2.1.4.1 - Beenleigh local plan precincts

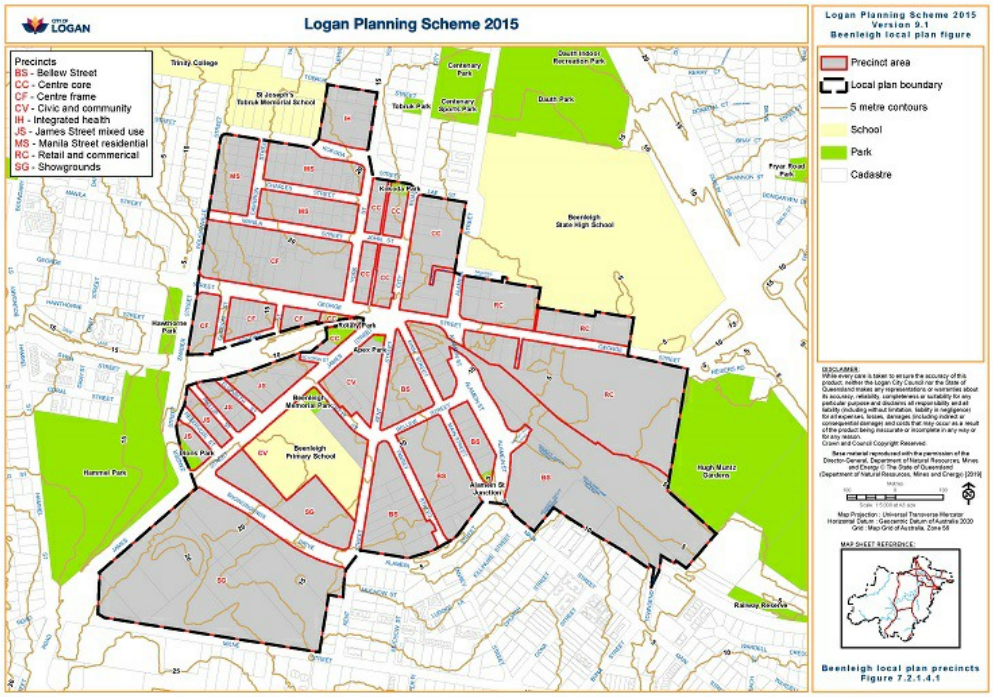


Figure 7.2.1.4.2 - Beenleigh place making and movement network

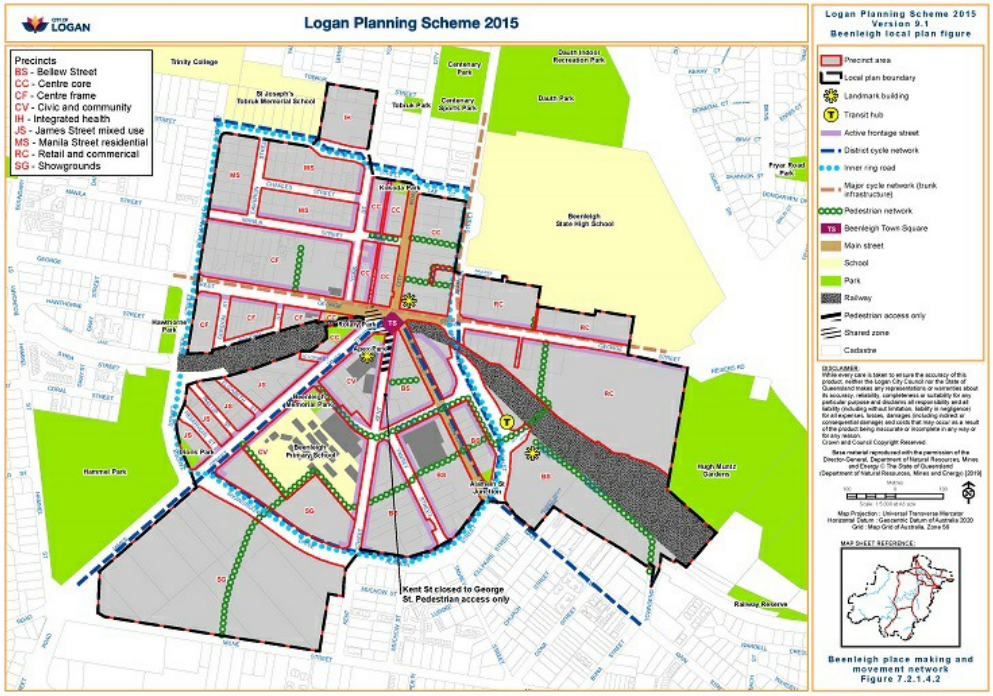


Figure 7.2.1.4.3 - Beenleigh building heights

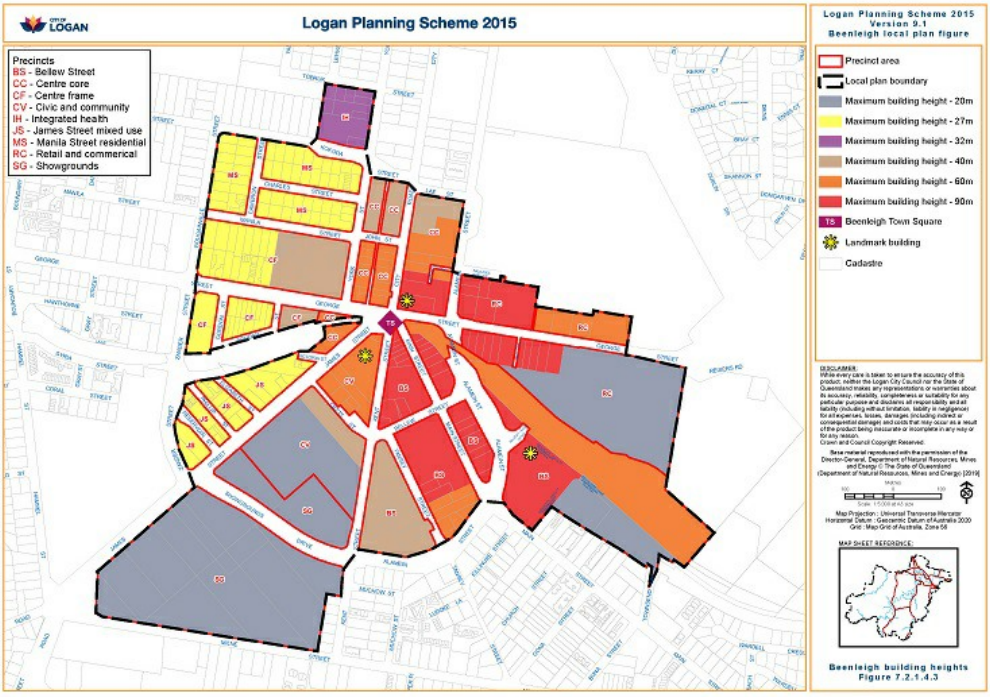


Figure 7.2.1.4.4 - Beenleigh conceptual town square

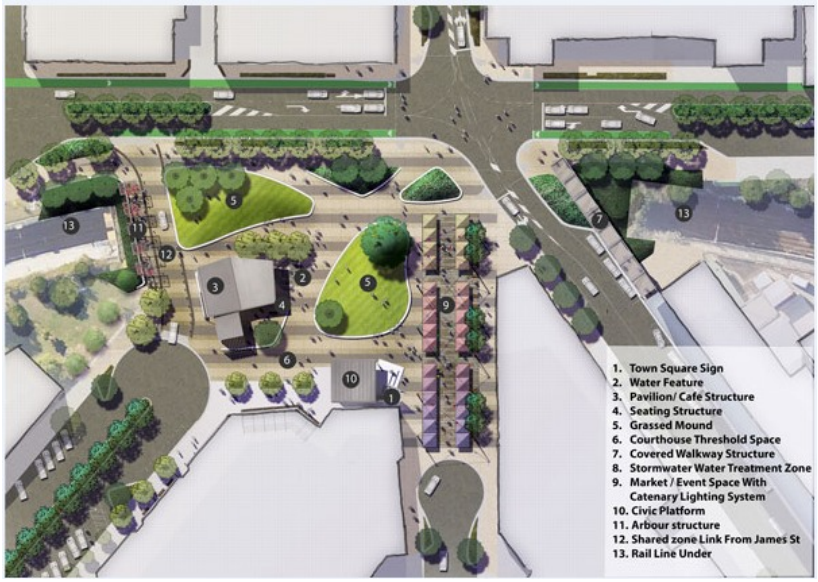


Figure 7.2.1.4.5 - Beenleigh streetscape: Streetscape sections and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Beenleigh streetscape sections Figure 7.2.1.4.6 to Figure 7.2.1.4.23.

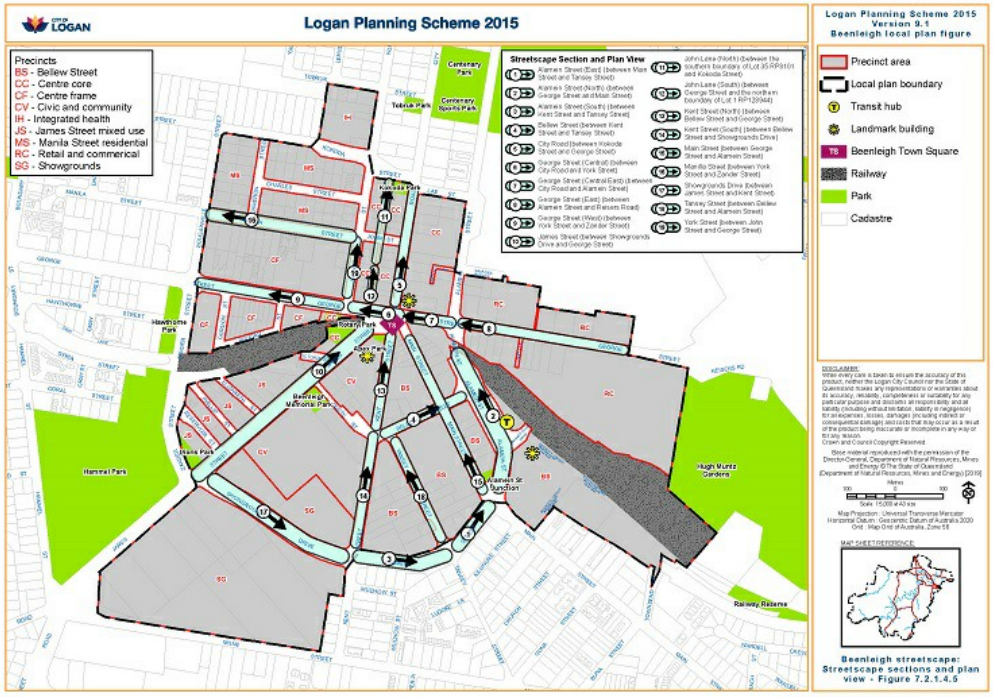


Figure 7.2.1.4.6 - Beenleigh Streetscape: Alamein Street (East) (between Main Street and Tansey Street)

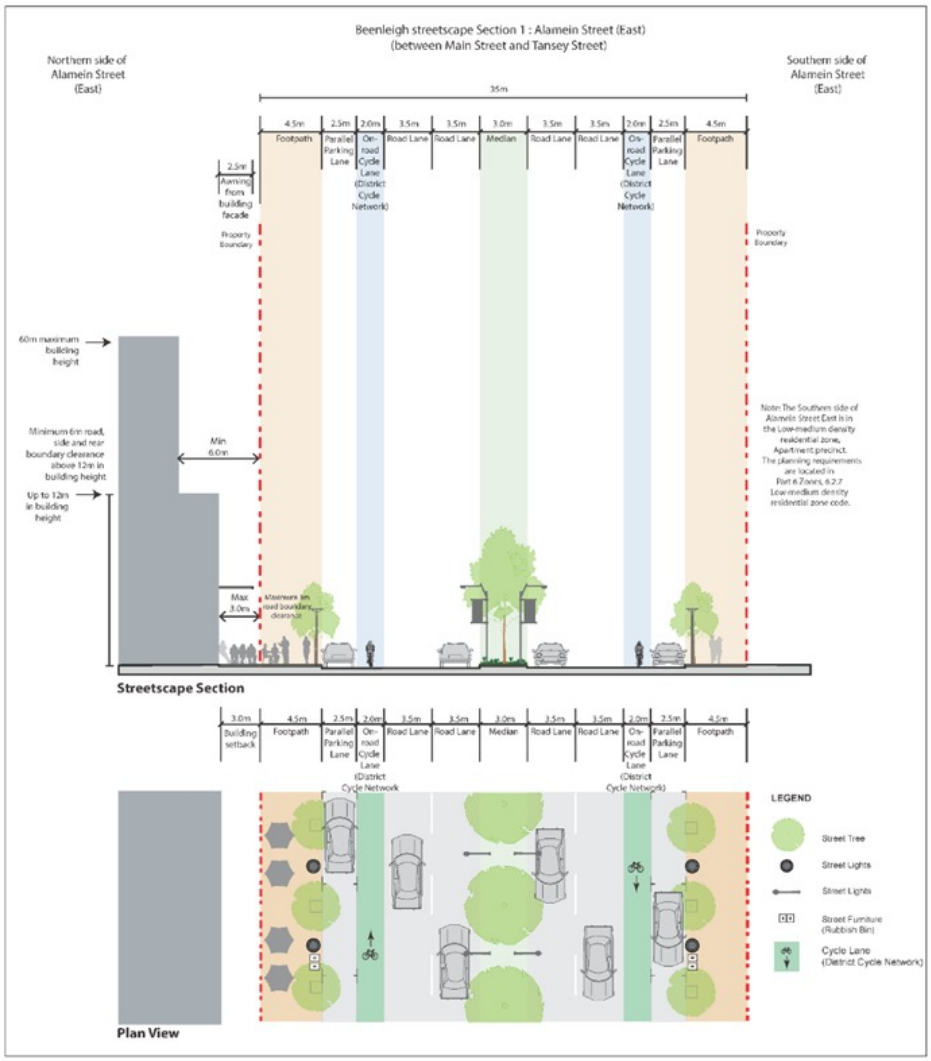


Figure 7.2.1.4.7 - Beenleigh streetscape: Alamein Street (North) (between George Street and Main Street)

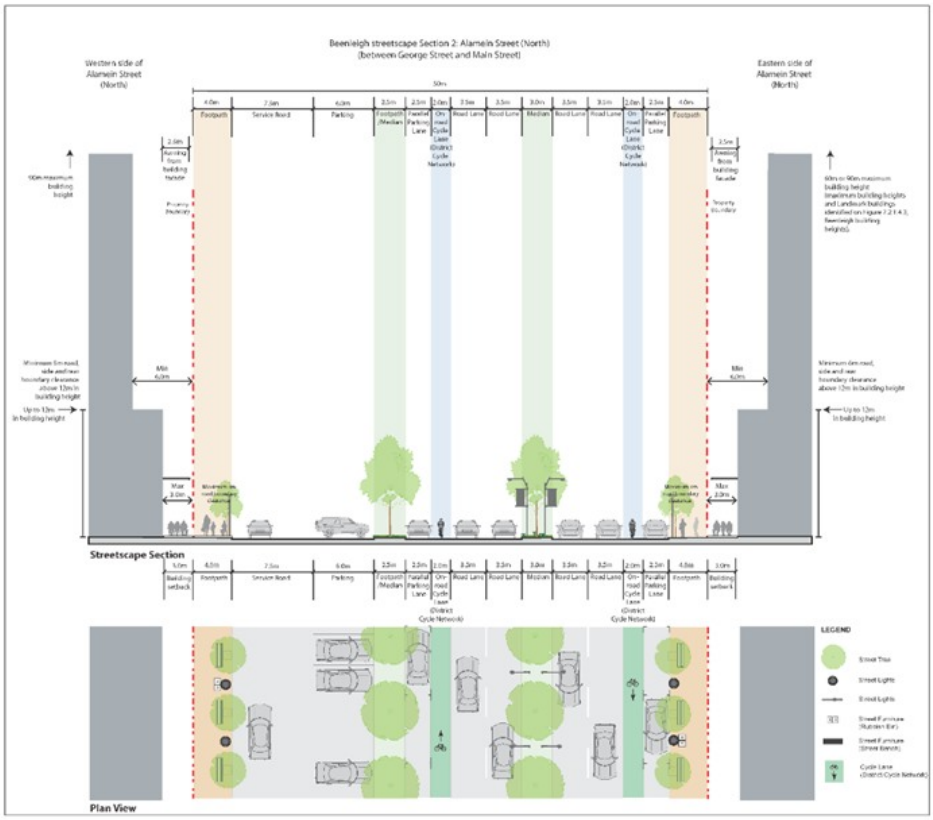


Figure 7.2.1.4.8 - Beenleigh streetscape: Alamein Street (South) (between Kent Street and Tansey Street)

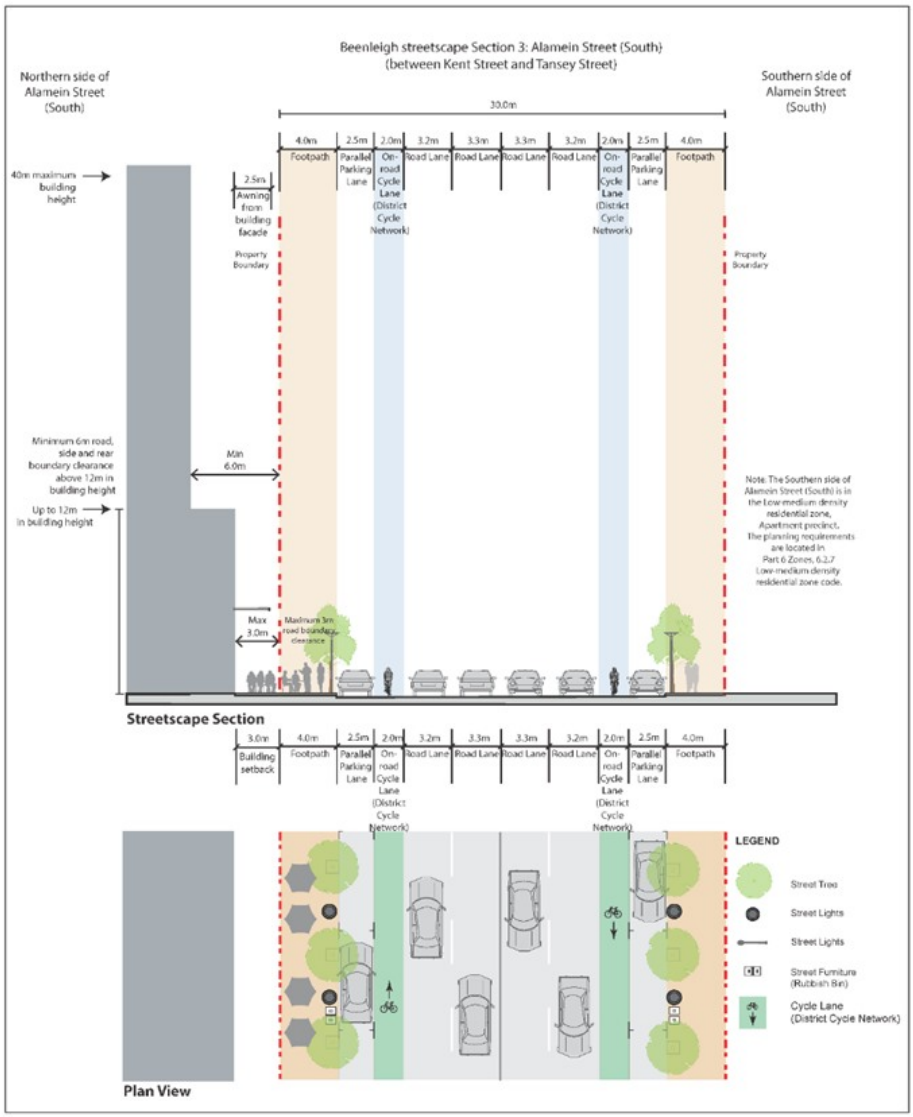


Figure 7.2.1.4.9 - Beenleigh streetscape: Bellew Street (between Kent Street and Alamein Street)

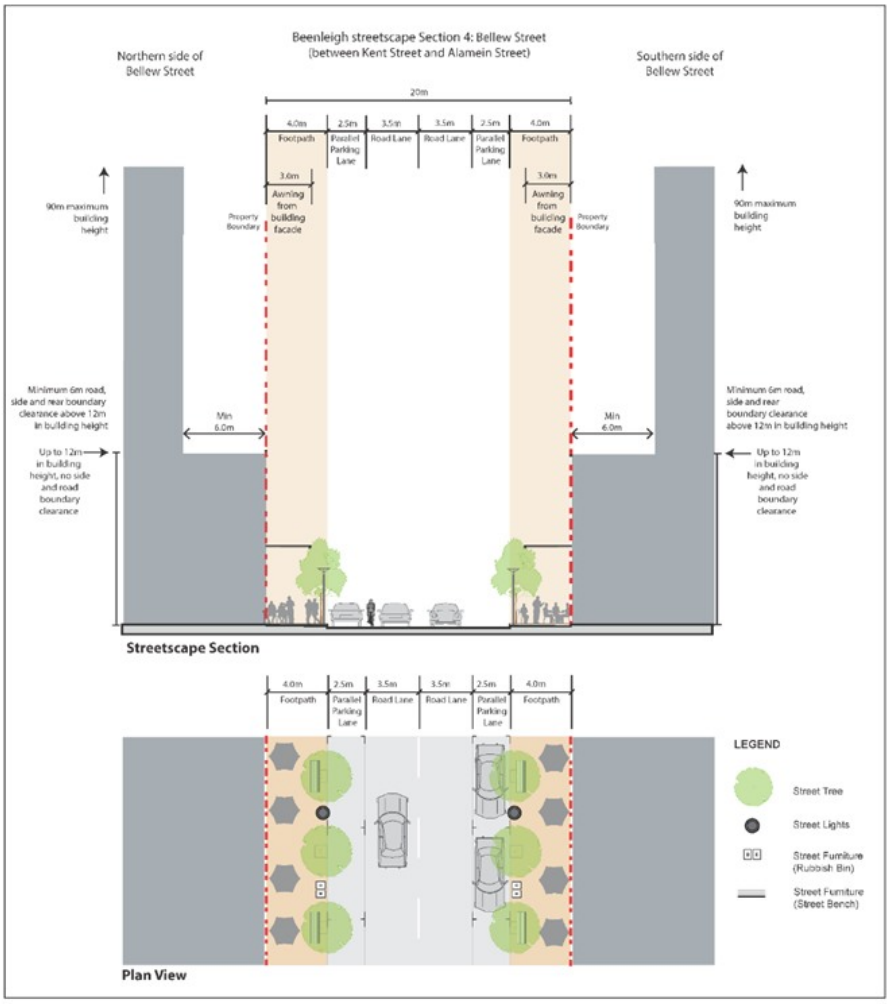


Figure 7.2.1.4.10 - Beenleigh streetscape: City Road (between Kokoda Street and George Street)

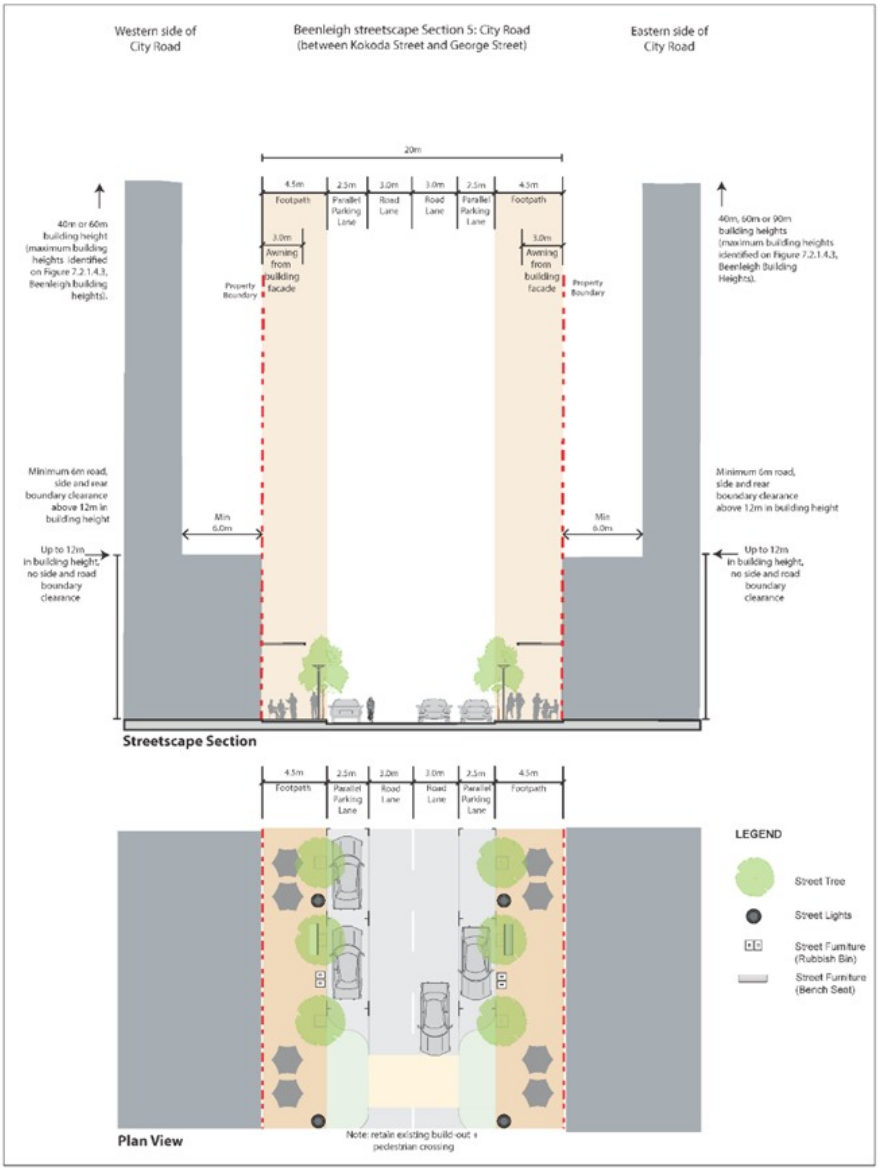


Figure 7.2.1.4.11 - Beenleigh streetscape: George Street (Central) (between City Road and York Street)

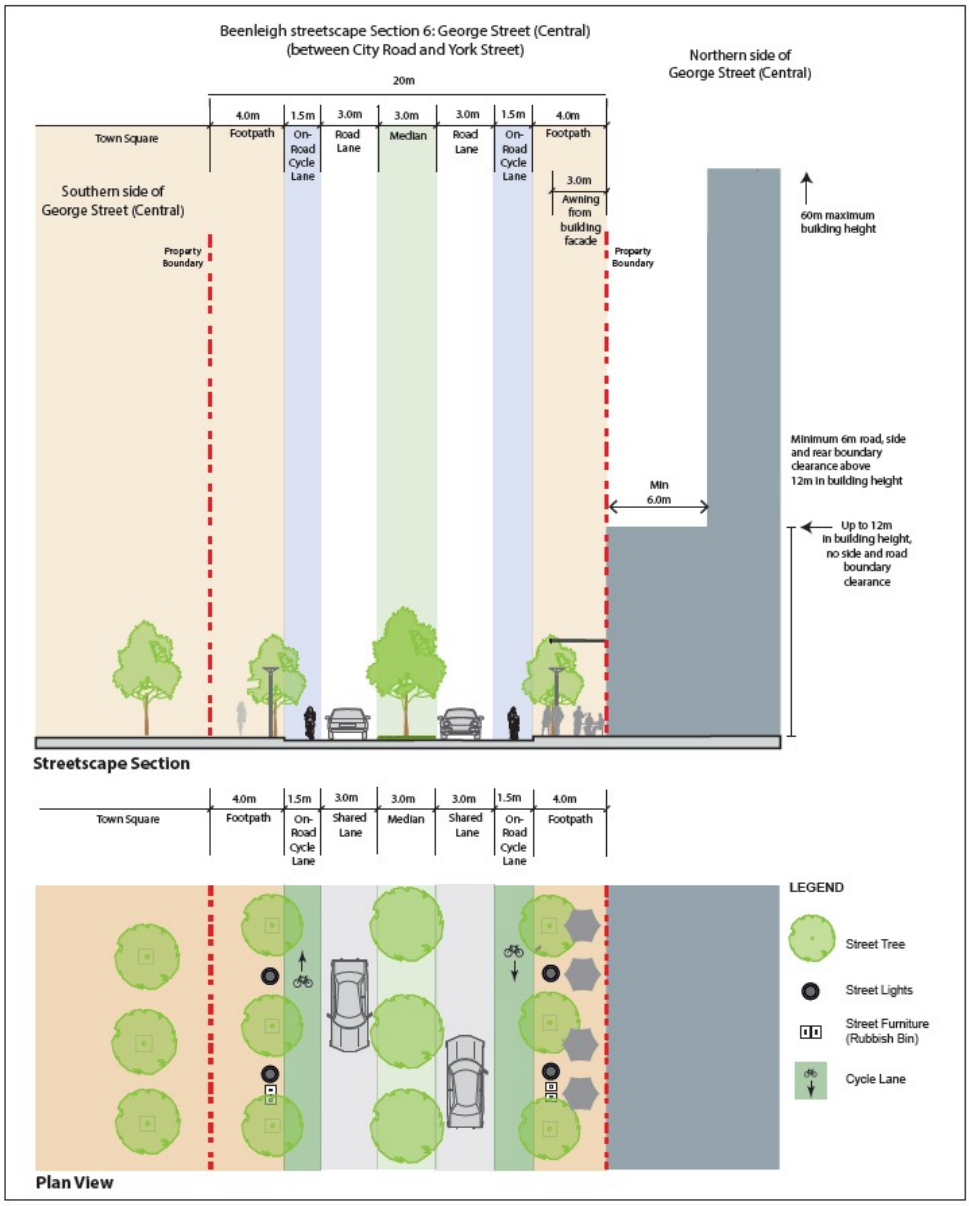


Figure 7.2.1.4.12 - Beenleigh streetscape: George Street (Central East) (between City Road and Alamein Street)

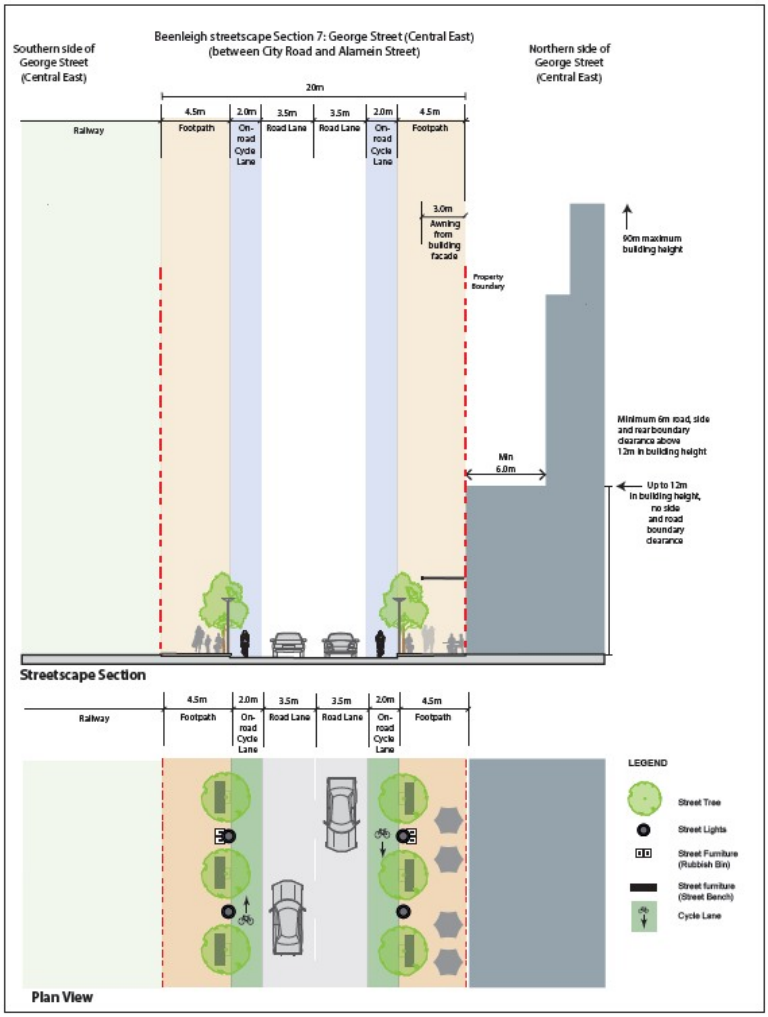


Figure 7.2.1.4.13 - Beenleigh streetscape: George Street (East) (between Alamein Street and Reisers Road)

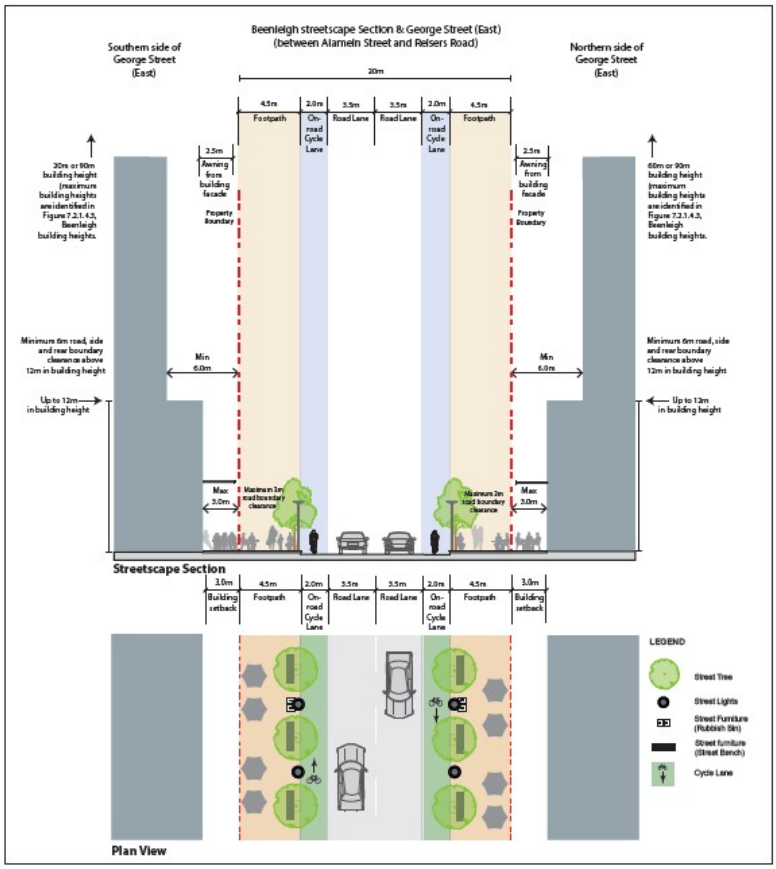


Figure 7.2.1.4.14 - Beenleigh streetscape: George Street (West) (between York Street and Zander Street)

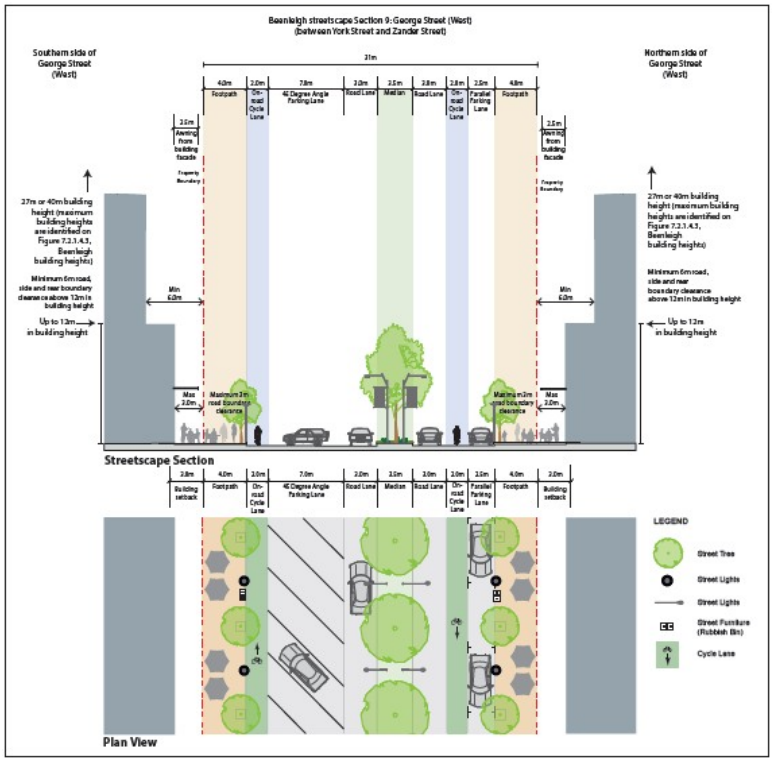


Figure 7.2.1.4.15 - Beenleigh streetscape: James Street (between Showgrounds Drive and George Street)

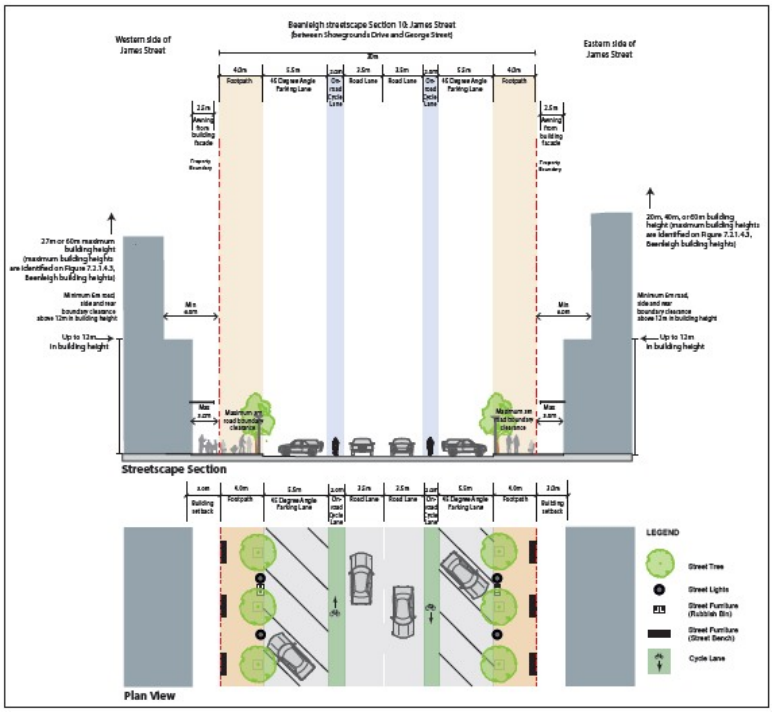


Figure 7.2.1.4.16 - Beenleigh streetscape: John Lane (North) (between the southern boundary of Lot 35 RP8101 and Kokoda Street)

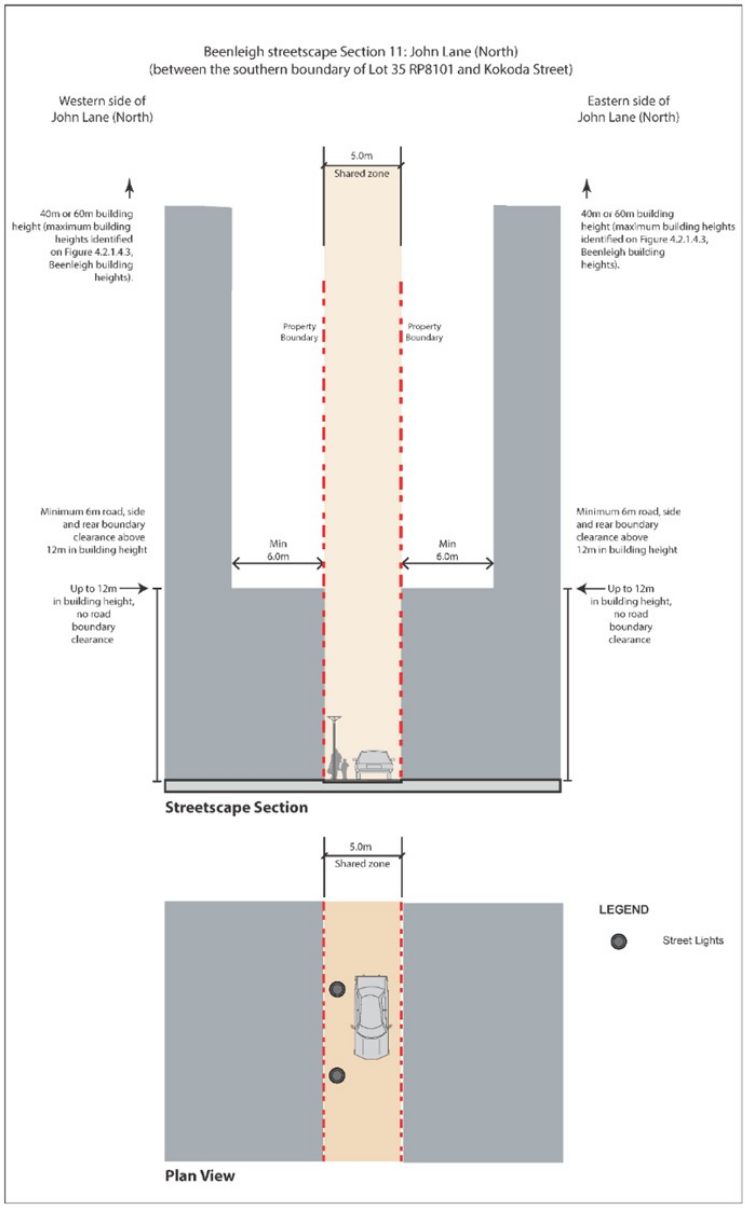


Figure 7.2.1.4.17 - Beenleigh streetscape: John Lane (South) (between George Street and the northern boundary of Lot 1 RP128944)

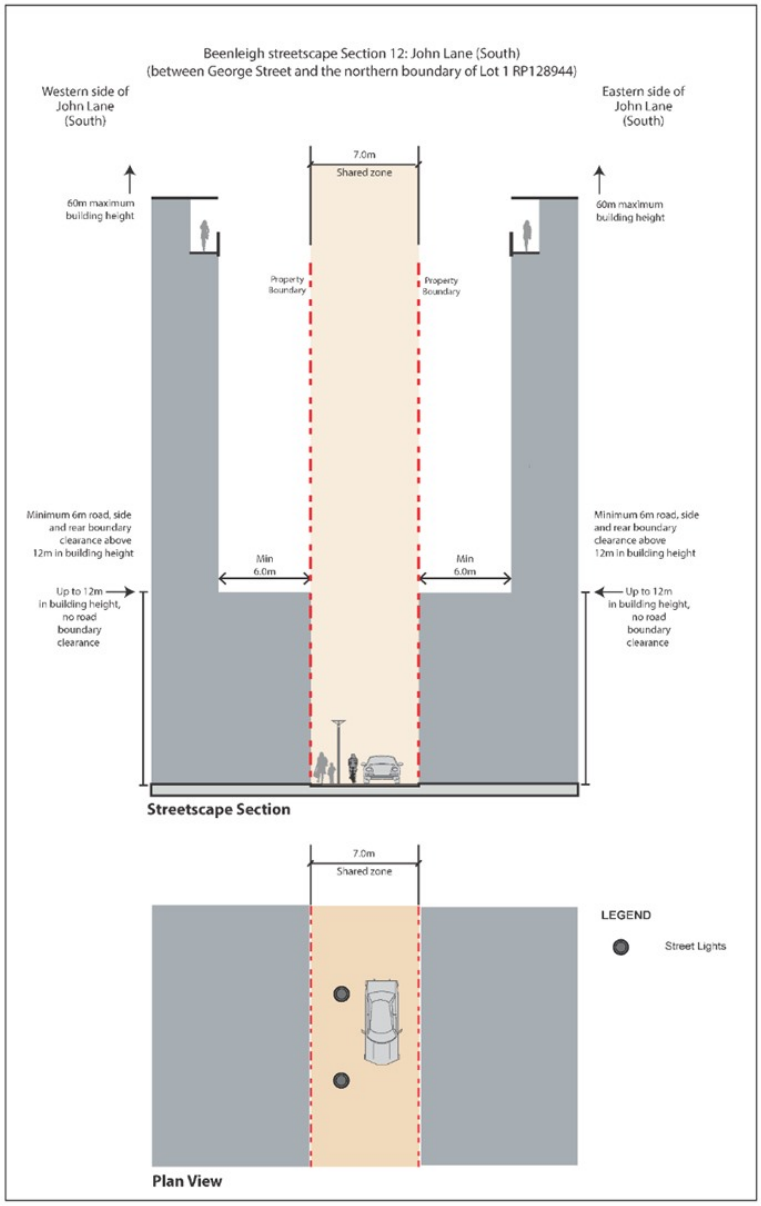


Figure 7.2.1.4.18 - Beenleigh streetscape: Kent Street (North) (between Bellew Street and George Street)

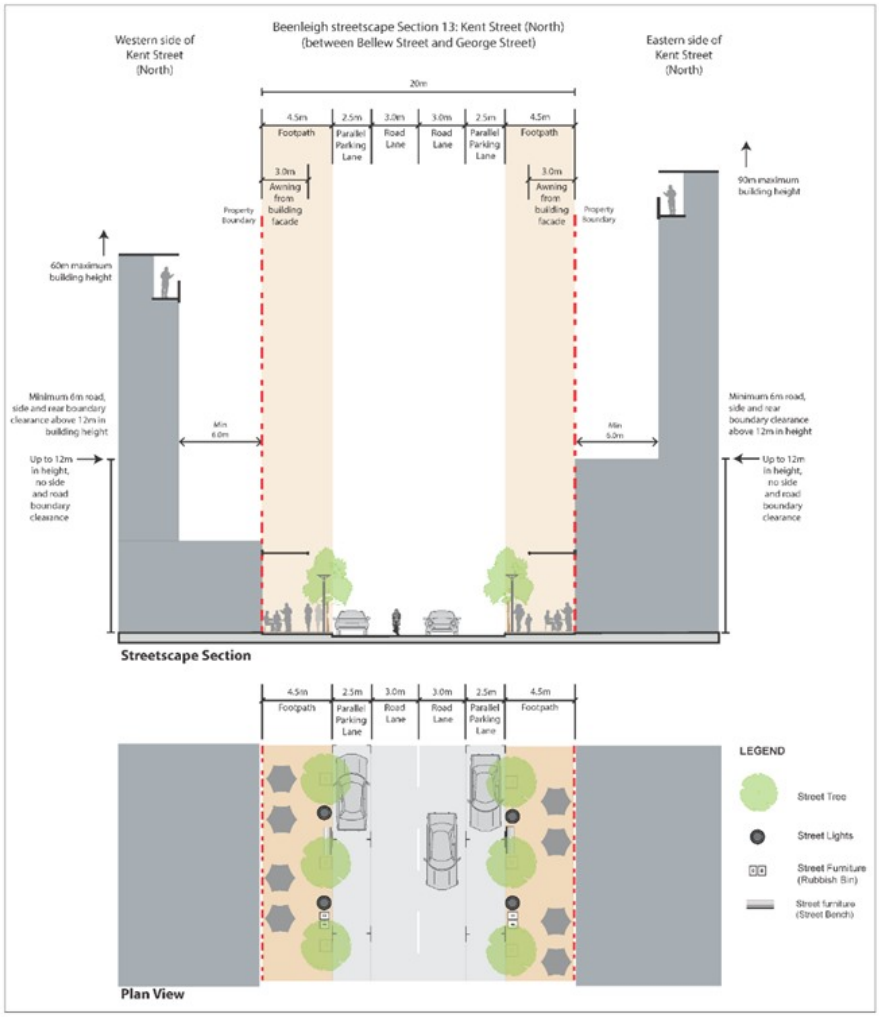


Figure 7.2.1.4.19 - Beenleigh streetscape: Kent Street (South) (between Bellew Street and Showgrounds Drive)

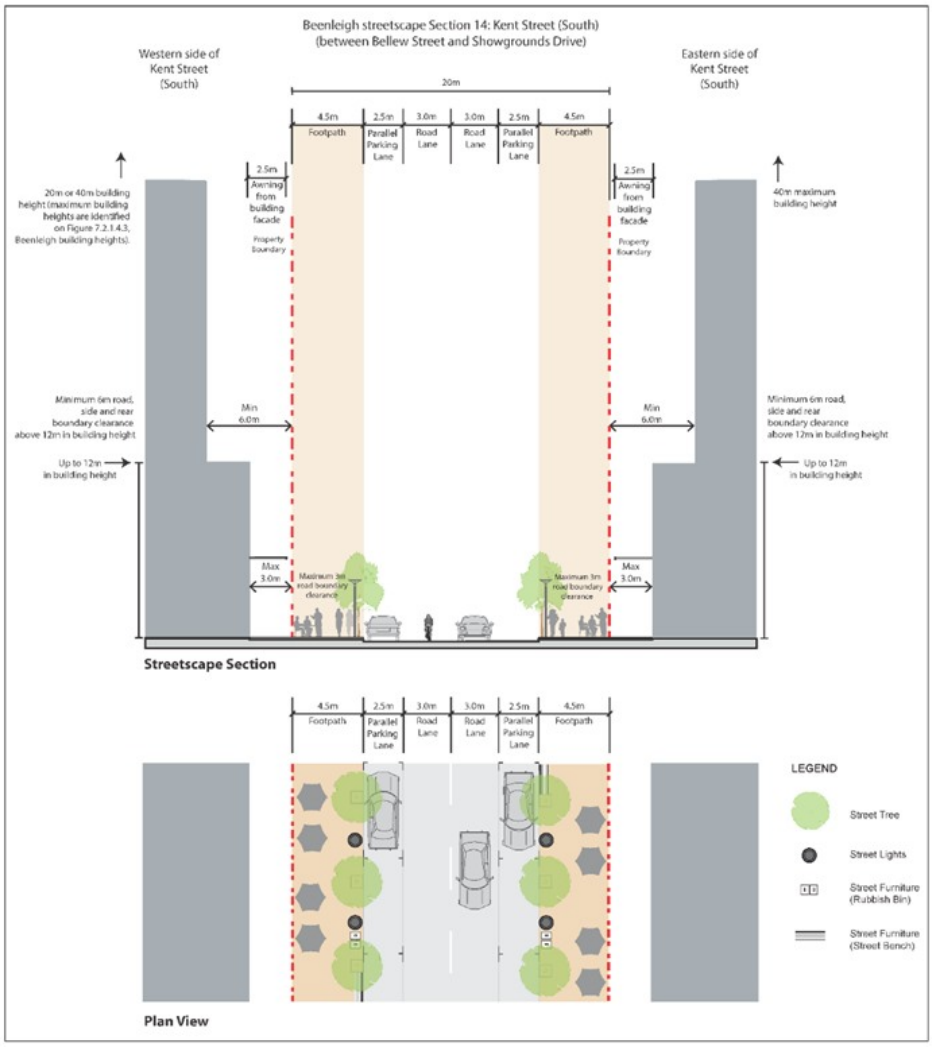


Figure 7.2.1.4.20 - Beenleigh streetscape: Main Street (between George Street and Alamein Street)

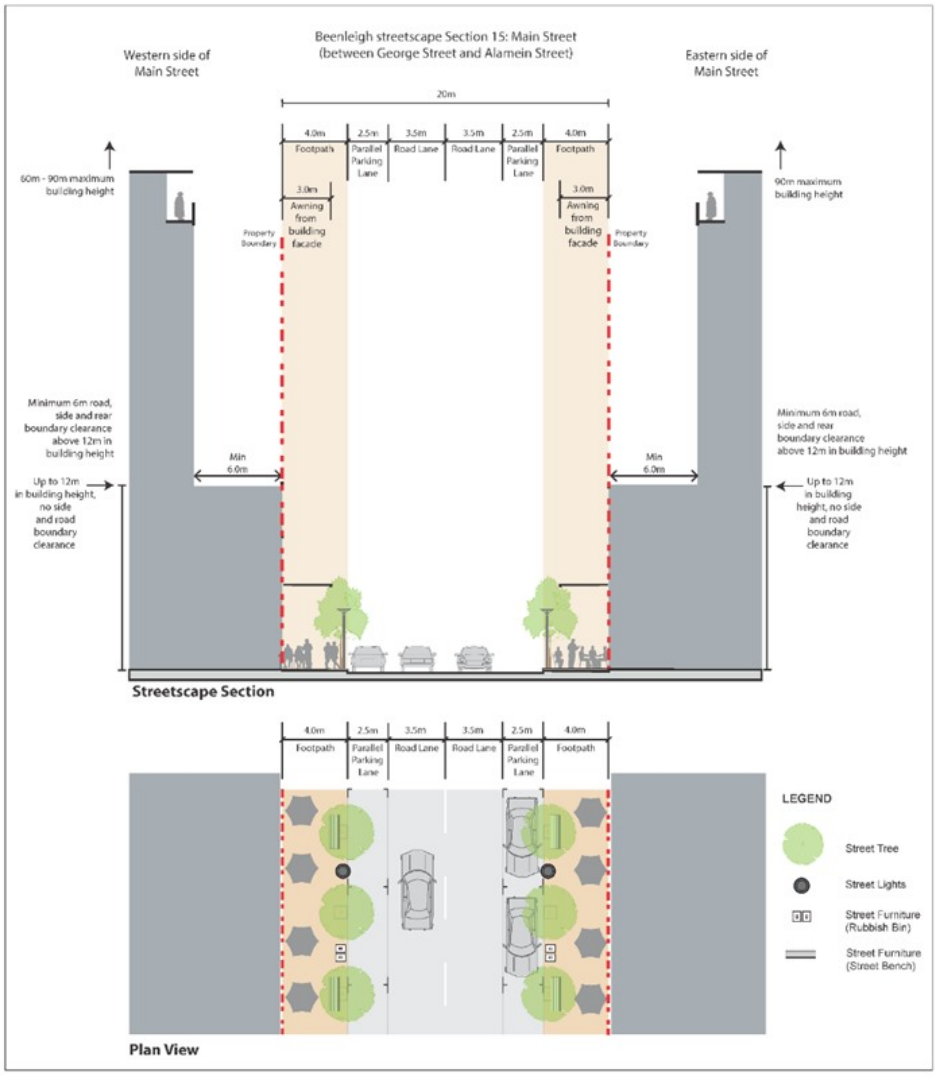


Figure 7.2.1.4.21 - Beenleigh streetscape: Manila Street (between York Street and Zander Street)

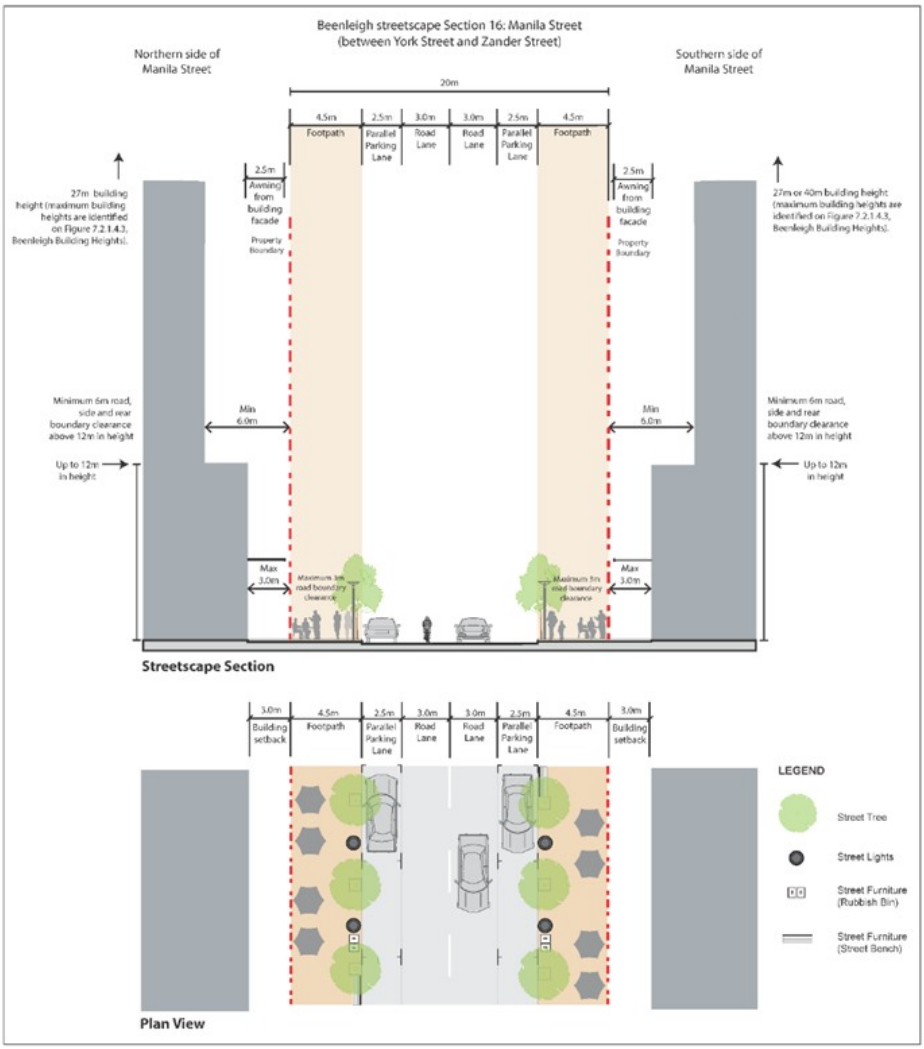


Figure 7.2.1.4.22 - Beenleigh streetscape: Showgrounds Drive (between James Street and Kent Street)

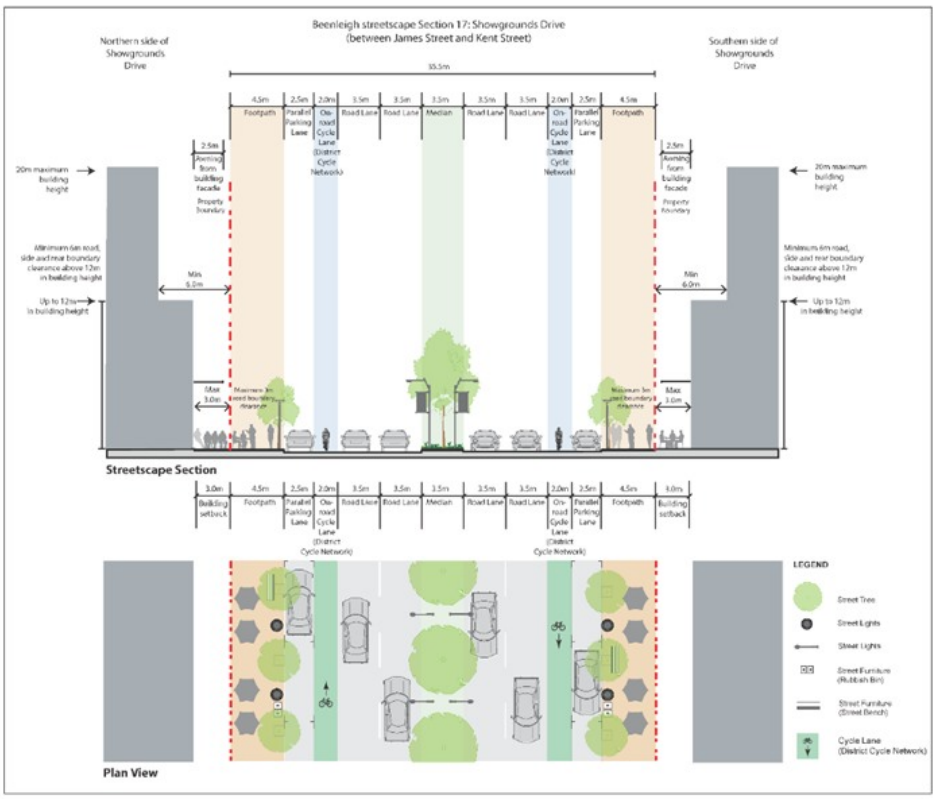


Figure 7.2.1.4.23 - Beenleigh streetscape: Tansey Street (between Bellew Street and Alamein Street)

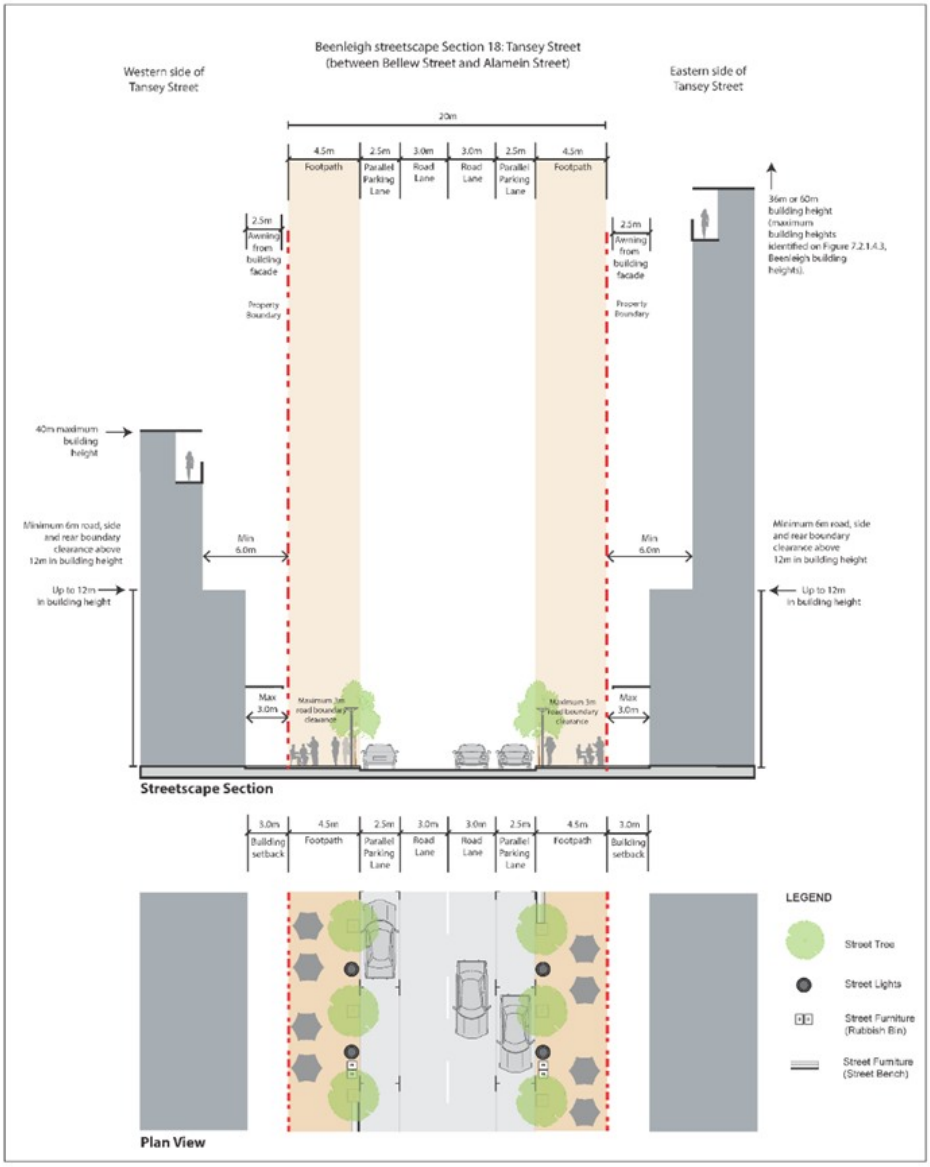
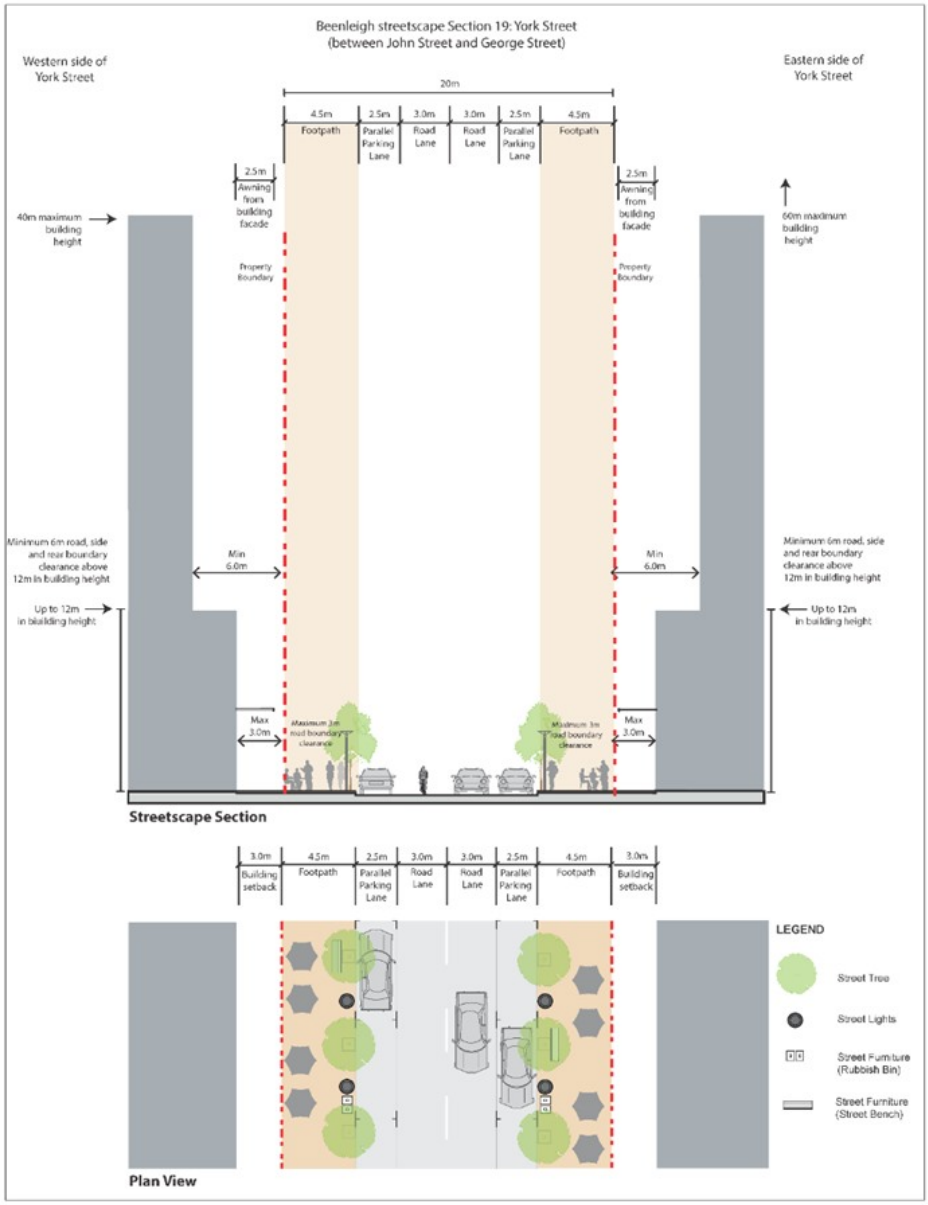


Figure 7.2.1.4.24 - Beenleigh streetscape: York Street (between John Street and George Street)


Beenleigh streetscape Section 19: York Street
(between John Street and George Street)
Western side of York Street
Eastern side of York Street
20m
4.5m Footpath
2.5m Parallel Parking Lane
3.0m Road Lane
3.0m Road Lane
2.5m Parallel Parking Lane
4.5m Footpath
2.5m Awning from building facade
2.5m Awning from building facade
40m maximum building height
60m maximum building height
Property Boundary
Property Boundary
Minimum 6m road, side and rear boundary clearance above 12m in building height
Min 6.0m
Min 6.0m
Minimum 6m road, side and rear boundary clearance above 12m in building height
Up to 12m in building height
Up to 12m in building height
Max 3.0m
Max 3.0m
Maximum 3m road boundary clearance
Maximum 3m road boundary clearance
Streetscape Section
3.0m Building setback
4.5m Footpath
2.5m Parallel Parking Lane
3.0m Road Lane
3.0m Road Lane
2.5m Parallel Parking Lane
4.5m Footpath
3.0m Building setback
LEGEND
Street Tree
Street Lights
Street Furniture (Rubbish Bin)
Street Furniture (Street Bench)
Plan View

7.2.2 Browns Plains local plan code

7.2.2.1 Application

1. This code applies to:
   a. code assessable material change of use for which the Browns Plains local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.2 - Browns Plains local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.1 - Centre zone or Table 5.9.2 - Browns Plains local plan: material change of use in Part 5 - Tables of assessment;
   c. 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;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.2.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Browns Plains local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Browns Plains local plan area is an established commercial area dominated by Grand Plaza Shopping Centre and large showrooms to the south of Browns Plains Road and a smaller Shopping centre and showrooms to the north of Browns Plains Road.

7.2.2.3 Purpose

1. The purpose of the Browns Plains local plan code is to:
   a. develop the local plan area as a major centre within the Logan urban footprint, serving its primary trade area;
   b. establish a highly urbanised built form, character and level of amenity;
   c. develop the local plan area as a transit oriented development;
   d. create a fine grain movement network that enables safe walking, cycling and public transport within the local plan area;
   e. enhance and develop the identity and distinctive character of the Browns Plains local plan area and its precincts.
2. The Browns Plains local plan comprises three precincts identified on the Browns Plains local plan map LPM-02.00 in Schedule 2 - Mapping and Figure 7.2.2.4.1 - Browns Plains local plan precincts being the:
   a. Centre core precinct;
   b. Centre frame precinct;
   c. Commercial precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area is a mixed use residential and employment area supporting a range of Major centre activities within a walkable catchment of the transit hub;
      Note - Not all precincts will have all Major centre activities. Sections 3 (j) to (l) articulate the precinct-specific land use overall outcomes for each precinct.The Shopping centre and its plaza in the Centre core precinct and the main street in the Commercial precinct are the focal points of the local plan area and are accessible by the pedestrian, cycle and road networks;
   b. Small-scale ground floor tenancies adjoining the plaza, main street and active frontage street enable multiple uses, animate the streets and plaza and enhance engagement;
   c. Public transport, cycling and walking are enabled and encouraged by development:
      i. providing comprehensive and consistent wayfinding;
      ii. providing wide footpaths and a dedicated pedestrian network;
      iii. providing a district cycle network on Grand Plaza Drive and major cycle network on Browns Plains Road;
      iv. providing clearly defined pedestrian and cycle routes connecting the transit hub to the main street, Sussex Park, Castle Park and the Logan West Library;
      v. ensuring vehicle access to premises does not detract from the pedestrian and shopping environment on a main street;
   d. Built form protects the delivery of a plaza identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network;
   e. Built form adjoining the plaza, main street or active frontage street facilitates a safe and interesting public realm by:
      i. stimulating activity at ground level;
      ii. assisting in wayfinding;
      iii. enabling positive casual surveillance and engagement on the main street, in and around the plaza and along the active frontage street;
      iv. defining and supporting a human scale;
      v. integrating seamlessly pedestrian areas within development sites with the streetscape;
   f. Built form adjoining the main street or active frontage street creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances and quality street furniture and landscape treatments;
   g. Building heights:
      i. have a medium rise appearance in the Centre core precinct adjoining Browns Plains Road and in the Commercial precinct adjoining the main street;
      ii. avoid unacceptable impacts on adjacent development by transitioning down in height towards residential zone category land;
      iii. respond to the topography of individual sites;
   h. The visual presentation of the local plan area from Mount Lindesay Highway and Browns Plains Road is of a high quality with articulated building forms, minimal blank facades, varied building materials and use of colour, screened rooftop plant and a landscaped setting;
   i. In the Centre core precinct:
      i. land uses are Major centre activities, other than:
         A. Adult store;
         B. an Adult store in a Shopping centre;
      ii. Offices or Major centre activity that is an Accommodation activity, are established with any major retail redevelopment;
   j. In the Centre frame precinct, land uses are a mix of Major centre activities, other than large-scale Retail activities;
   k. In the Commercial precinct, land uses are a mix of Major centre activities.

   Editor's note - The place making elements referred to in the overall outcomes eg. main street are identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network.

7.2.2.4 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Assessment benchmarks for accepted development (subject to requirements) and assessable development

Table 7.2.2.4.1 - Browns Plains local plan code for accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Design	
Building height	
PO1 A building has a building height that: a. is in accordance with building height overall outcome 7.2.2.3(3)(h); b. does not cause unacceptable overshadowing of premises in the residential zone category.	**AO1** The building height of a building does not exceed the maximum height identified on Figure 7.2.2.4.3 - Browns Plains building heights.
Commercial precinct	
Design	
Main street	
PO2 Development in the Commercial precinct on a site adjoining the main street identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network provides the following: a. road boundary clearances for the full site frontage to the road that enable a high level of visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce bulk and articulate building form to provide a human scale along the street and adjoining lots; c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO2** Development in the Commercial precinct on a site adjoining the main street identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awnings for the full site frontage to the road; b. provides each element in accordance with Figure 7.2.2.4.4 - Browns Plains streetscape: Eastern Road (between Grand Plaza Drive and Webber Drive). Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
All precincts	
Land use	
PO3 A use adjoining the plaza, main street or active frontage street identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO3** A use adjoining the plaza, main street or active frontage street identified on Figure 7.2.2.4.1 - Browns Plains has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.
Rooftop	
PO4 The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO4** No acceptable outcome provided.
Built form streetscape	
PO5 A building on a site adjoining the main street or active frontage street identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network creates a high quality, visually interesting, legible and pedestrian friendly streetscape by providing: a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on the site seamlessly integrated with the footpath and landscaping.	**AO5** No acceptable outcome provided.
Mount Lindesay Highway and Browns Plains Road	
PO6 Development adjoining the Mount Lindesay Highway or Browns Plains Road is of a high quality visual presentation having regard to: a. building articulation; b. minimal blank facades; c. varied building materials and the use of colour accents; d. visual screening of rooftop plant; e. car park landscaping; f. the landscape setting and public realm.	**AO6** No acceptable outcome provided.
Transparent facade	
PO7 A building adjoining the plaza, main street or with active frontage to Browns Plains Road identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network has a facade that facilitates casual	**AO7** A building adjoining the plaza, main street or with active frontage to Browns Plains Road identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network has transparent windows for a minimum

surveillance.	of 75 percent of the building facade.
Movement network	
Pedestrian network and cycle networks	
PO8 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network provides the element: a. pedestrian network; b. district cycle network; c. major cycle network. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO8** No acceptable outcome provided.
Main street vehicle access	
PO9 Service vehicle access from premises adjoining the main street identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network does not have an adverse impact on the pedestrian or shopping environment.	**AO9** Premises adjoining the main street identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network has: a. service vehicle access via a rear laneway; b. concealed service areas from the main street.
Car parking adjoining the main street and Browns Plains Road	
PO10 Car parking for a premises adjoining the main street or active frontage to Browns Plains Road identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network does not have an adverse visual impact on the streetscape.	**AO10** Premises adjoining the main street or active frontage to Browns Plains Road identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network provides car parking that is: a. located internal to, behind or under a building; b. not visible from the main street or active frontage street.
Centre core precinct	
Land use	
PO11 A use in the Centre core precinct is a Major centre activity other than an Adult store or an Adult store in a Shopping centre. Editor's note - A Major centre activity at the ground floor adjoining the plaza or active frontage street on Figure 7.2.2.4.2 - Browns Plains place making and movement network will activate the street in accordance with PO1.	**AO11** No acceptable outcome provided.
PO12 Material change of use for any Retail activity in the Centre core precinct that exceeds 10,000m^2 gross floor area is developed in conjunction with an Office, or Major centre activity that is an Accommodation activity that has a gross floor area equivalent to at least 15 percent of the Retail activity gross floor area. Editor's note - The Retail activity gross floor area in this PO is a reference to the Retail activity gross floor area that is the subject of the development application. It does not include existing gross floor area which is not the subject of the material change of use.	**AO12** No acceptable outcome provided.
Design	
Plaza	
PO13 Development provides a plaza in accordance with overall outcome 7.2.2.3(3)(e).	**AO13** No acceptable outcome provided.
Building adjoining the plaza	
PO14 Development on a site adjoining the plaza identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network provides the following for the full frontage to the plaza: a. zero boundary clearances that enable a high level of visual engagement with the plaza; b. upper level boundary clearances that reduce building bulk to provide a human scale built form to the plaza; c. landscaping; d. lighting.	**AO14** No acceptable solution provided.
Building adjoining the active frontage street	
PO15 Development on a site adjoining the active frontage street identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network provides the following for the full site frontage to the active frontage street: a. a maximum three metre road boundary clearances that enable a high level of visual engagement with the active frontage street; b. upper level boundary clearances that reduce building bulk to provide a human scale built form to the active frontage street; c. footpath; d. landscaping; e. street lighting.	**AO15** No acceptable solution provided.

Centre frame precinct	
Land uses	
PO16 A use in the Centre frame precinct is Major centre activity, other than a Retail activity exceeding 2,000m^2 gross floor area.	**AO16** No acceptable outcome provided.
Commercial precinct	
Land uses	
PO17 A use in the Commercial precinct is a Major centre activity. Editor's note - A Major centre activity at the ground floor adjoining or with a frontage to a main street on Figure 7.2.2.4.2 - Browns Plains place making and movement network will activate the street in accordance with PO1.	**AO17** No acceptable outcome provided.
Design	
Main street	
Road improvements	
PO18 Development on a site adjoining the main street identified on Figure 7.2.2.4.2 - Browns Plains place making and movement network provides the following elements for the full site frontage to the road in accordance with Figure 7.2.2.4.4 - Browns Plains streetscape: Eastern Road (between Grand Plaza Drive and Webber Drive): a. footpath; b. street furniture; c. landscaping; d. on-street car parking; e. street lighting; f. median strip; g. trafficable area for vehicles. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO18** No acceptable outcome provided.

Figure 7.2.2.4.1 - Browns Plains local plan precincts

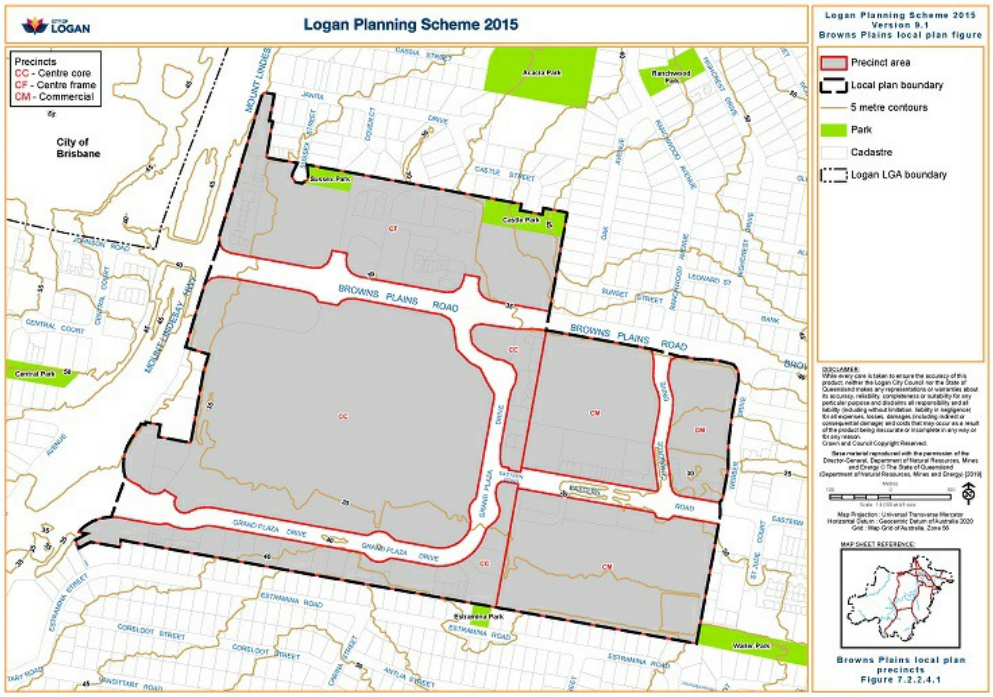


Figure 7.2.2.4.2 - Browns Plains place making and movement network

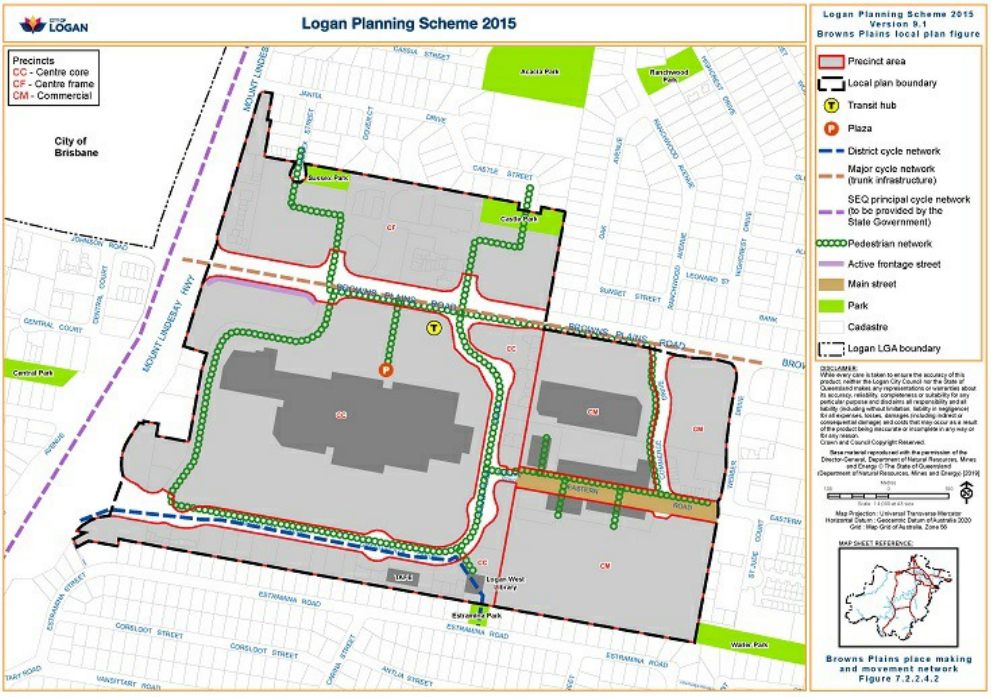


Figure 7.2.2.4.3 - Browns Plains building heights

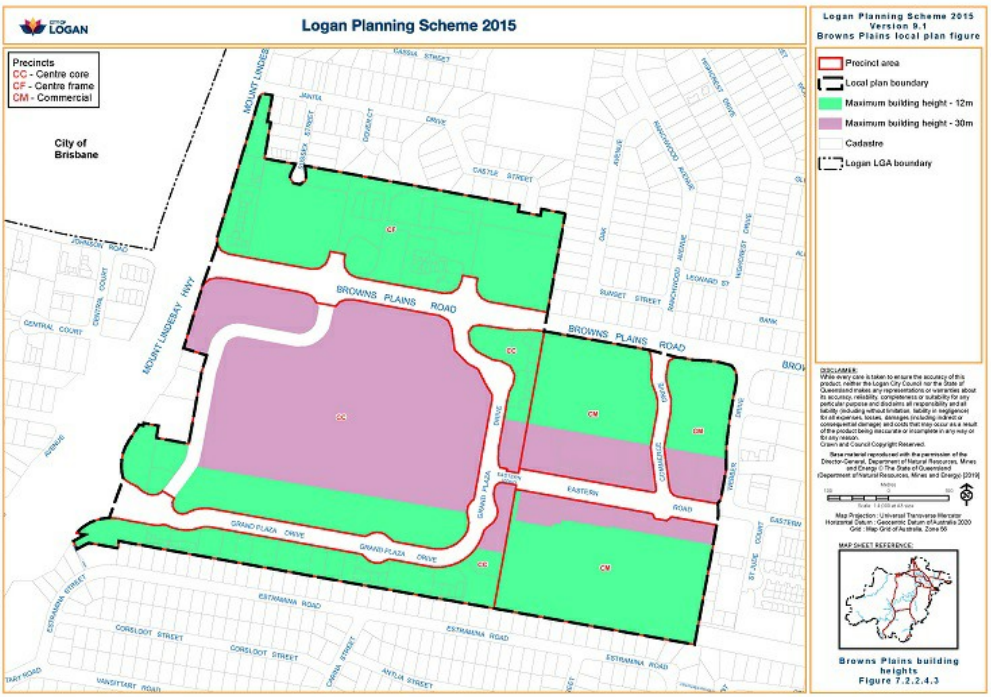
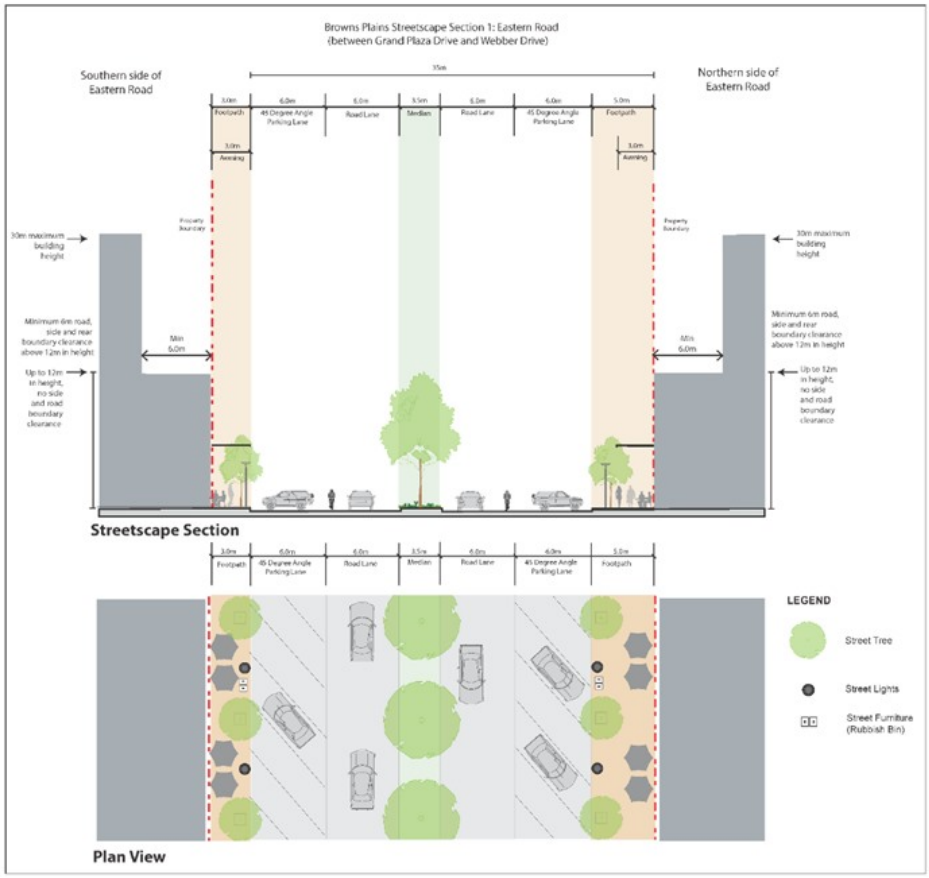


Figure 7.2.2.4.4 - Browns Plains streetscape: Eastern Road (between Grand Plaza Drive and Webber Drive)


Browns Plains Streetscape Section 1: Eastern Road
(between Grand Plaza Drive and Webber Drive)
Southern side of Eastern Road
Northern side of Eastern Road
35m
3.0m Footpath
6.0m 45 Degree Angle Parking Lane
6.0m Road Lane
3.5m Median
6.0m Road Lane
6.0m 45 Degree Angle Parking Lane
5.0m Footpath
3.0m Awning
3.0m Awning
Property Boundary
Property Boundary
30m maximum building height
30m maximum building height
Minimum 6m road, side and rear boundary clearance above 12m in height
Min 6.0m
Min 6.0m
Minimum 6m road, side and rear boundary clearance above 12m in height
Up to 12m in height, no side and road boundary clearance
Up to 12m in height, no side and road boundary clearance
Streetscape Section
3.0m Footpath
6.0m 45 Degree Angle Parking Lane
6.0m Road Lane
3.5m Median
6.0m Road Lane
6.0m 45 Degree Angle Parking Lane
5.0m Footpath
LEGEND
Street Tree
Street Lights
Street Furniture (Rubbish Bin)
Plan View

7.2.3 Jimboomba local plan code

7.2.3.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code material change of use for which the Jimboomba local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.3.1 - Jimboomba local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.1 - Centre zone or Table 5.9.3.1 - Jimboomba local plan: material change of use in Part 5 - Tables of assessment;
   c. 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;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.3.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Jimboomba local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Jimboomba local plan area is a vibrant retail and commercial centre in the heart of a rural residential setting.
2. The centre has a contemporary village character with three distinct yet connected retail and service centres spatially distributed to align with topography and key roads.
3. Honora Street to the north is currently the home of a number of community services - the library, police and fire stations.
4. Cusack Lane, to the south of Honora Street, is the Jimboomba main street that separates and feeds two shopping areas.

7.2.3.3 Purpose

1. The purpose of the Jimboomba local plan code is to:
   a. develop the local plan area as a major centre within the Logan urban footprint, serving its primary trade area of the surrounding rural, rural residential and residential communities;
   b. establish an urbanised form and high level of amenity compatible with the surrounding rural character;
   c. create a fine grain movement network that gives priority to walking, cycling and public transport over private vehicles;
   d. enhance and develop the identify and distinctive character of the Jimboomba local plan area and its precincts.
2. The Jimboomba local plan comprises three precincts identified on the Jimboomba local plan map LPM-03.00 and Figure 7.2.3.4.1 - Jimboomba local plan precincts being the:
   a. Centre core precinct;
   b. Centre frame precinct;
   c. Cusack Lane precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area has a mix of Major centre activities that serve surrounding rural, rural residential and residential communities;
      Note - Not all precincts will have all Major centre activities. Paragraphs 3 (l) to (n) articulate the precinct-specific land use overall outcomes for each precinct.
   b. Cusack Lane is the main street with active frontages and quality streetscape;
   c. A plaza, adjacent to Cusack Lane, is integrated in the shopping complex in the Cusack Lane precinct and is the focal point of the local plan area;
   d. The plaza is connected to the local plan area by the pedestrian and road network;
   e. Small-scale ground floor tenancies adjoining the plaza and main street supports multiple uses, animate the plaza and street and enhance engagement;
   f. Public transport, cycling and walking are given priority over motor vehicles by:
      i. providing pedestrian footpaths and cycle networks along the existing road network and new roads;
      ii. establishing pedestrian permeability through lots connecting premises south of the Beaudesert Branch Railway Corridor, Cusack Lane, the plaza, Honora Street, Johanna Street and Brisbane Street;
      iii. establishing part of Honora Street as a shared zone;
      iv. providing major and district cycle networks along the road network to connect Johanna Street, Cusack Lane and the Beaudesert Branch Railway Corridor to cycle networks outside the local plan area;
      v. road, streetscape and wayfinding improvements that create legible, safe, comfortable and interesting route;
      vi. creating inter-lot connections in the Centre core precinct with Cusack Lane;
      vii. vehicle access to premises not detracting from the pedestrian and shopping environment in the plaza and main street;
      viii. new roads:
         A. connecting Honora Street to Brisbane Street;
         B. connecting Brisbane Street to Johanna Street in the Centre frame precinct;
   g. Built form facilitates safe and interesting public realm by:
      i. stimulating activity;
      ii. assisting in wayfinding;
      iii. enabling positive casual surveillance and engagement of the main street and plaza;
      iv. defining and supporting a human scale on the main street and active frontage street;
      v. ensuring that car parking does not detract from or have an adverse visual impact n the character and use of the plaza, main street or active frontage street;
      vi. integrating seamlessly pedestrian areas within development sites with the plaza, main street and active frontage street;
   h. Built form adjoining the plaza and main street creates a visually attractive streetscape by presenting an integrated architectural composition, distinctive entrances and quality street furniture and landscape treatments;
   i. Building heights have a medium rise appearance in the Centre core precinct and transition down to avoid unacceptable impacts on residential zone category land, while responding to the topography of individual sites;
   j. The visual presentation of the local plan area from Brisbane Street is of a high quality with articulated building forms, minimal blank facades, varied building materials, screened rooftop plant and a landscape setting;
   k. The visual presentation of the local plan area from Johanna Street is of a high quality with articulated building forms, minimal blank facades, varied building materials, screened rooftop plant and a landscape setting;
   l. In the Centre core precinct, a building has at least two different Major centre activities other than large-scale Retail activities, Adult store or Adult store in a Shopping centre;
   m. In the Centre frame precinct, land uses are Major centre activities;
   n. In the Cusack Lane precinct:
      i. land uses are Major centre activities;

ii. a building adjoining Honora Street or the Honora Street extension has at least two different types of Major centre activities, other than large-scale Retail activities.

Editor's note - Extension of Honora Street is subject to the redevelopment of the Jimboomba Primary School site.

Editor's note - The place making elements referred to in the overall outcomes eg. main street are identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network.

7.2.3.4 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 7.2.3.4.1 - Jimboomba local plan code for accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Centre core precinct only	
PO1 A building in the Centre core precinct has a mix of Major centre activities with at least two different types of Major centre activities other than: a. a Retail activity exceeding 2,000m^2 gross floor area; or b. an Adult store; or c. an Adult store in a Shopping centre.	**AO1** A building in the Centre core precinct has a mix of Major centre activities with at least two different types of Major centre activities other than: a. a Retail activity exceeding 2,000m^2 gross floor area; or b. an Adult store; or c. an Adult store in a Shopping centre.
Cusack Lane precinct only	
PO2 A use adjoining the plaza or main street identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement. Editor's note - PO15 articulates the particular land uses for the Cusack Lane precinct.	**AO2** A use adjoining the plaza or main street identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres.
All precincts	
Design	
Building height	
PO3 A building has a building height that: a. is in accordance with building height overall outcome 7.2.3.2(3)(i); b. does not cause unacceptable overshadowing of premises in the residential zone category.	**AO3** The building height of a building does not exceed the maximum height identified on Figure 7.2.3.4.3 - Jimboomba building heights.
For assessable development only	
All precincts	
Main streets and active frontage streets	
Boundary clearances and awnings	
PO4 Development on a site adjoining a road in column 1 of Table 7.2.3.4.2 - Streetscape section and plan view provides the following: a. road boundary clearances for the full site frontage to the road that enables visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce bulk and articulate building form to provide a human scale along the street and adjoining lots; c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO4** Development on a site adjoining a road in column 1 of Table 7.2.3.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awning for the full site frontage to the road; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.3.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
Design	
Rooftop	
PO5 The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO5** No acceptable outcome provided.
Main streets and active frontage streets	
Shared zone	
PO6 Development on a site adjoining a shared zone identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network does not compromise and supports the provision of a shared zone that has: a. a low speed traffic environment; b. traffic calming devices such as narrowing of lane widths, material changes to road surfaces and regulatory and wayfinding signage; c. flush kerb to shared spaces for seamless footpath and road	**AO6** No acceptable outcome provided.

integration; d. trafficable stone or coloured concrete pavement treatments; e. no traditional signage or line markings; f. street furniture, street lighting and soft landscaping.	
Road improvements	
PO7 Development on a site adjoining a road in column 1 of Table 7.2.3.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.3.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. landscaping; iv. cycle network; v. on-street car parking; vi. street lighting; vii. median strip; viii. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.3.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO7** No acceptable outcome provided.

Table 7.2.3.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road	**Type of street**	**Streetscape figure**
Cusack Lane (between Brisbane Street and the western boundary of Lot 10 RP845851)	Main street	Figure 7.2.3.4.5
New Road (between Brisbane Street and the western boundary of Lot 38 CP868721)	Active frontage street	Figure 7.2.3.4.6

Built form streetscape	
PO8 Development adjoining the plaza, main street and active frontage street identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network creates a visually interesting and legible streetscape through: a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping.	**AO8** No acceptable outcome provided.
Development adjoining Brisbane Street or Johanna Street	
PO9 Development adjoining Brisbane Street has a high quality visual presentation having regard to: a. building articulation; b. minimal blanks facades; c. varied building materials and the use of colour accents; d. visual screening of rooftop plant; e. car park landscaping; f. the landscape setting and public realm.	**AO9** No acceptable outcome provided.
PO10 Development in the Centre core precinct and Centre frame precinct adjoining Johanna Street has a high quality visual presentation having regard to: a. building articulation; b. minimal blanks facades; c. consistent building materials and the use of colour accents; d. visual screening of rooftop plant; e. car park landscaping; f. the rural landscape setting.	**AO10** No acceptable outcome provided
Movement network	
Pedestrian network, cycle networks and new road	
PO11 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.3.4.3 - Jimboomba provides the element: a. pedestrian network; b. major cycle network; c. district cycle network; d. new road. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO11** Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.3.4.3 - Jimboomba provides the element: a. pedestrian network; b. major cycle network; c. district cycle network; d. new road.

Vehicle access to the plaza, main street and active frontage street	
PO12 Development adjoining the plaza, main street or active frontage street identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network does not have an adverse impact on the pedestrian, shopping or community environment.	**AO12** No acceptable outcome provided.
Car parking adjoining a plaza, main street or active frontage street	
PO13 Development adjoining the plaza, main street or active frontage street identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network provides parking that does not have an adverse visual impact on the streetscape.	**AO13** Car parking on land adjoining the plaza, main street or active frontage street identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network is: a. located internal to, behind or integrated with the building; b. screened from the plaza, main street or active frontage street.
Centre frame precinct	
Land uses	
PO14 A use in the Centre frame precinct is a Major centre activity.	**AO14** No acceptable outcome provided.
Cusack Lane precinct	
Land uses	
PO15 A use in the Cusack Lane precinct: a. is a Major centre activity; b. adjoining Honora Street or the Honora Street extension shown as new road on Figure 7.2.3.4.2 - Jimboomba place making and movement network, has at least two different types of Major centre activities other than a Retail activity exceeding 2,000m^2 gross floor area. Editor's note - A Major centre activity at the ground floor adjoining the plaza or main street identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network will activate the plaza or main street in accordance with PO1.	**AO15** No acceptable outcome provided.
Design	
Plaza	
PO16 Development does not compromise the provision of the plaza identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network.	**AO16** No acceptable outcome provided.
Buildings adjoining the plaza	
PO17 Development on a site adjoining the plaza identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network provides the following for the full site frontage to the plaza: a. zero boundary clearances that enable a high level of engagement with the plaza; b. upper level boundary clearances that reduce building bulk to provide a human scale from the plaza; c. quality paving, landscaping and street lighting seamlessly integrated with the plaza.	**AO17** No acceptable outcome provided.
PO18 A building adjoining the plaza identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network has a façade that facilitates casual surveillance.	**AO18** A building adjoining the plaza identified on Figure 7.2.3.4.2 - Jimboomba place making and movement network has transparent windows for a minimum of 75 percent of the building façade.

Figure 7.2.3.4.1 - Jimboomba local plan precincts

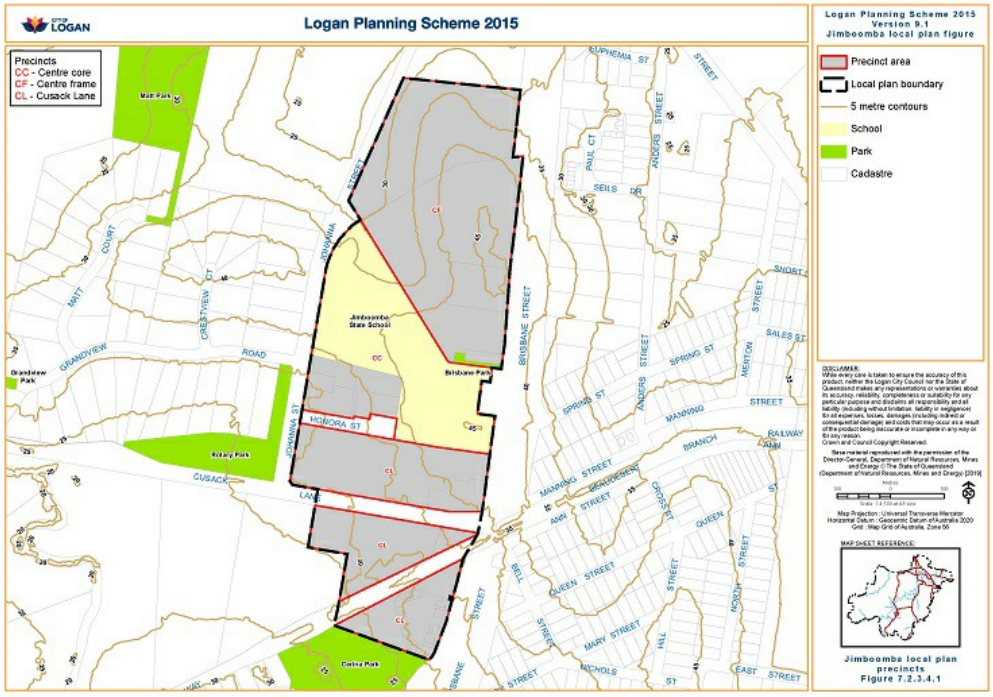


Figure 7.2.3.4.2 - Jimboomba place making and movement network

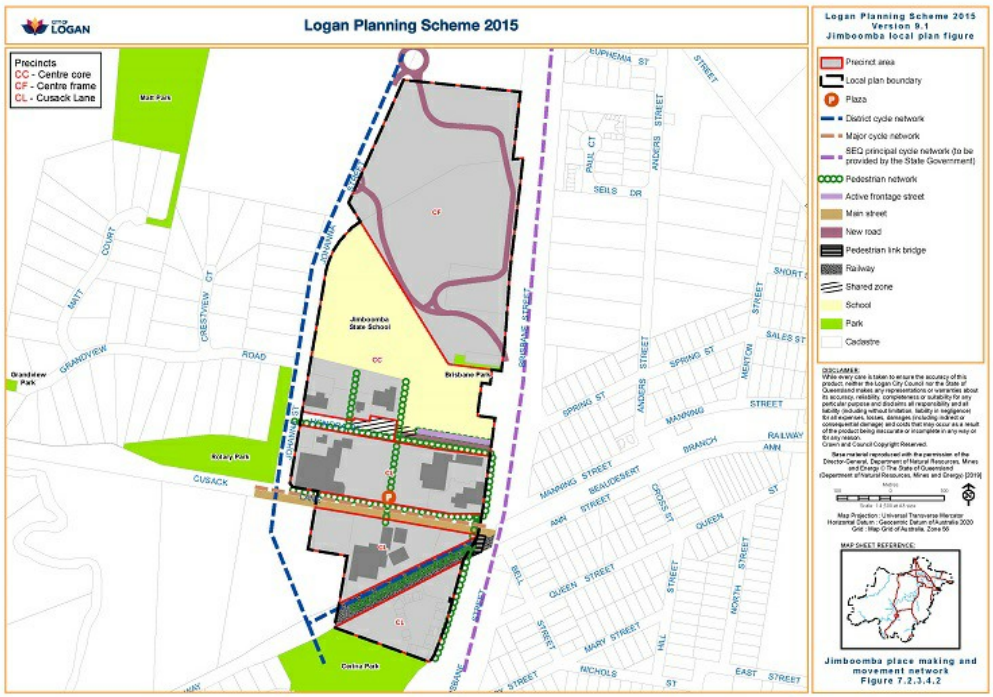


Figure 7.2.3.4.3 - Jimboomba building heights

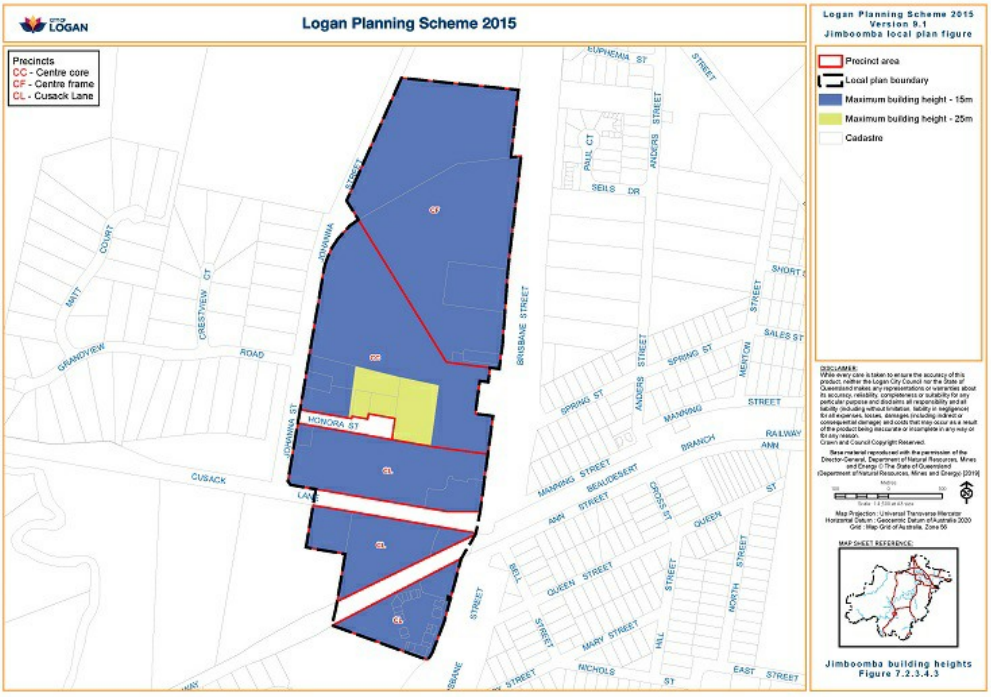


Figure 7.2.3.4.4 - Jimboomba streetscape: Streetscape sections and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Jimboomba streetscape sections Figure 7.2.3.4.5 to Figure 7.2.3.4.6.

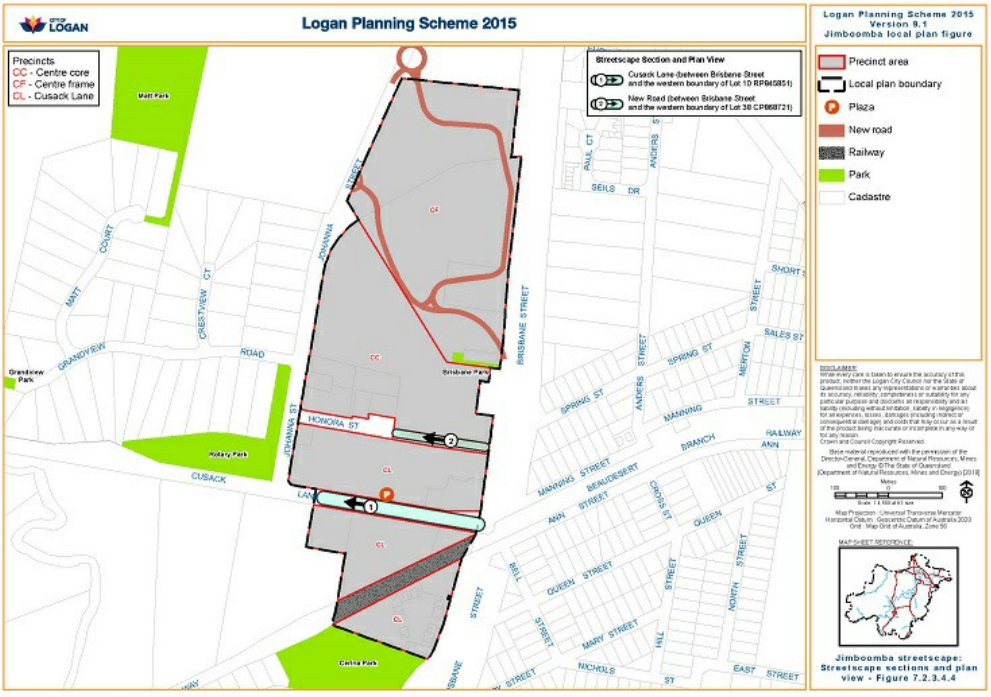


Figure 7.2.3.4.5 - Jimboomba streetscape: Cusack Lane (between Brisbane Street and the western boundary of Lot 10 RP845851)

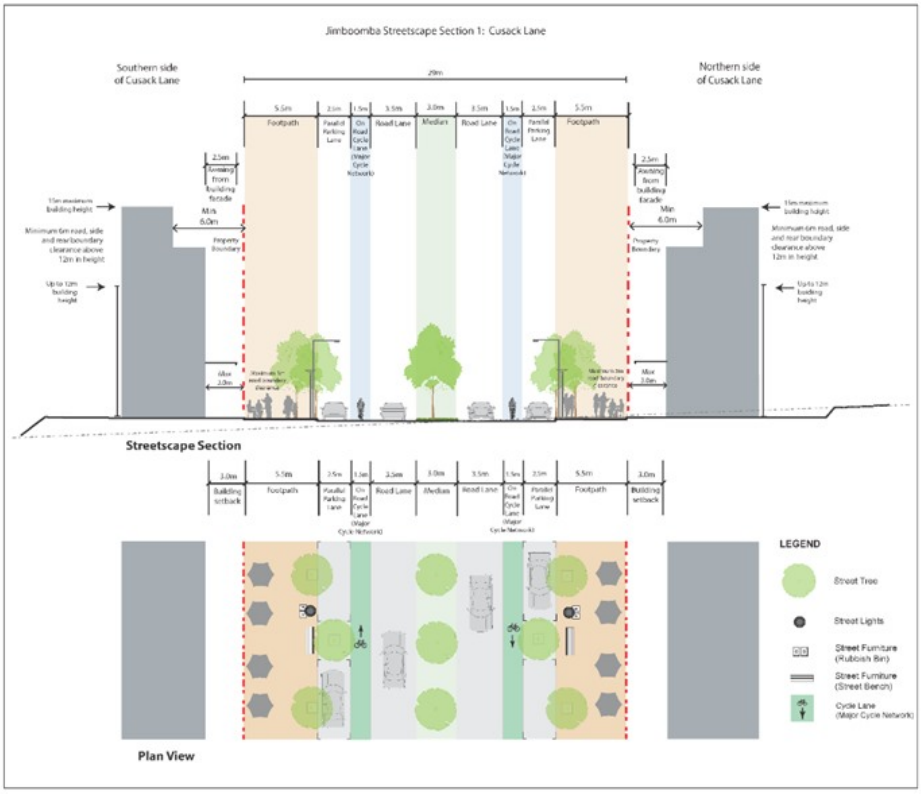
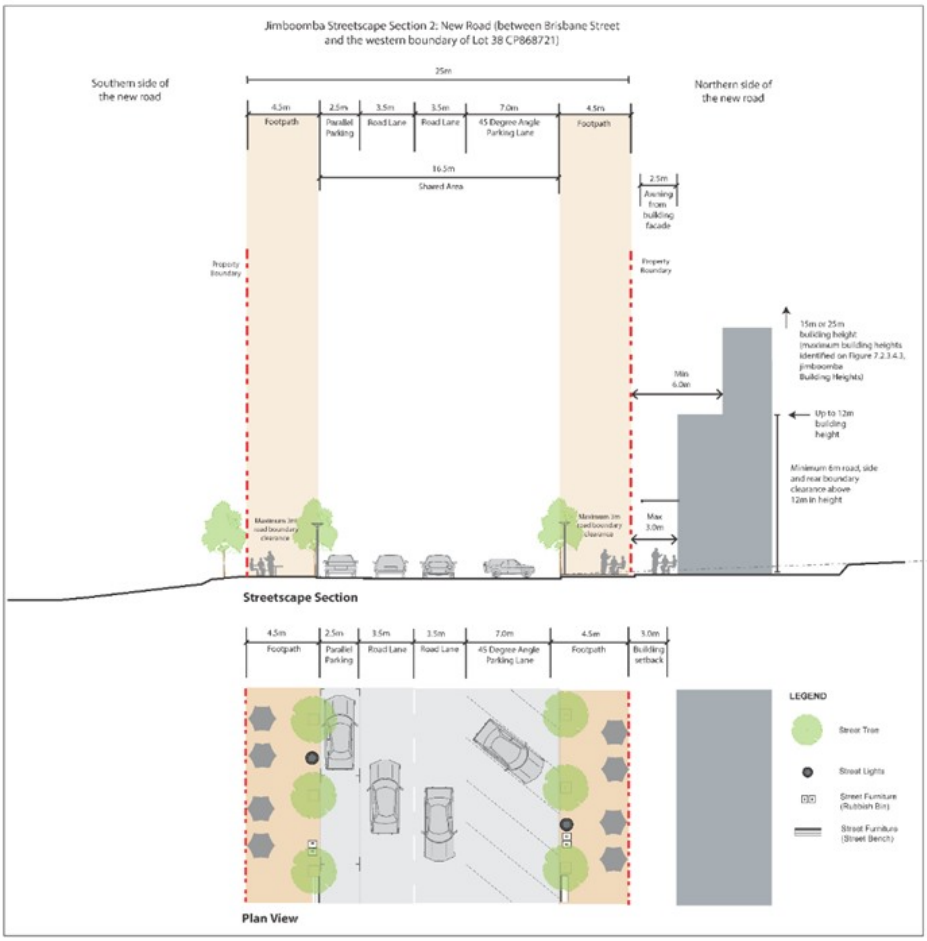


Figure 7.2.3.4.6 - Jimboomba streetscape: New Road - (between Brisbane Street and the western boundary of Lot 38 CP868721)



7.2.4 Logan Central local plan code

7.2.4.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Logan Central local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.4.1 - Logan Central local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.1.1 - Centre zone or Table 5.9.4.1 - Logan Central local plan: material change of use in Part 5 - Tables of assessment;
   c. reconfiguring of 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;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.4.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Logan Central local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. Logan Central subtly integrates and distributes civic, community, commercial and residential uses around two intersecting primary transit axes - the north south railway and the east west Wembley Road.
2. The Council offices, entertainment centre and art gallery anchor the local plan area and are the civic and cultural heart of Logan.

7.2.4.3 Purpose

1. The purpose of the Logan Central local plan code is to:
   a. develop the local plan area as a major centre within the Logan urban footprint, serving its primary trade area;
   b. develop and enhance the local plan area as Logan's civic and cultural heart;
   c. develop the local plan area as a transit orientated development;
   d. create a fine grain movement network that gives priority to walking, cycling and public transport over private vehicles;
   e. enhance and develop the identity and distinctive character of the Logan Central local plan area and its precincts.
2. The Logan Central local plan comprises five precincts identified on Logan Central local plan map LPM-04.00 in Schedule 2 - Mapping and Figure 7.2.4.4.1 - Logan Central local plan precincts being:
   a. Centre core precinct;
   b. Civic and community precinct;
   c. Croydon Road precinct;
   d. Wembley Road north precinct;
   e. Wembley Road south precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area is a mixed use residential and employment area supporting a range of Major centre activities within a walkable catchment of multiple transit hubs;
      Note - Not all precincts will have all Major centre activities. Sections 3 (k) to (o) articulate the precinct-specific land use overall outcomes for each precinct.
   b. A town square located adjacent to the new main street on Lot 603 CP859739 is the focal point of the local plan area and is at the core of a network of:
      i. streets and pedestrian paths that link the Centre core precinct to the Civic and community precinct, Woodridge Railway Station transit hub and the Wembley Road urban boulevard;
      ii. streets that support high volumes of pedestrians and commuters with visual engagement to adjacent uses;
      Editor's note - The town square is trunk infrastructure in Part 4 — Local government infrastructure plan.
   c. A small plaza provides a neighbourhood meeting and recreation place that is integrated with the active frontages on Railway Parade;
   d. Small-scale ground floor tenancies adjoining the town square, main street or active frontage streets enable multiple uses, animate the streets and enhance engagement;
   e. Public transport, cycling and walking are given priority over motor vehicles by:
      i. providing pedestrian and cycle network connectivity through blocks facilitating direct links to the town square, Woodridge Railway Station and Logan Gardens;
      ii. transit hubs not being compromised;
      iii. encouraging the development a cycle centre in close proximity to Woodridge Railway Station;
      iv. establishing an area on the new main street adjacent the town square as a shared zone;
      v. establishing the new main street and town square with a quality pedestrian and cycle environment linking the Wembley Road urban boulevard with the Charles Avenue and new pathways to the Woodridge Railway Station;
      vi. establishing a pedestrian link connecting Railway Parade to Flinders Street together with a continuous pedestrian link to the town square;
      vii. road, streetscape and wayfinding improvements that create legible, safe, comfortable and interesting routes;
      viii. ensuring vehicle access to premises does not detract from the pedestrian and shopping environment on a main street or active frontage street;
      ix. concealing or screening car parking on private land from main streets and active frontage streets;
   f. Built form facilitates safe and interesting public realm by:
      i. enabling positive casual surveillance and engagement on main streets, in and around the town square and plazas and along active frontage streets;
      ii. continuous and high levels of visual engagement along main streets;
      iii. defining and supporting a human scale on main streets and active frontage streets;
      iv. integrating seamlessly pedestrian areas within development sites with the town square, main streets and active frontage streets;
   g. Built form facilitates wayfinding and provides a sense of place by defining key destinations including the town square, main street, Woodridge Railway Station and Wembley Road urban boulevard;
   h. Built form adjoining the town square, main streets, active frontage streets and Wembley Road urban boulevard creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances and quality street furniture and landscape treatments;
   i. Building heights:
      i. create an interesting and distinctive skyline with the tallest and most prominent buildings sited in the landmark development locations and at key arrival points including the Woodridge Railway station;
      ii. where a landmark building and exceeding the building height identified on Figure 7.2.4.4.3 - Logan Central building heights, the landmark building demonstrates design excellence, enhances identity and wayfinding and acts as a visual marker;
      iii. have a medium rise appearance in the Centre core precinct and Civic and community precinct transitioning down in height to residential zone category land at the boundary of the local plan area;

iv. do not create adverse overshadowing impacts on premises in the Residential zone category, town square or plaza;

j. The visual presentation of the local plan area from the Wembley Road urban boulevard is of a high quality with articulated building forms, minimal blank facades, varied building materials and colour or texture, screened roof top plant and a landscape setting;

k. In the Centre core precinct land uses comprise at least two different Major centre activities other than large-scale Retail activities, Adult store and an Adult store in a Shopping centre;

l. In the Civic and community precinct:
   i. land uses are predominantly:
      A. Civic and cultural activities; or
      B. Accommodation activities other than Dwelling house; or
      C. office based where adjoining the Wembley Road urban boulevard; or
      D. small-scale Retail activities, other than Adult store and Adult store in a Shopping centre;
   ii. development protects the delivery of a plaza in proximity of the Logan City Council administrative building and Civic Centre Park as identified on Figure 7.2.4.4.2 - Logan Central place making and movement network;
   Editor's note - Planning scheme policy 5 — Infrastructure sets out the standards for a plaza.

m. In the Croydon Road precinct land uses are Major centre activities other than large-scale Retail activities;

n. In the Wembley Road north precinct land uses are Caretaker's accommodation, Childcare Centre, Club, Community care centre, Community use, Dwelling unit, Educational establishment, Emergency services, small-scale Food and drink outlet, Function facility, Health care service, Home-based business, Hotel, Indoor sport and recreation, Low impact industry (being a brewery), Multiple dwelling being an apartment developed in conjunction with an Office, Office, Parking station, Sales office, Service industry, small-scale Shop, Short-term accommodation or Veterinary service;

o. In the Wembley Road south precinct land uses are Major centre activities including large-scale Retail activities.

Editor's note - The place making elements referred to in the overall outcomes e.g. active frontage streets are identified on Figure 7.2.4.4.2 - Logan Central place making and movement network.

7.2.4.4 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 7.2.4.4.1 - Logan Central local plan code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Centre core precinct only	
Land use	
PO1 A use adjoining the town square or main street identified on Figure 7.2.4.4.2 - Logan Central place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO1** A use adjoining the town square or main street identified on Figure 7.2.4.4.2 - Logan Central place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres.
Design	
Building height	
PO2 A building has a building height that: a. is in accordance with building height overall outcome 7.2.4.3(3)(i); b. is responsive to the topography of the site; c. does not cause unacceptable overshadowing of premises in the Residential zone category; d. does not cause unacceptable overshadowing of the town square or plazas.	**AO2** The building height of a building does not exceed the maximum height identified on Figure 7.2.4.4.3 - Logan Central building heights.
Main streets, active frontage streets and Wembley Road urban boulevard	
Boundary clearances and awnings	
PO3 Development on a site adjoining a road in column 1 of Table 7.2.4.4.2 - Streetscape section and plan view provides the following: a. for a road identified as a main street in column 2 of Table 7.2.4.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable a high level of visual engagement with pedestrians on the street; b. for a road identified as an active frontage street in column 2 of Table 7.2.4.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable a visual engagement with pedestrians on the street; c. upper level boundary clearances that reduce bulk and articulate building form to provide a human scale along the street and adjoining lots; d. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO3** Development on a site adjoining a road in column 1 of Table 7.2.4.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awnings (other than if adjoining Wembley Road) for the full site frontage to the road; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.4.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
All precincts	
Design	

Rooftop	
PO4 The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO4** No acceptable outcome provided.
Landmark buildings	
PO5 Development on premises with a landmark buildings identified on Figure 7.2.4.4.2 - Logan Central place making and movement network provides landmark buildings and structures that: a. demonstrate design excellence; b. enhance identity and wayfinding; c. act as a visual marker to define: i. the Woodridge Railway Station transit hub identified on Figure 7.2.4.4.2 - Logan Central place making and movement network, in the case of landmark building locations identified adjacent to the transit hub; ii. the eastern entry point to Wembley Road urban boulevard identified on Figure 7.2.4.4.2 - Logan Central place making and movement network, in the case of the landmark building location identified in the Civic and community precinct; iii. the main street intersection with the Wembley Road urban boulevard identified on Figure 7.2.4.4.2 - Logan Central place making and movement network, in the case of the landmark building location identified in the Centre Core precinct; iv. the corner of Wembley Road and Kingston Road identified on Figure 7.2.4.4.2 - Logan Central place making and movement network, in the case of the landmark building location identified in the Wembley Road south precinct; d. articulate corner sites.	**AO5** No acceptable outcome provided.
Shared zone	
PO6 Development on a site adjoining a shared zone identified on Figure 7.2.4.4.2 - Logan Central place making and movement network does not compromise and supports the provision of a shared zone that has: a. a low speed traffic environment; b. traffic calming devices such as narrowing of lane widths, material changes to road surfaces and regulatory and wayfinding signage; c. flush kerb to shared spaces for seamless footpath and road integration; d. trafficable stone or coloured concrete pavement treatments; e. no traditional signage or line markings; f. street furniture, street lighting and soft landscaping.	**AO6** No acceptable outcome provided.
Main streets, active frontage streets and Wembley Road urban boulevard	
Road improvements	
PO7 Development on a site adjoining a road in column 1 of Table 7.2.4.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.4.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. landscaping; iv. cycle network; v. on-street car parking; vi. street lighting; vii. median strip; viii. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.4.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.	**AO7** No acceptable outcome provided.

Table 7.2.4.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road **Editor's note - New roads are shown on Figure 7.2.4.4.2 - Logan Central place making and movement network.**	**Type of street**	**Streetscape figure**
Charles Avenue (between the western boundary of Lot 9 RP103104 and Railway Parade)	Active frontage street at the intersection with Railway Parade	Figure 7.2.4.4.5

Croydon Road (between Station Road and Blackwood Road)	Active frontage street	Figure 7.2.4.4.6
New main street (adjacent to the town square)	Main street	
New main street (between Wembley Road and the town square)	Main street	Figure 7.2.4.4.7
Railway Parade (North) (between New Road and Charles Avenue)	Active frontage street	Figure 7.2.4.4.9
Railway Parade (Central) (between New Road and the southern boundary of Lot 27 RP102545	Active frontage street	Figure 7.2.4.4.10
Railway Parade (South) (between Flinders Street and the northern boundary of Lot 1173 SL8720)	Active frontage street	Figure 7.2.4.4.11
Station Road (East) (between Croydon Road and Carmody Street)	Active frontage street	Figure 7.2.4.4.12
Station Road (South) (between Croydon Road and the western boundary of Lot 24 RP37751)	Active frontage street	Figure 7.2.4.4.13
Station Road (West) (between the eastern boundary of Lot 23 SP121849 and North Road)	Active frontage street	Figure 7.2.4.4.14
Wembley Road Urban Boulevard (between Lennox Court and Station Road)	Wembley Road urban boulevard	Figure 7.2.4.4.15
New road	Active frontage street	Figure 7.2.4.4.16

Built form streetscape	
PO8 Development adjoining the town square, main streets or active frontage streets identified on Figure 7.2.4.4.2 - Logan Central place making and movement network creates an engaging, legible and pedestrian friendly streetscape, by providing: a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping.	**AO8** No acceptable outcome provided.
PO9 Development adjoining the Wembley Road urban boulevard identified on Figure 7.2.4.4.2 - Logan Central place making and movement network creates a high quality, visually interesting and pedestrian friendly streetscape by providing: a. distinctive building entrances; b. building articulation; c. minimisation of blank facades; d. varied building materials; e. screened rooftop plant; f. paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping; g. avenue tree planting of a consistent type to extend the landscape character of the boulevard.	**AO9** No acceptable outcome provided.
Movement network	
Pedestrian network, cycle networks and new road	
PO10 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.4.4.2 - Logan Central place making and movement network provides the element: a. pedestrian network; b. district cycle network; c. major cycle network; d. new road. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO10** No acceptable outcome provided.
Car parking adjoining an active or main street	
PO11 Car parking on land adjoining the main street or active frontage streets identified on Figure 7.2.4.4.2 - Logan Central place making and movement network does not have an adverse visual impact on the streetscape.	**AO11** Car parking on land adjoining the main street or active frontage streets identified on Figure 7.2.4.4.2 - Logan Central place making and movement network is: a. located internal to, behind or under a building; b. not visible from the main street or active frontage street.
Railway upgrades	
PO12 Development adjoining the railway identified on Figure 7.2.4.4.1 - Logan Central is designed to take into account planned railway upgrades.	**AO12** No acceptable outcome provided.
Centre core precinct	
Land use	

PO13 A building in the Centre core precinct has a mix of Major centre activities with at least two Major centre activities, other than: a. a Retail activity exceeding 2,000m^2 gross floor area; or b. an Adult store; or c. an Adult store in a Shopping centre. Editor's note - A Major centre activity use at the ground floor adjoining or with a frontage to the town square or main street on Figure 7.2.4.4.2 - Logan Central place making and movement network will activate the street in accordance with PO1.	**AO13** No acceptable outcome provided.
PO14 A Market in the Centre core precinct is located in the town square identified on Figure 7.2.4.4.2 - Logan Central place making and movement network.	**AO14** No acceptable outcome provided.
Design	
Railway Parade plaza	
PO15 Development: a. provides the small plaza on Railway Parade identified on Figure 7.2.4.4.2 - Logan Central place making and movement network; b. integrates seamlessly the plaza with the adjoining landmark building.	**AO15** No acceptable outcome provided.
PO16 A building adjoining the plaza identified on Figure 7.2.4.4.2 - Logan Central place making and movement network has a facade that facilitates casual surveillance.	**AO16** No acceptable outcome provided.
Town square	
PO17 Development does not compromise the provision of the town square identified on Figure 7.2.4.4.2 - Logan Central place making and movement network. Editor's note - The town square is trunk infrastructure in Part 4 - Local government infrastructure plan.	**AO17** No acceptable outcome provided.
Movement network	
Main street vehicle access	
PO18 Development in the Centre core precinct adjoining the main street identified on Figure 7.2.4.4.2 - Logan Central place making and movement network does not have an adverse impact on the pedestrian and shopping environment.	**AO18** Development in the Centre core precinct adjoining the main street identified on Figure 7.2.4.4.2 - Logan Central place making and movement network does not have vehicular access directly from the main street.
Transit Hub	
PO19 Development in the Centre core precinct is designed to take into account the establishment of a Transit hub on Railway Parade.	**AO19** No acceptable outcome provided.
Civic and community precinct	
Land uses	
PO20 A use in the Civic and community precinct identified on Figure 7.2.4.4.2 - Logan Central place making and movement network, is: a. a Civic and cultural activity; or b. an Accommodation activity; or c. an Office where adjoining the Wembley Road urban boulevard; or d. a Retail activity other than Adult store or an Adult store in a Shopping centre if developed in conjunction with a Civic and cultural activity.	**AO20** No acceptable outcome provided.
PO21 A Retail activity in the Civic and community precinct: a. is small-scale; b. on the ground floor; c. directly serves the needs of the Civic and community precinct.	**AO21** A Retail activity in the Civic and community precinct: a. has a maximum gross floor area of 200m^2; b. is on the ground floor; c. has a direction association with a Civic and cultural activity.
Design	
Plaza	
PO22 Development does not compromise the delivery of a plaza in accordance with overall outcome 7.2.4.2(3)(l)(ii).	**AO22** No acceptable outcome provided.
PO23 Development in the Civic and community precinct provides for casual surveillance over the Logan Gardens and Civic Centre Park.	**AO23** No acceptable outcome provided.
Croydon Road precinct	
Land uses	
PO24	**AO24**

A use in the Croydon Road precinct is a Major centre activity other than a Retail activity exceeding 2,000m^2 gross floor area.	No acceptable outcome provided.
Movement network	
Cycle centre	
PO25 Development does not compromise the delivery of a cycle centre in the indicative cycle centre location identified on Figure 7.2.4.4.2 - Logan Central place making and movement network.	**AO25** No acceptable outcome provided.
Wembley Road north precinct	
Land uses	
PO26 A use in the Wembley Road north precinct is for uses identified in section 7.2.4.3(3)(n) overall outcomes for the Wembley Road north precinct.	**AO26** No acceptable outcome provided.
Design	
PO27 Development in the Wembley Road north precinct that is visible from Wembley Road: a. provides a high quality visual presentation to Wembley Road with articulated buildings forms, varied materials and quality fencing; b. provides presentation landscaping and car park landscaping.	**AO27** No acceptable outcome provided.
Wembley Road south precinct	
Land uses	
PO28 A use in the Wembley Road south precinct is a Major centre activity, including large-scale Retail activities.	**AO28** No acceptable outcome provided.
Design	
PO29 Development in the Wembley Road south precinct that is visible from Wembley Road: a. provides a high quality visual presentation to Wembley Road with articulated buildings forms, varied materials and quality fencing; b. provides presentation landscaping and car park landscaping.	**AO29** No acceptable outcome provided.

Figure 7.2.4.4.1 - Logan Central local plan precincts

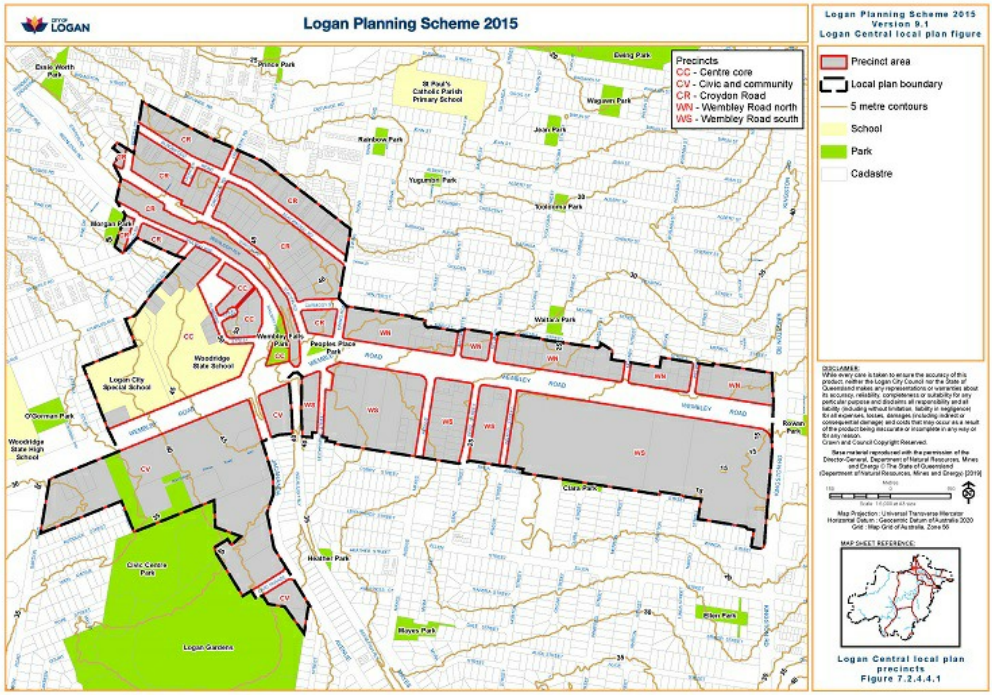


Figure 7.2.4.4.2 - Logan Central place making and movement network

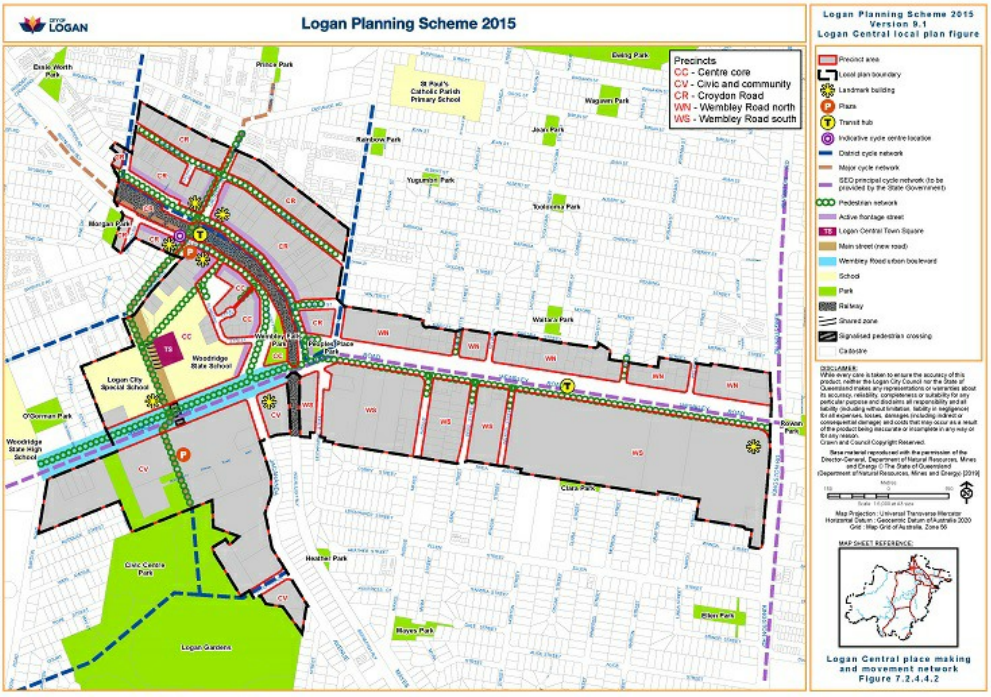


Figure 7.2.4.4.3 - Logan Central building heights

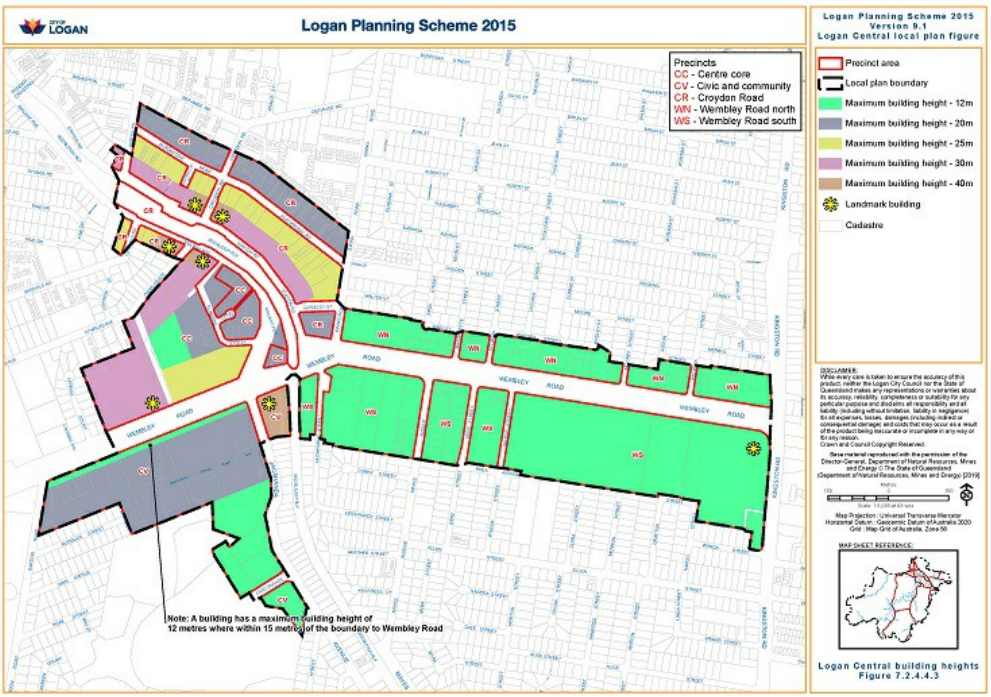


Figure 7.2.4.4.4 - Logan Central streetscape sections and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Logan Central streetscape sections Figure 7.2.4.4.5 to Figure 7.2.4.4.16.

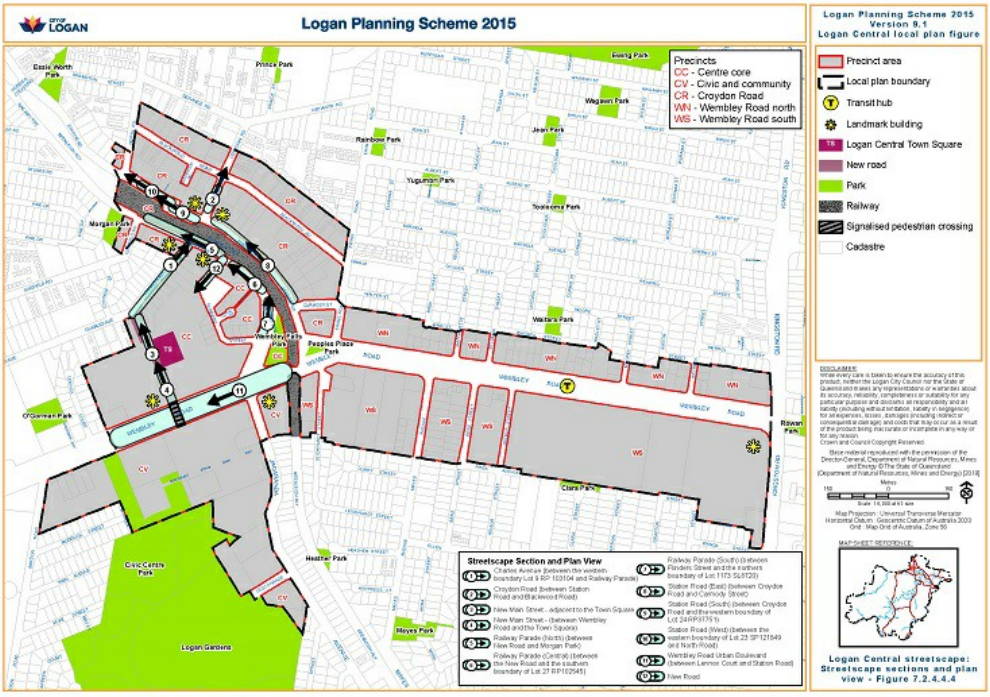


Figure 7.2.4.4.5 - Logan Central streetscape: Charles Avenue (between the western boundary of Lot 9 RP103104 and Railway Parade)

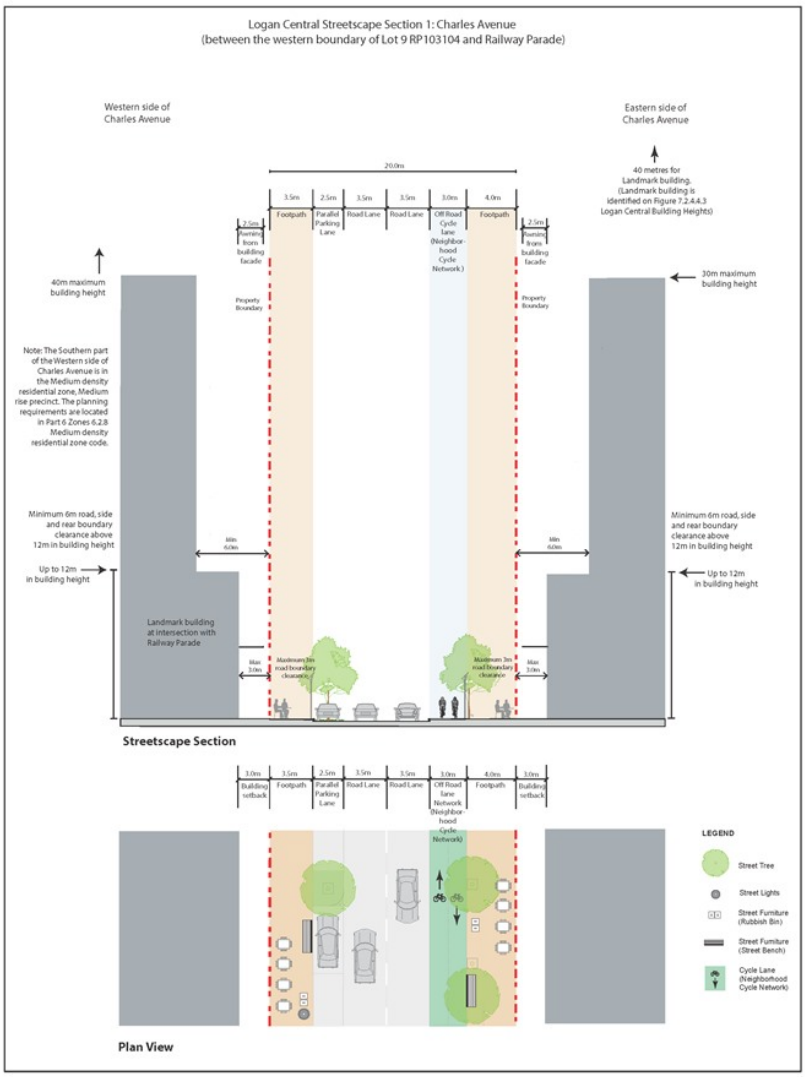


Figure 7.2.4.4.6 - Logan Central streetscape: Croydon Road (between Station Road and Blackwood Road)

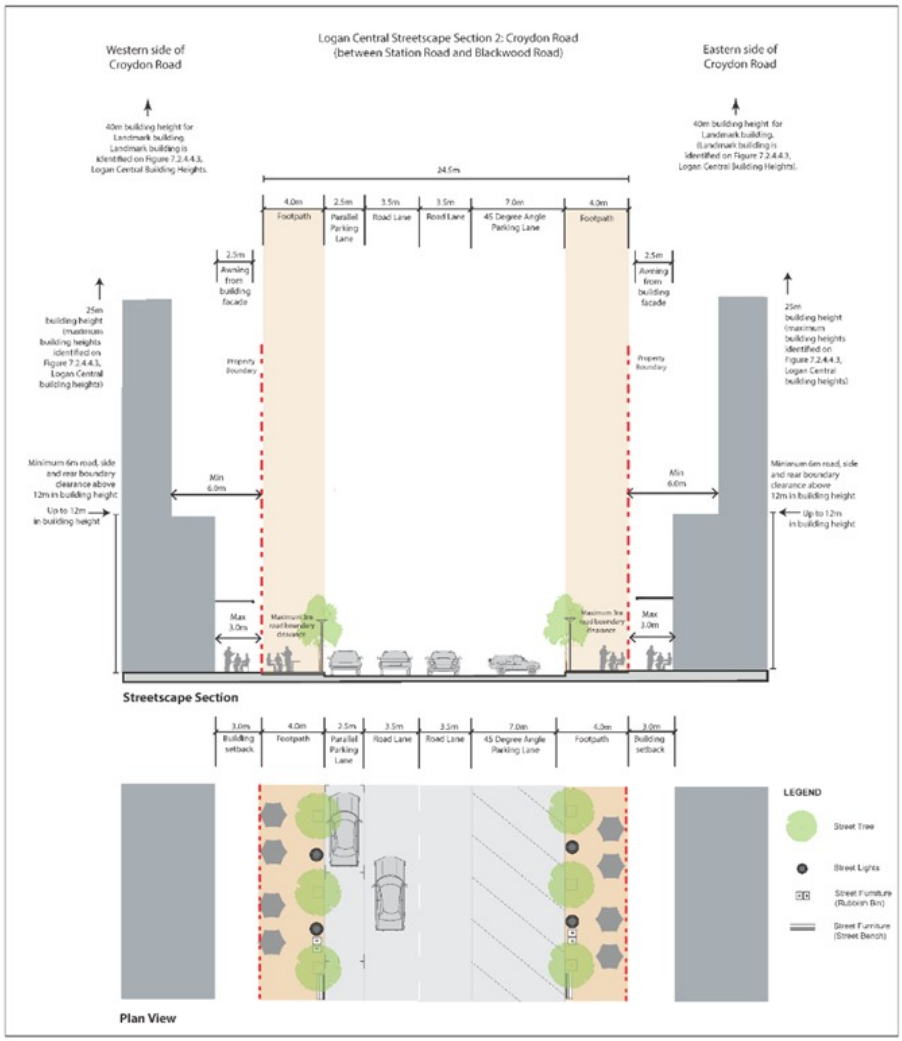


Figure 7.2.4.4.7 - Logan Central streetscape: New Main street (adjacent to the town square)

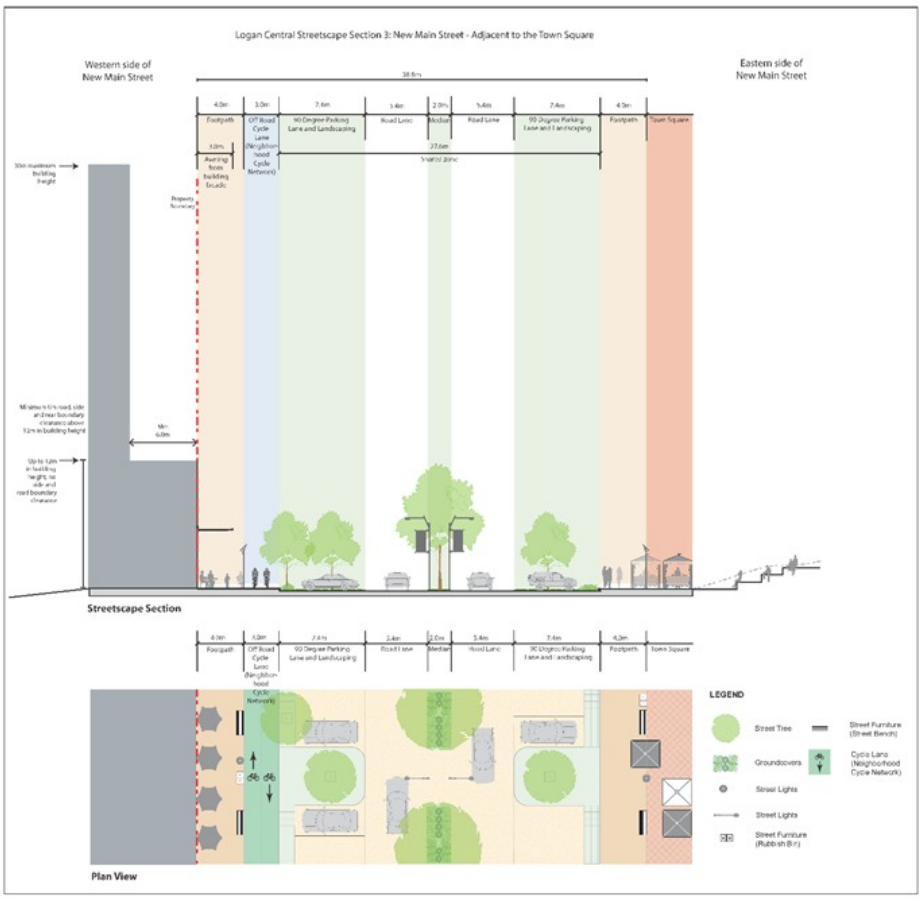


Figure 7.2.4.4.8 - Logan Central streetscape: New Main street (between Wembley Road and Town Square)

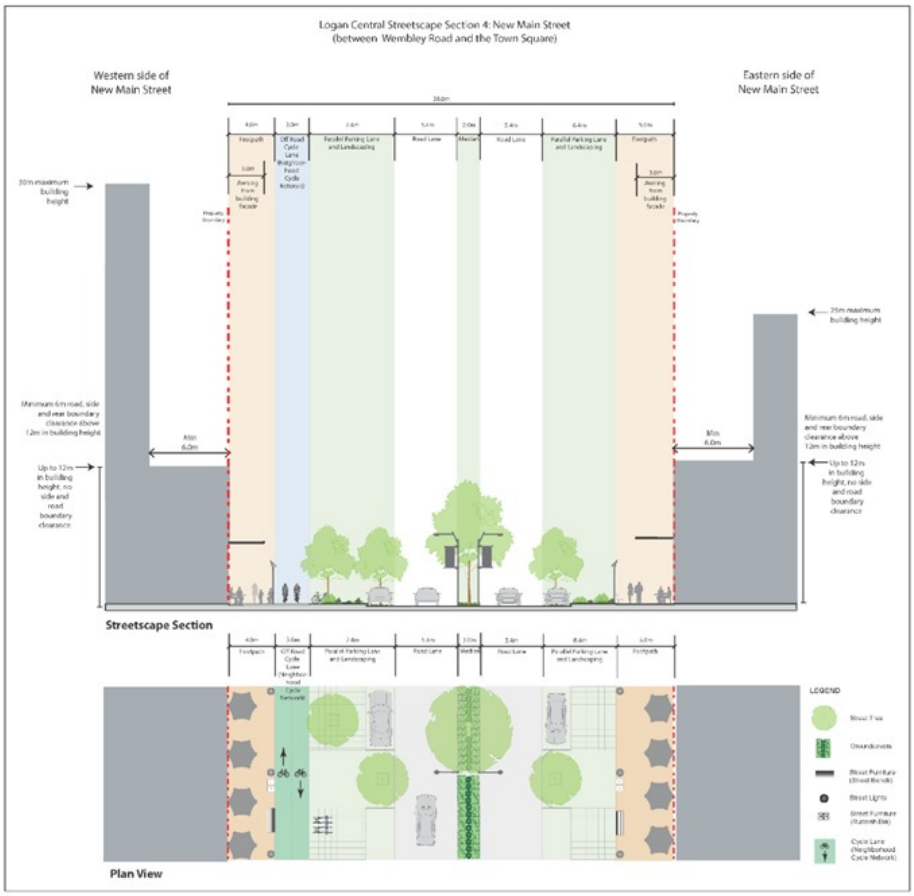


Figure 7.2.4.4.9 - Logan Central streetscape: Railway Parade (North) (between New Road and Morgan Park)

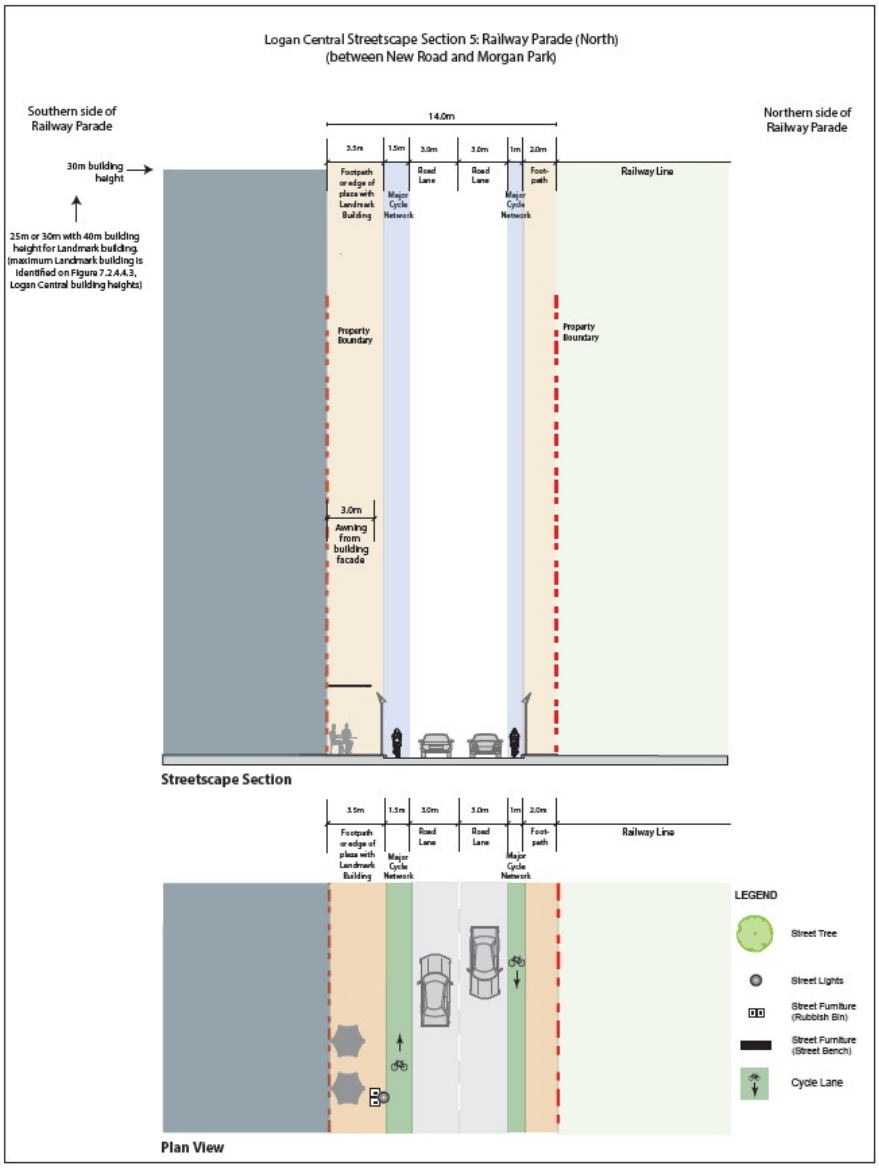


Figure 7.2.4.4.10 - Logan Central streetscape: Railway Parade (Central) (between New Road and the southern boundary of Lot 27 RP102545)

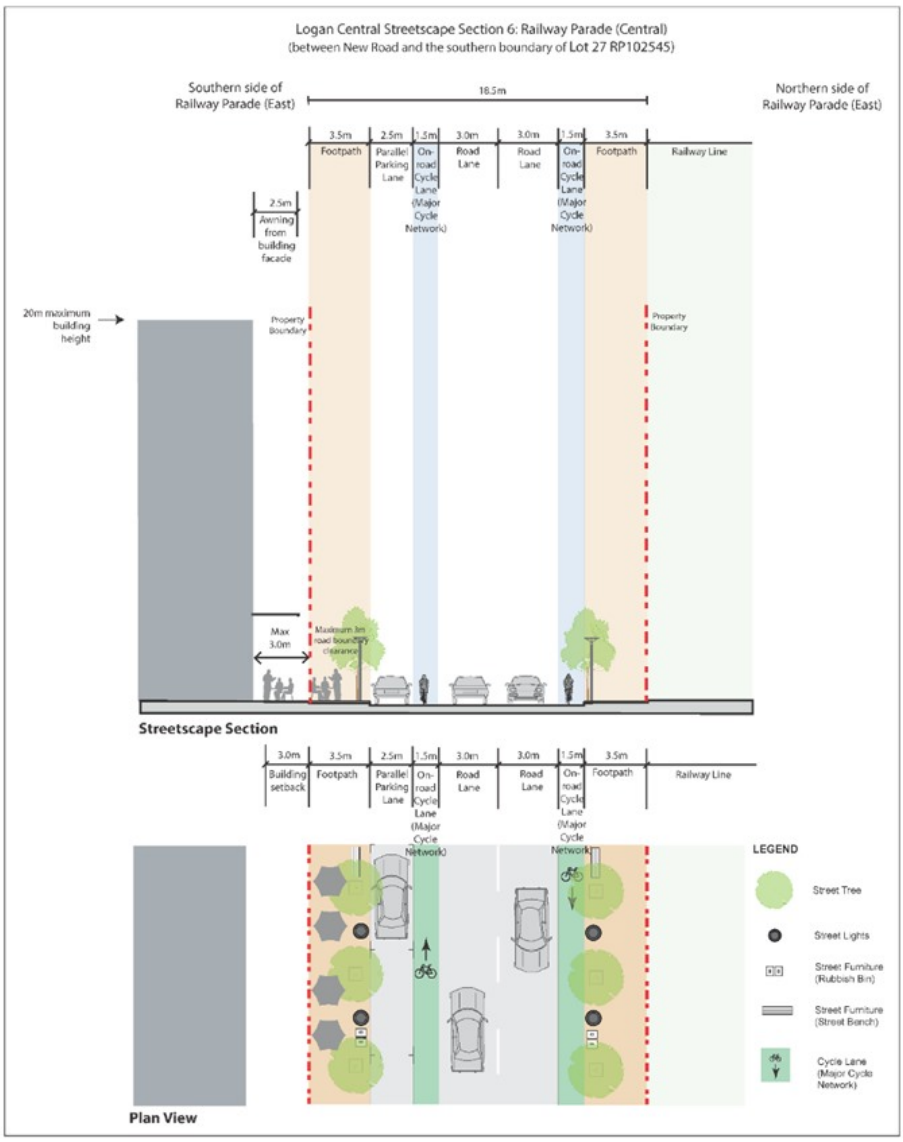


Figure 7.2.4.4.11 - Logan Central streetscape: Railway Parade (South) (between Flinders Street and the northern boundary of Lot 1173 SL8720)

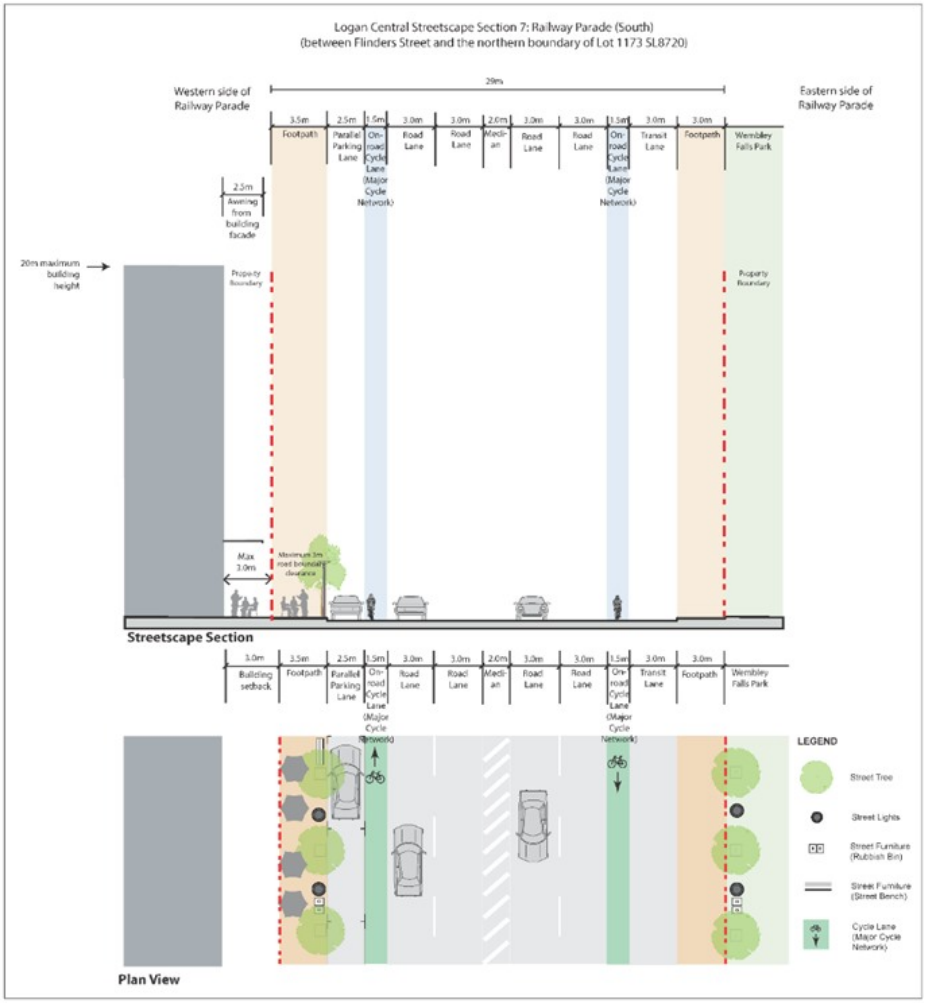


Figure 7.2.4.4.12 - Logan Central streetscape: Station Road (East) (between Croydon Road and Carmody Street)

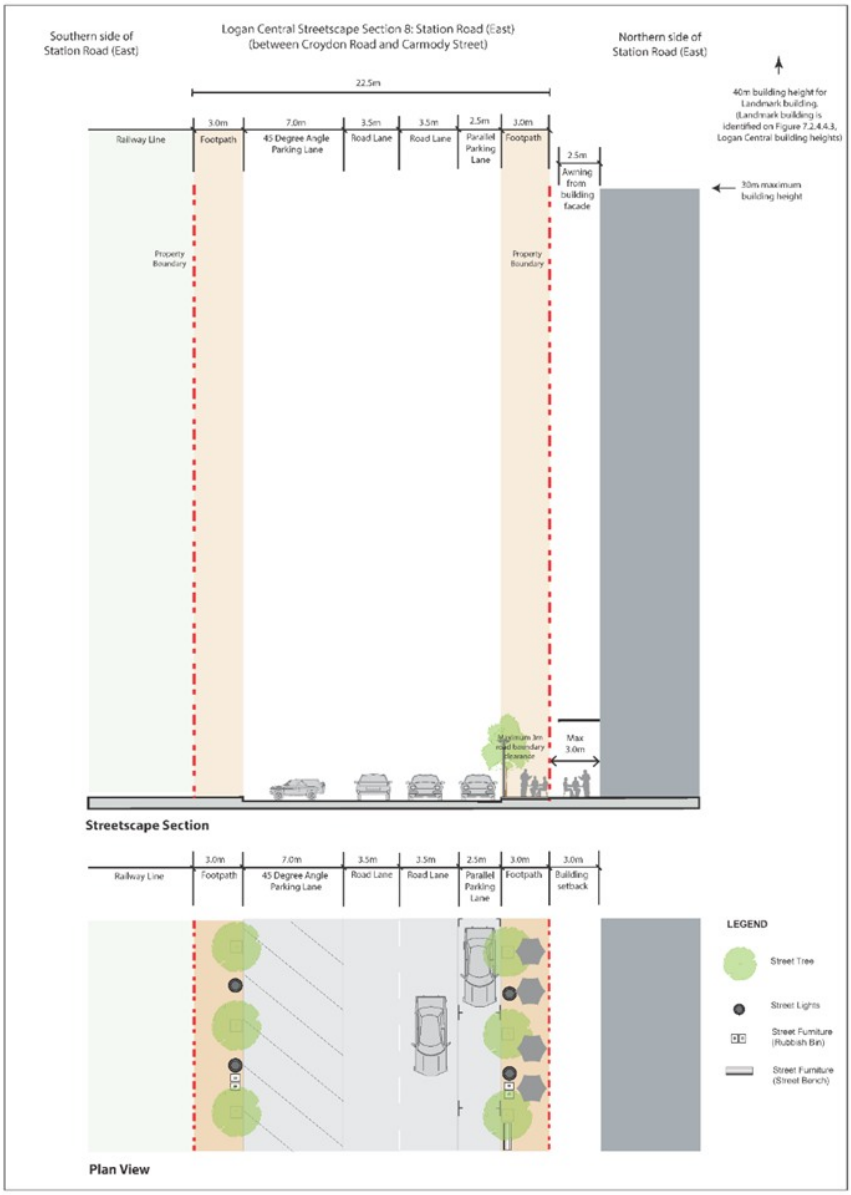


Figure 7.2.4.4.13 - Logan Central streetscape: Station Road (South) (between Croydon Road and the western boundary of Lot 24 RP37751)

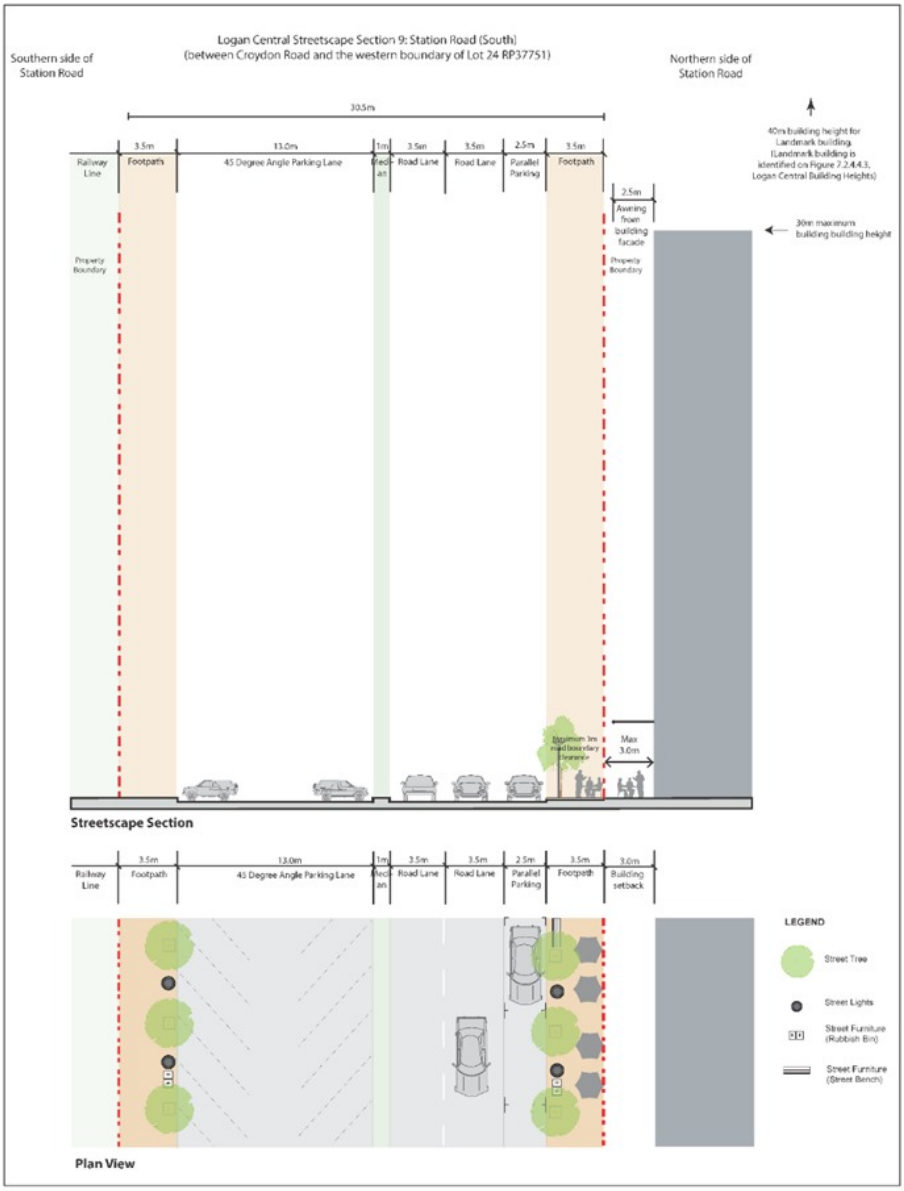


Figure 7.2.4.4.14 - Logan Central streetscape: Station Road (West) (between the eastern boundary of Lot 23 SP121849 and North Road)

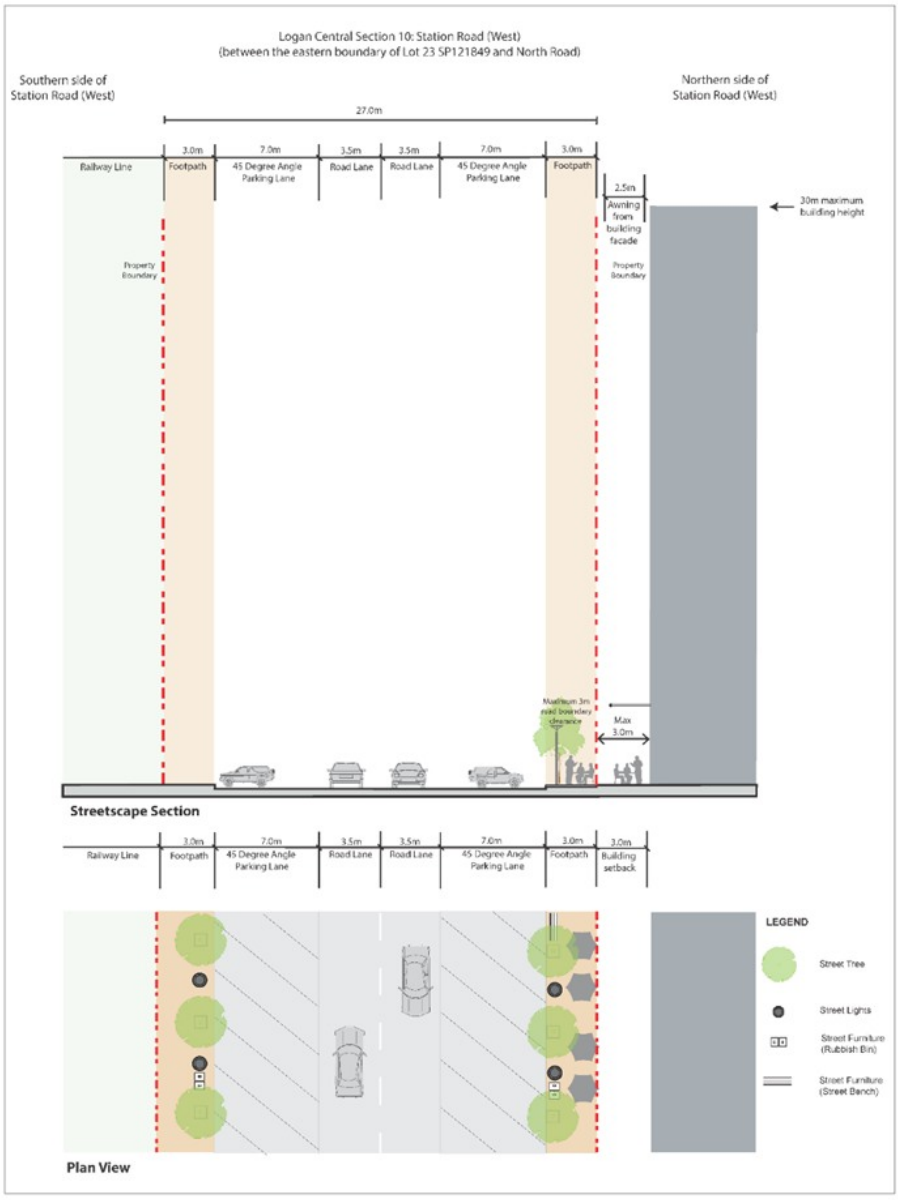


Figure 7.2.4.4.15 - Logan Central streetscape: Wembley Road Urban Boulevard (between Lennox Court and Station Road)

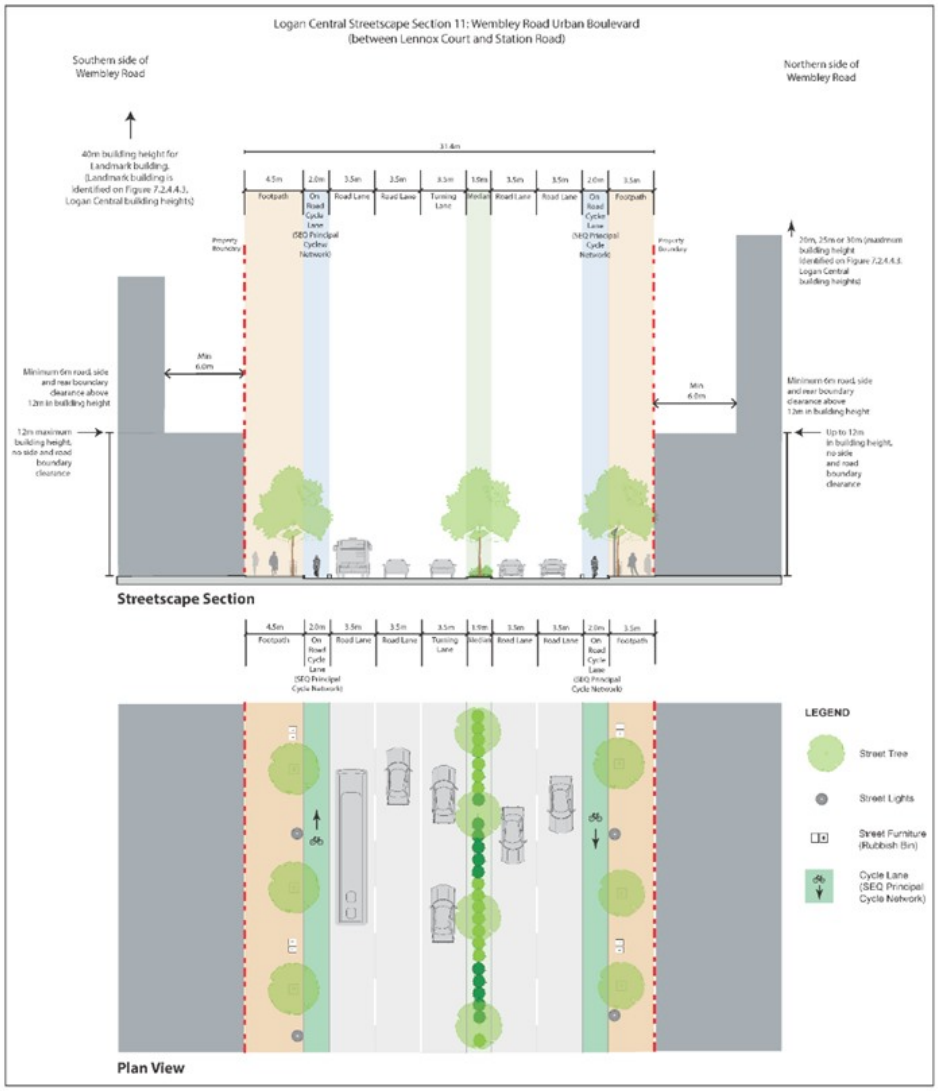
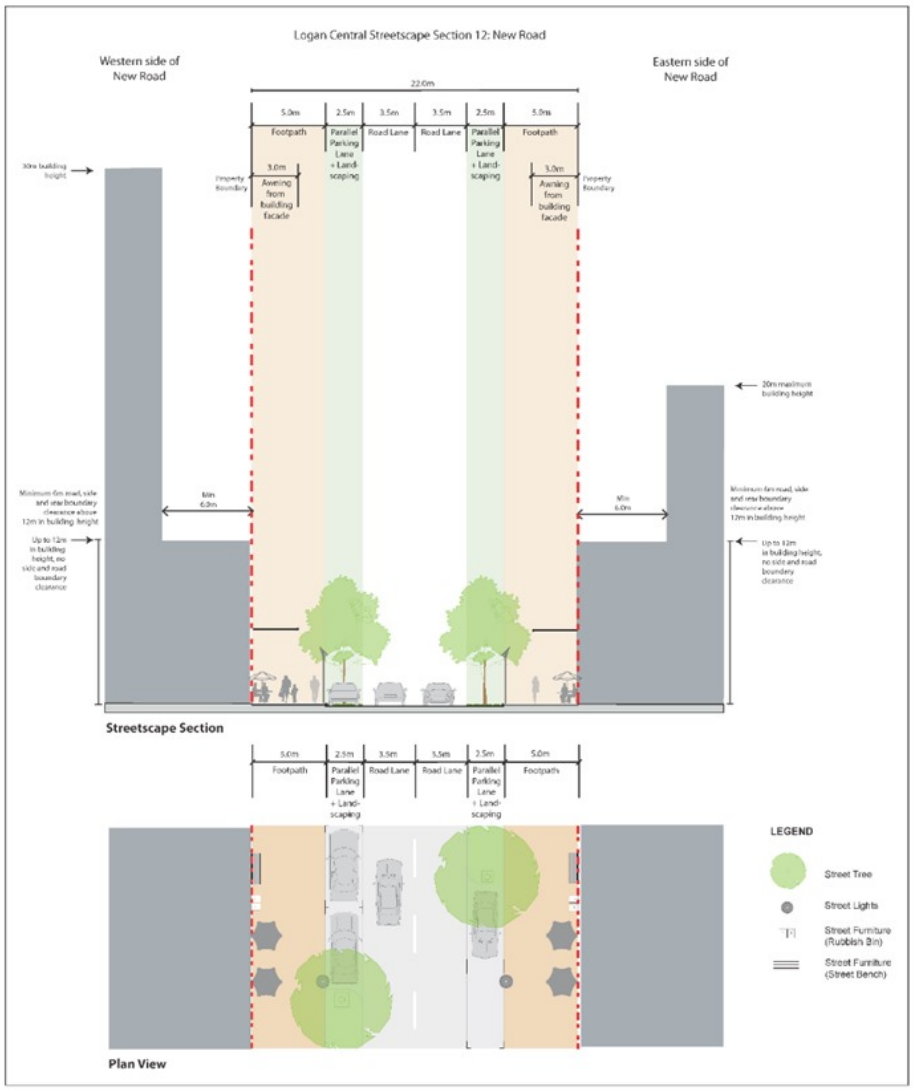


Figure 7.2.4.4.16 - Logan Central streetscape: New road


Logan Central Streetscape Section 12: New Road
Western side of New Road
Eastern side of New Road
22.0m
5.0m
Footpath
2.5m
Parallel Parking Lane + Land-scaping
3.5m
Road Lane
3.5m
Road Lane
2.5m
Parallel Parking Lane + Land-scaping
5.0m
Footpath
3.0m
Awning from building facade
3.0m
Awning from building facade
Property boundary
Property boundary
30m building height
20m maximum building height
Min 6.0m
Min 6.0m
Minimum 6m road, side and rear boundary clearance above 12m in building height
Up to 12m in building height, no side and road boundary clearance
Up to 12m in building height, no side and road boundary clearance
Streetscape Section
5.0m
Footpath
2.5m
Parallel Parking Lane + Land-scaping
3.5m
Road Lane
3.5m
Road Lane
2.5m
Parallel Parking Lane + Land-scaping
5.0m
Footpath
LEGEND
Street Tree
Street Lights
Street Furniture (Rubbish Bin)
Street Furniture (Street Bench)
Plan View

7.2.5 Logan Village local plan code

7.2.5.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Logan Village local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.5.1 - Logan Village local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.1.1 - Centre zone or Table 5.9.5.1 - Logan Village local plan: material change of use in Part 5 -Tables of assessment;
   c. reconfiguring of 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;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.5.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Logan Village local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. Logan Village has a charming village quality and strong sense of history. It is the retail and commercial hub for the broader rural residential community and a valuable tourist destination.

7.2.5.3 Purpose

1. The purpose of the Logan Village local plan code is to:
   a. develop the local plan area as a local centre within the Logan urban footprint, serving the surrounding rural, rural residential and residential community;
   b. establish a main street and urban built form that complements and is integrated with the surrounding rural setting;
   c. create a fine-grained movement network that gives priority to walking, cycling and public transport over private vehicles;
   d. enhance and develop the identity and distinctive character of the Logan Village local plan area and its precincts.
2. The Logan Village local plan comprises of two precincts identified on Logan Village local plan map LPM-05.00 in Schedule 2 - Mapping and Figure 7.2.5.4.1 - Logan Village local plan precincts being;
   a. Centre core precinct;
   b. Centre frame precinct;
   c. Village precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area is a mixed use area supporting a range of Local centre activities that serve the residential and surrounding rural and rural residential communities;
      Editor's note - Not all precincts will have all Local centre activities. Paragraphs (k) and (m) articulate the precinct-specific land use overall outcomes for each precinct.
   b. The main street and Village Green are the community and tourist focal points of the local plan area and are connected by a quality pedestrian and road network;
   c. Small-scale ground floor tenancies on the main street and active frontage streets support multiple uses, animate the streets and enhance engagement;
   d. Public transport, cycling and walking are given priority over motor vehicles by:
      i. establishing a shared zone on the main street adjacent to the Village Green;
      ii. road, streetscape and wayfinding improvements that create legible, safe, comfortable and interesting routes:
      iii. establishing pedestrian permeability through lots connecting Albert Street and River Street to the main street;
      iv. providing pedestrian footpaths and cycle networks along the existing road network and new roads;
      v. connecting cycle networks along the road network to SEQ principal cycle network on Albert Street and the major cycle network on Anzac Avenue;
      vi. vehicle access to premises not detracting from the pedestrian and shopping environment on the main street or active frontage streets and the historical, community and recreation environment of the Village Green;
      vii. concealing car parking on private land from the main street and active frontage streets;
   e. Safe and legible vehicular movement with a quality pedestrian and cycle environment is facilitated by:
      i. a new main street connecting North Street, Wharf Street and Logan Street;
      ii. a new road link connecting Logan Street to Anzac Avenue;
      iii. a network of access laneways connecting Albert Street to Wharf Street and North Street, and from Logan Street through to the new road that connects Anzac Avenue to River Street;
   f. Built form facilitates a safe and interesting public realm by:
      i. stimulating activity;
      ii. assisting in wayfinding;
      iii. enabling continuous and high levels of casual surveillance to the Village Green, main street and active frontage streets;
      iv. defining and supporting a human scale;
      v. integrating seamlessly pedestrian areas within development sites with the streetscape;
   g. Built form adjoining the main street and active frontage streets creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances, quality street furniture and landscape treatments;
   h. Built form on a site with frontage to a road that adjoins the Village Green is sympathetic to the rural architectural design and setting of heritage buildings on the Village Green;
   i. Building heights present a rural main street character along the main street and elsewhere have a consistent low rise character, while responding to the topography of individual sites;
   j. The visual presentation of the local plan area from Albert Street is of a high quality with minimal blank facades, variations in building form and materials, screened rooftop plant and a rural landscape presentation;
   k. In the Centre core precinct a building:
      i. has at least two different types of Local centre activities, other than large-scale Retail activities; or
      ii. has Short-term accommodation and at least one type of Local centre activities, other than large-scale Retail activities;
   l. In the Centre frame precinct land uses are Local centre activities or Short-term accommodation;
   m. In the Village precinct land uses:
      i. on the Village Green comprise Community activities other than Cemetery, Funeral parlour and Hospital, that are sympathetic to the heritage values of the site;
      ii. not on the Village Green comprise:
         A. Local centre activities with at least two different types of Local centre activities, other than large-scale Retail activities; or

B. Short-term accommodation and at least one type of Local centre activities, other than large-scale Retail activities.

7.2.5.4 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 7.2.5.4.1 - Logan Village local plan code for accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
All precincts	
Land use	
PO1 A use adjoining a main street or active frontage street identified on Figure 7.2.5.4.2 - Logan Village place making and movement network comprises small-scale tenancies at the ground floor to provide a high level of visual engagement with pedestrians on the street. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO1** A use adjoining a main street or active frontage street identified on Figure 7.2.5.4.2 - Logan Village place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.
Design	
Building height	
PO2 A building has a building height that is in accordance with building height overall outcome 7.2.5.3(3)(i).	**AO2** The building height of a building does not exceed the maximum height identified on Figure 7.2.5.4.3 - Logan Village building heights.
Main streets, active frontage streets and access laneways	
Boundary clearances and awnings	
PO3 Development on a site adjoining a road in column 1 of Table 7.2.5.4.2 - Streetscape section and plan view provides the following: a. for a road identified as a main street in column 2 of Table 7.2.5.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable a high level of visual engagement with pedestrians on the street; b. for a road identified as an active frontage street in column 2 of Table 7.2.5.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable visual engagement with pedestrians on the street; c. for a road identified as an access laneway in column 2 of Table 7.2.5.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable pedestrian connectivity and accessibility; d. awnings over the footpath (other than if adjoining an access laneway) adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO3** Development on a site adjoining a road in column 1 of Table 7.2.5.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. awnings (other than if adjoining an access laneway) for the full site frontage to the road; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.5.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
Design	
Rooftop	
PO4 The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO4** No acceptable outcome provided.
Built form	
PO5 A building on a site with frontage to a road that adjoins the Village Green complements the architectural design of historic buildings in the Village Green identified on Figure 7.2.5.4.2 - Logan Village place making and movement network having regard to: a. roof form; b. materials; c. detailing.	**AO5** No acceptable outcome provided.
Shared zone	
PO6 Development on a site adjoining the Village Green shared zone identified on Figure 7.2.5.4.2 - Logan Village place making and movement network does not compromise and supports the provision of a shared zone that has: a. a low speed traffic environment;	**AO6** No acceptable outcome provided.

b. traffic calming devices such as narrowing of lane widths, material changes to road surfaces and regulatory and wayfinding signage; c. flush kerb to shared spaces for seamless footpath and road integration; d. trafficable stone or coloured concrete pavement treatments; e. no traditional signage or line markings; f. street furniture, street lighting and soft landscaping.	
Main streets, active frontage streets and access laneways	
Road improvements	
PO7 Development on a site adjoining a road in column 1 of Table 7.2.5.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.5.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. landscaping; iv. cycle network; v. on-street car parking; vi. street lighting; vii. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.5.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO7** No acceptable outcome provided.

Table 7.2.5.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road	**Type of street**	**Streetscape figure**
Logan Street (between River Street and the eastern boundary of Village Green)	Active frontage street	Figure 7.2.5.4.5
New Road - Access Laneway	Access laneway	Figure 7.2.5.4.6
New Road - (between Logan Street and Wharf Street)	Main street	Figure 7.2.5.4.7
New Road - (between Wharf Street and North Street)	Main street	Figure 7.2.5.4.8
Wharf Street (between River Street and the eastern boundary of Lot 3 RP198173)	Active frontage street	Figure 7.2.5.4.9
River Street (between Logan Street and Wharf Street)	Active frontage street	Figure 7.2.5.4.10

Transparent facade	
PO8 A building on a site adjoining the main street or active frontage streets identified on Figure 7.2.5.4.2 - Logan Village place making and movement network has a facade that facilitates casual surveillance.	**AO8** A building on a site adjoining the main street or active frontage streets identified on Figure 7.2.5.4.2 - Logan Village place making and movement network has transparent windows for a minimum of 75 percent of the building facade.
Built form streetscape	
PO9 Development adjoining the main street or active frontage streets identified on Figure 7.2.5.4.2 - Logan Village place making and movement network creates a visually interesting and legible streetscape through: a. distinctive building entrances; b. varied building materials; c. a consistent material palette on the main street adjoining the Village Green and on River Street opposite the Village Green; d. paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping.	**AO9** No acceptable outcome provided.
Movement network	
Pedestrian network, cycle networks, new road and access laneway	
PO10 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.5.4.2 - Logan Village place making and movement network provides the element: a. pedestrian network; b. major cycle network; c. new road; d. access laneway. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO10** No acceptable outcome provided.
Vehicle access to active frontage streets and main street	
PO11 Development adjoining the main street or active frontage streets	**AO11** Development adjoining the main street or active frontage streets

identified on Figure 7.2.5.4.2 - Logan Village place making and movement network does not have: a. an adverse impact on the pedestrian or shopping environment; or b. an adverse impact on the historical, community and recreation environment of the Village Green.	identified on Figure 7.2.5.4.2 - Logan Village place making and movement network has: a. concealed service areas from the street; b. service access only from the access laneway where the main street adjoins the Village Green.
Car parking adjoining an active or main street	
PO12 Development adjoining the main street or active frontage streets identified on Figure 7.2.5.4.2 - Logan Village place making and movement network does not have an adverse visual impact on the streetscape.	**AO12** Car parking on land adjoining the main street or active frontage streets identified on Figure 7.2.5.4.2 - Logan Village place making and movement network is: a. located internal to, behind or under a building; b. not visible from the active frontage street or main street.
Centre core precinct	
Land uses	
PO13 A building in the Centre core precinct has at least two different Local centre activities other than a Retail activity exceeding 2,000m^2 gross floor area, so that a mix of Local centre activities is achieved. Editor's note - A Local centre activity at the ground floor adjoining a main street and active frontage street on Figure 7.2.5.4.1 - Logan Village will activate the street in accordance with PO1.	**AO13** No acceptable outcome provided.
Centre frame precinct	
Land uses	
PO14 A use in the Centre frame precinct is a Local centre activity or Short-term accommodation. Editor's note - A Local centre activity at the ground floor adjoining a main street and active frontage street on Figure 7.2.5.4.2 - Logan Village place making and movement network will activate the street in accordance with PO1.	**AO14** No acceptable outcome provided.
Design	
PO15 Development adjoining Albert Street has high quality visual presentation having regard to: a. minimisation of blank facades; b. variations in building form and materials; c. screened roof top plant; d. a rural landscape presentation.	**AO15** No acceptable outcome provided.
Village precinct	
Land uses	
PO16 A use in the Village precinct: a. in the Village Green is a Community activity that is sympathetic to the heritage values of the site; b. elsewhere, is Short-term accommodation or has at least two different types of Local centre activities other than a Retail activity exceeding 2,000m^2 gross floor area, so that a mix of Local centre activities is achieved.	**AO16** No acceptable outcome provided.
Design	
PO17 Development adjoining Albert Street has high quality visual presentation having regard to: a. minimisation of blank facades; b. variations in building form and materials; c. screened roof top plant; d. a rural landscape presentation.	**AO17** No acceptable outcome provided.

Figure 7.2.5.4.1 - Logan Village local plan precincts

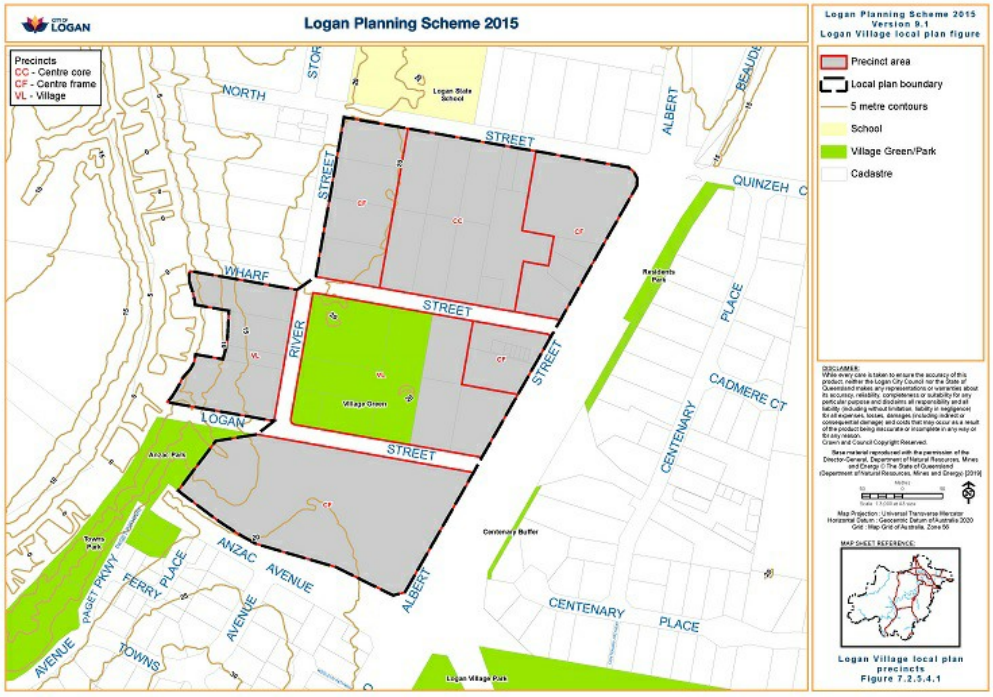


Figure 7.2.5.4.2 - Logan Village place making and movement network

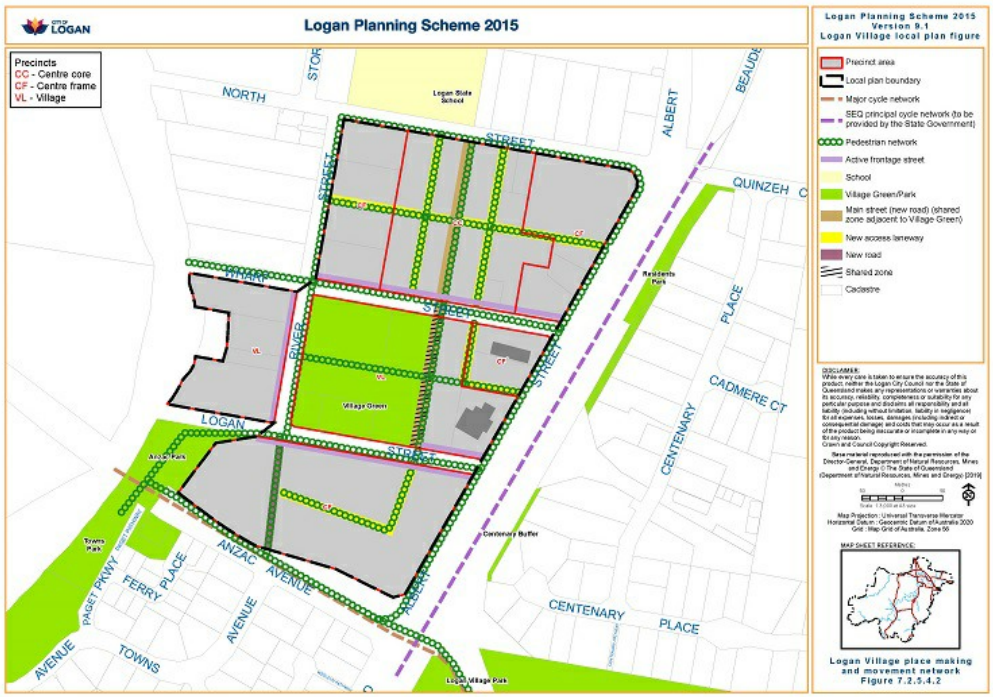


Figure 7.2.5.4.3 - Logan Village building heights



Figure 7.2.5.4.4 - Logan Village streetscape section and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Logan Village streetscape sections Figure 7.2.5.4.5 to Figure 7.2.5.4.10.

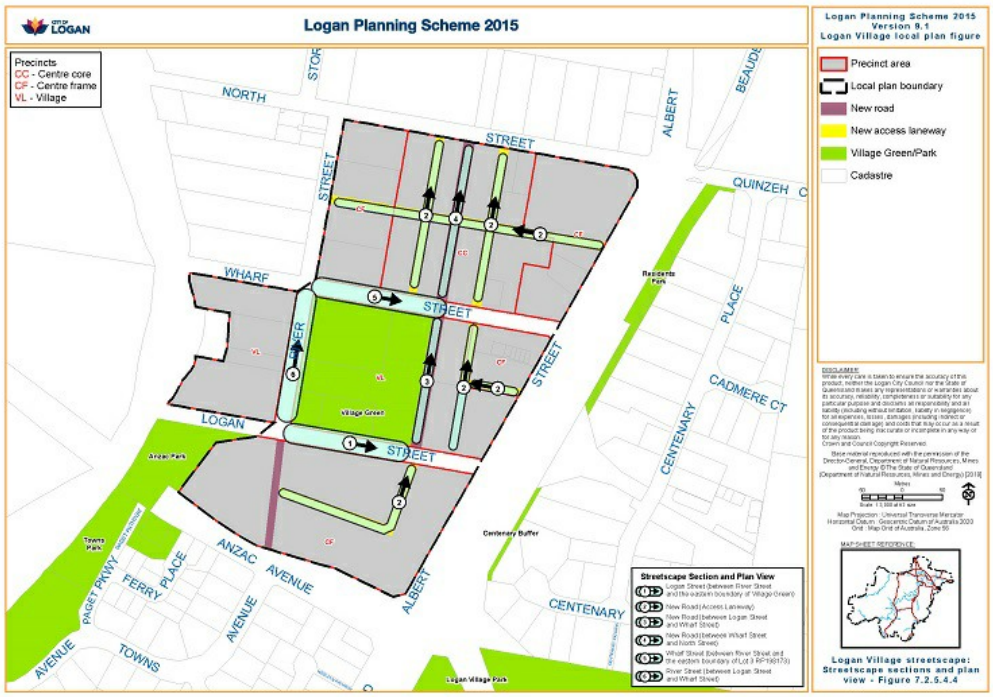


Figure 7.2.5.4.5 - Logan Village streetscape: Logan Street (between River Street and the eastern boundary of Village Green)

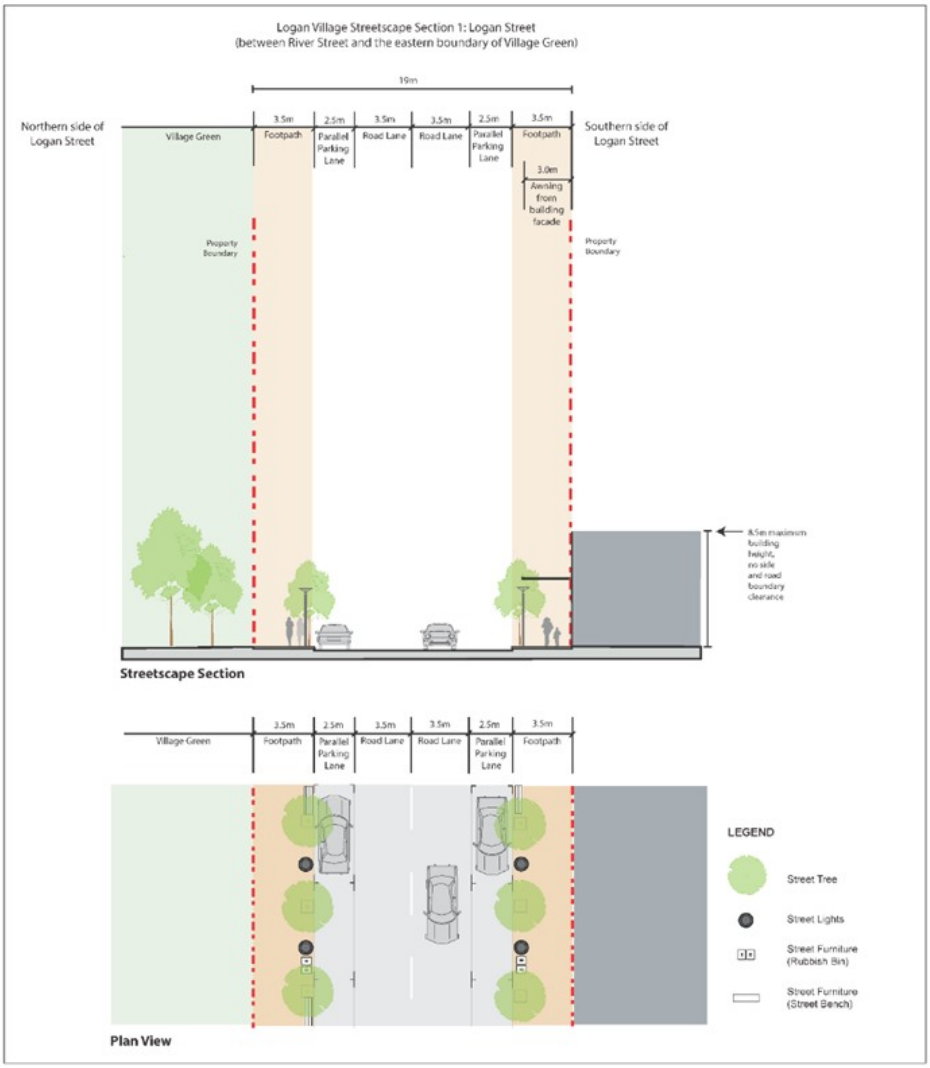


Figure 7.2.5.4.6 - Logan Village streetscape: New Road (Access Laneway)

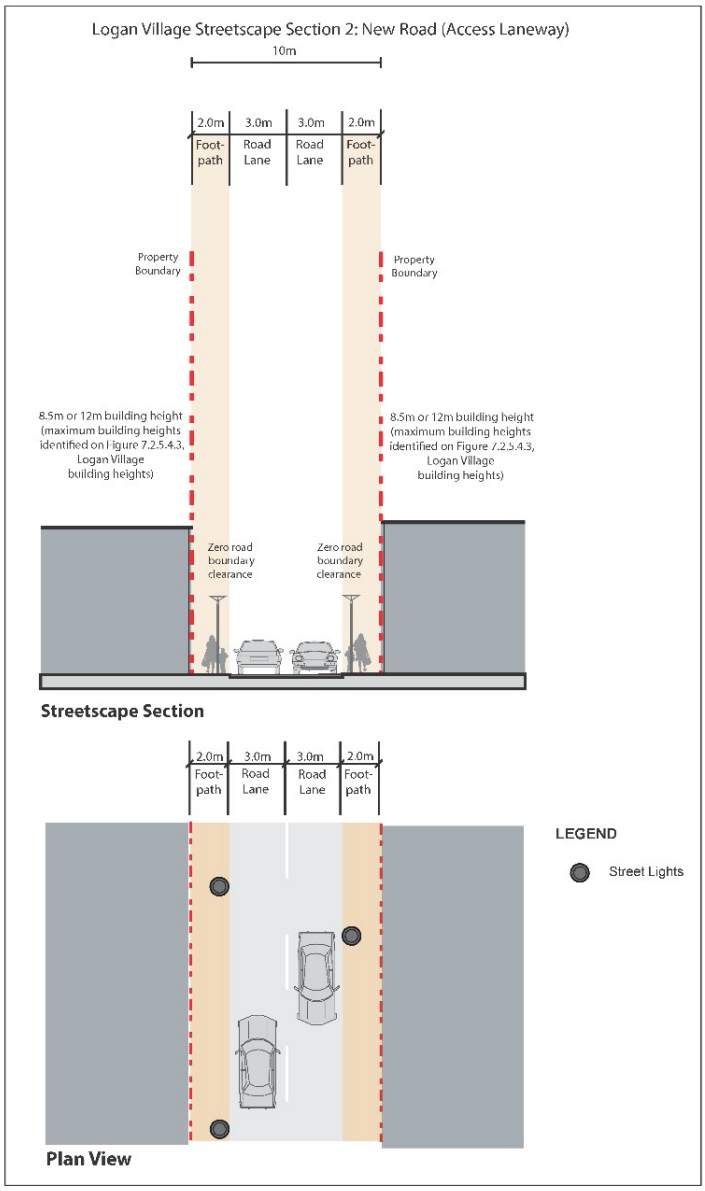


Figure 7.2.5.4.7 - Logan Village streetscape: New Road (between Logan Street and Wharf Street)

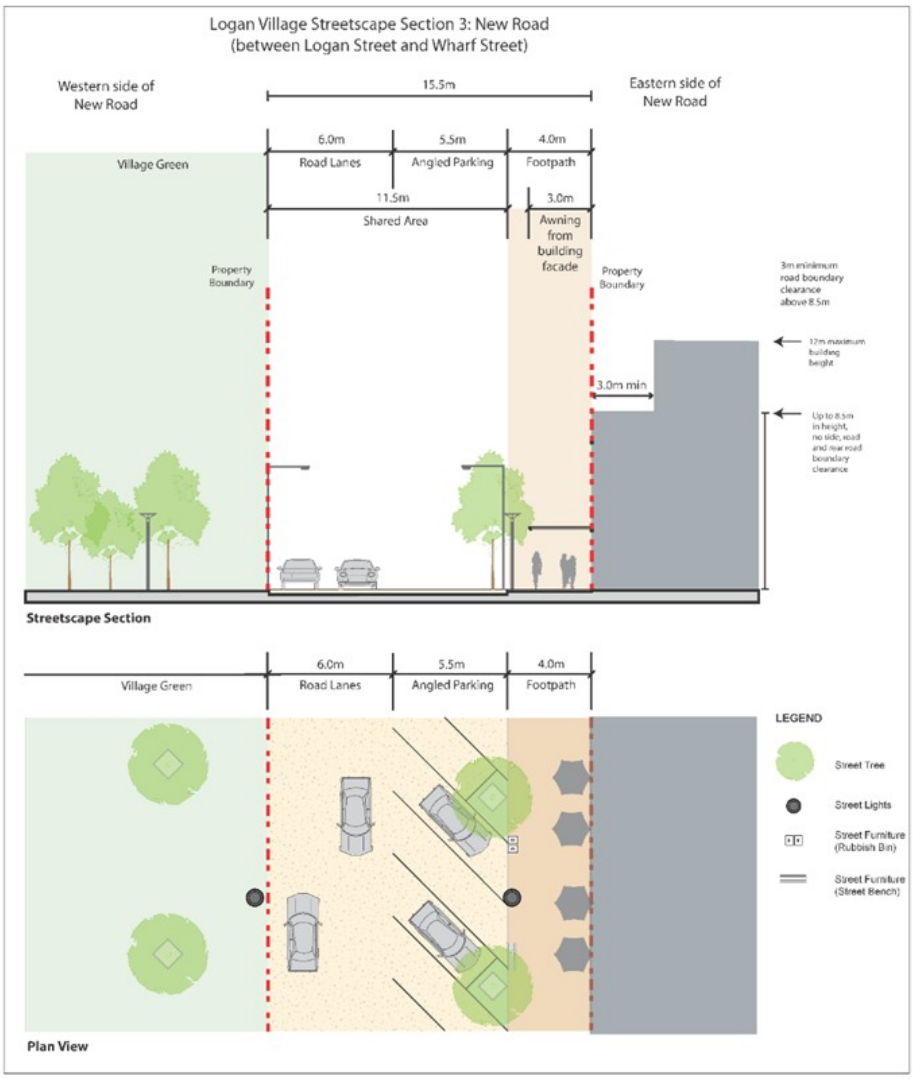


Figure 7.2.5.4.8 - Logan Village streetscape: New Road (between Wharf Street and North Street)

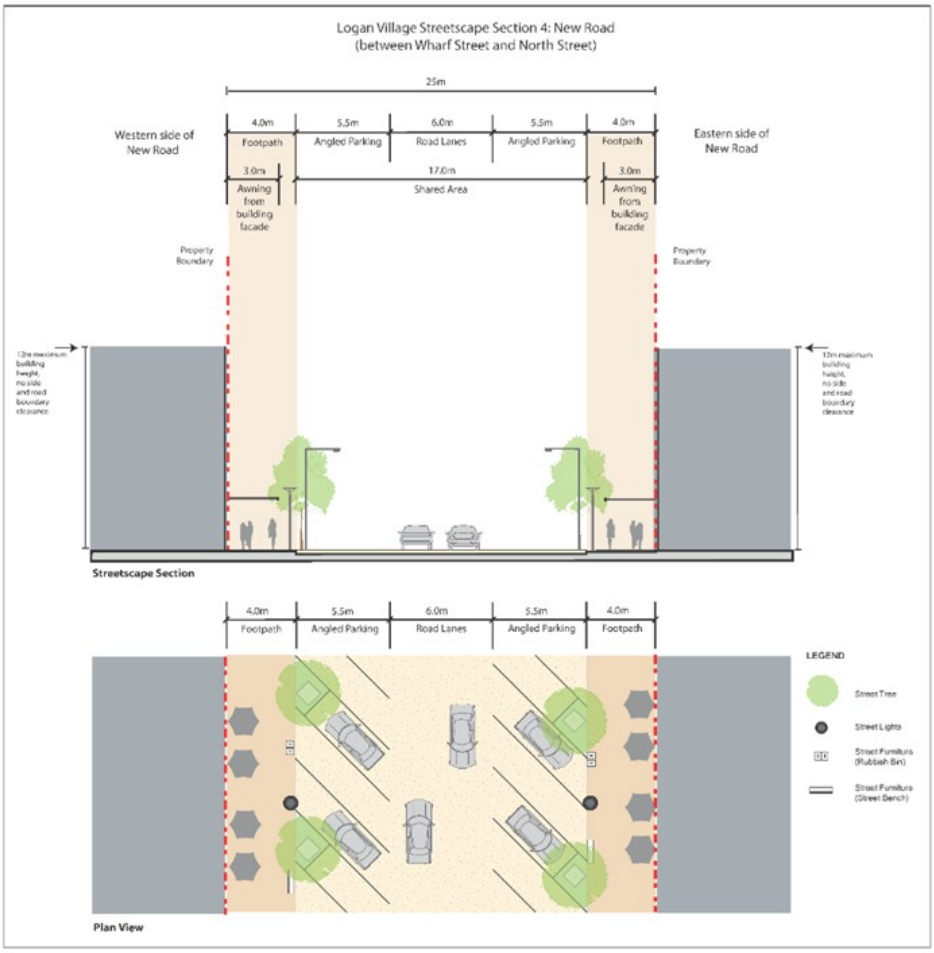


Figure 7.2.5.4.9 - Logan Village streetscape: Wharf Street (between River Street and the eastern boundary of Lot 3 RP198173)

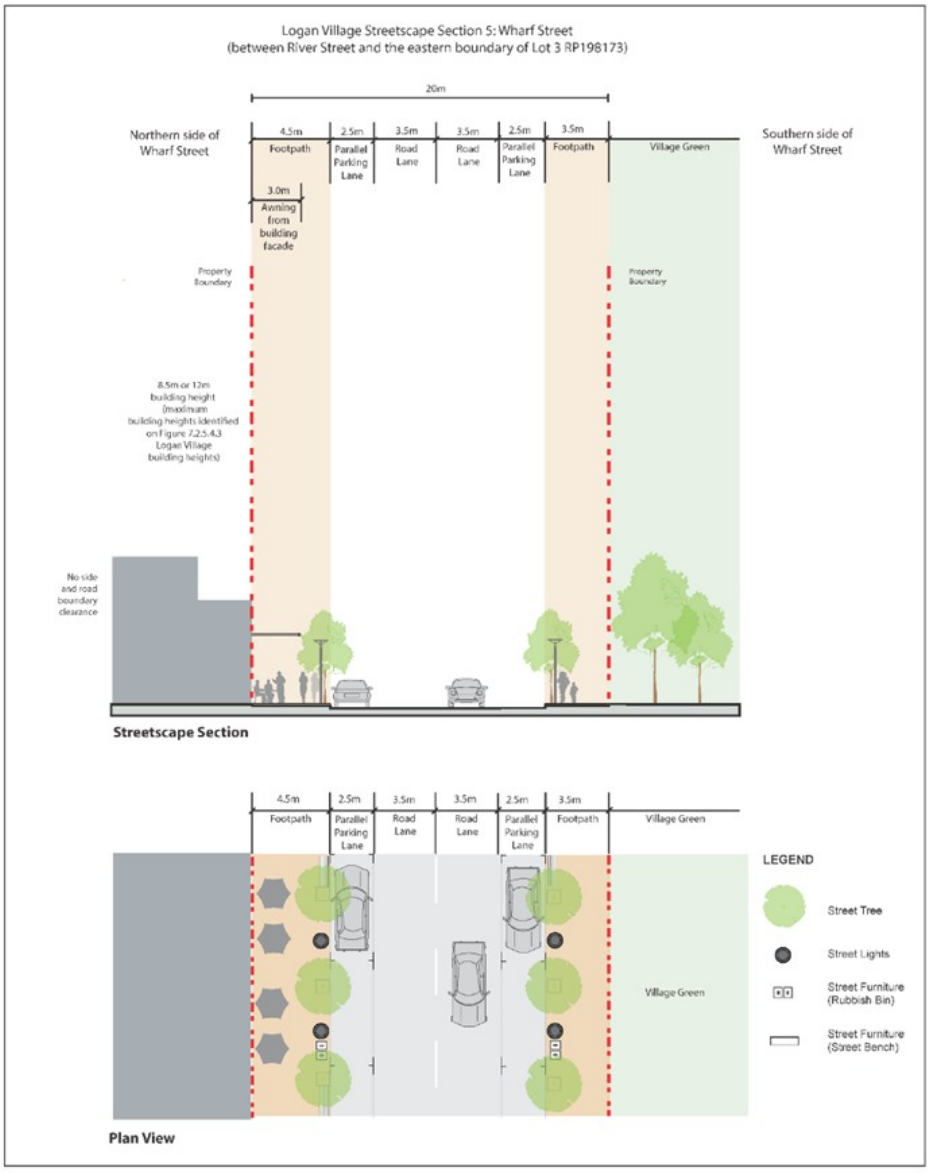
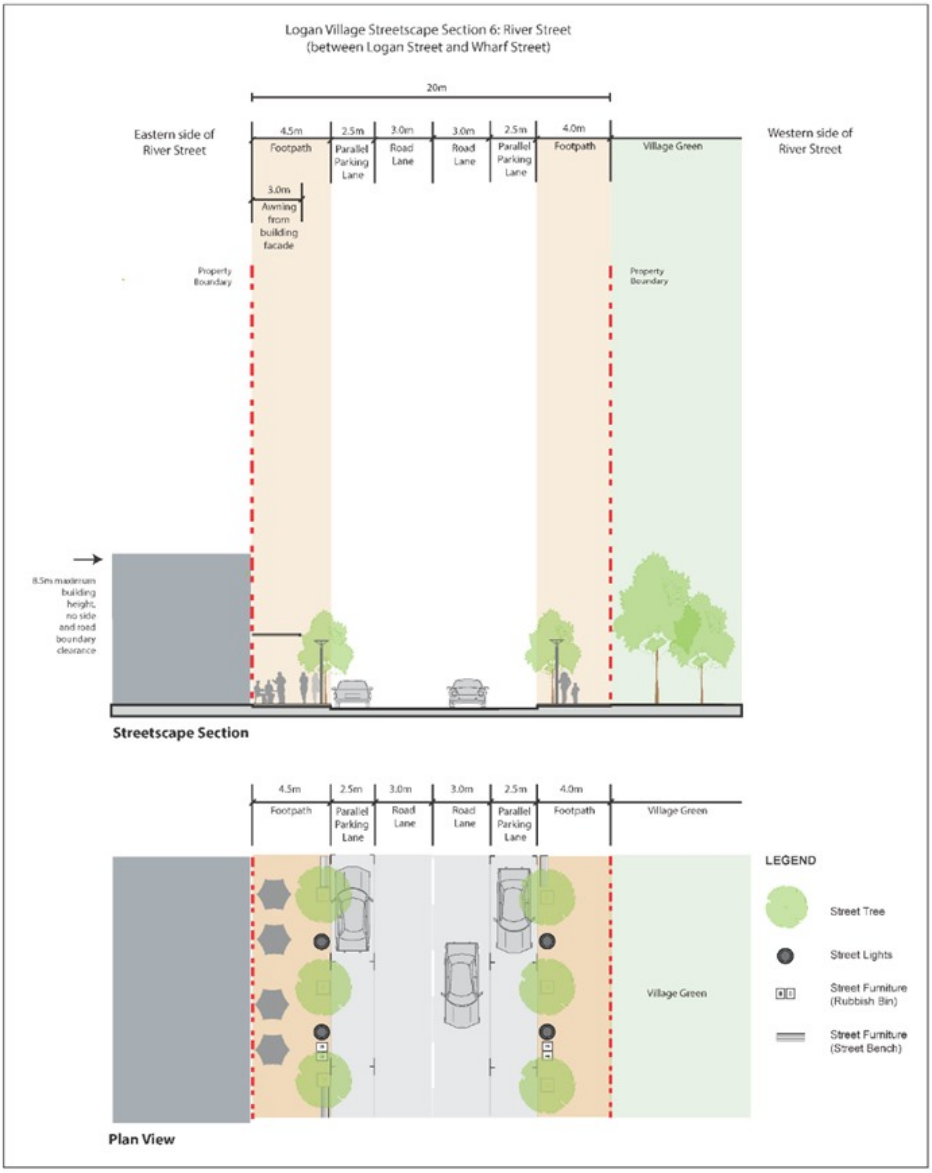


Figure 7.2.5.4.10 - Logan Village streetscape: River Street (between Logan Street and Wharf Street)


Logan Village Streetscape Section 6: River Street
(between Logan Street and Wharf Street)
20m
Eastern side of River Street
4.5m Footpath
2.5m Parallel Parking Lane
3.0m Road Lane
3.0m Road Lane
2.5m Parallel Parking Lane
4.0m Footpath
Village Green
Western side of River Street
3.0m Awning from building facade
Property Boundary
Property Boundary
8.5m maximum building height, no side and road boundary clearance
Streetscape Section
4.5m Footpath
2.5m Parallel Parking Lane
3.0m Road Lane
3.0m Road Lane
2.5m Parallel Parking Lane
4.0m Footpath
Village Green
Village Green
LEGEND
Street Tree
Street Lights
Street Furniture (Rubbish Bin)
Street Furniture (Street Bench)
Plan View

7.2.6 Loganholme local plan code

7.2.6.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Loganholme local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.6.1 - Loganholme local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.1.1 - Centre zone, Table 5.5.5.1 - Low density residential zone, Table 5.5.7.1 - Low-medium density residential zone, Table 5.9.6.1 - Loganholme local plan: material change of use in Part 5 - Tables of assessment;
   c. 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 or Table 5.9.6.2 - Loganholme local plan: reconfiguring a lot of Part 5 - Tables of assessment;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.6.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Loganholme local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Loganholme local plan area is an attractive, well planned, high amenity residential community set in a green and leafy environment, which accommodates Logan's growing population and maximises access to public transport, employment, retail and commercial opportunities.

7.2.6.3 Purpose

1. The purpose of the Loganholme local plan code is to:
   a. provide residential densities and uses to achieve housing choice within the local plan area;
   b. provide ground floor retail and commercial activities of an appropriate scale to service the needs of the Loganholme local plan area and surrounding areas;
   c. support urban consolidation to achieve infrastructure efficiency;
   d. provide levels of privacy, safety and amenity reasonably expected in a predominantly residential environment;
   e. enhance and develop the identity and distinctive character of the Loganholme local plan area and its precincts.
2. The Loganholme local plan comprises seven precincts identified on the Loganholme Local Plan Map LPM-06.00 in Schedule 2 - Mapping and Figure 7.2.6.4.1 - Loganholme local plan precincts being the:
   a. Bismark Street neighbourhood centre precinct;
   b. Bryants Road local centre precinct;
   c. Large lot residential precinct;
   d. Residential choice precinct;
   e. Residential core precinct;
   f. Residential frame precinct;
   g. Suburban residential precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area is a mix of residential land uses accommodating a variety of housing types and local and neighbourhood centre activities;
      Note - Not all precincts will have all uses. Paragraphs 7.2.6.3(3) (f) to (l) articulate the precinct-specific land use overall outcomes for each precinct.
   b. The pedestrian and cycle network provides direct and safe links through the local plan area to connect local residents to parks, centres and public transport;
   c. Built form facilitates a safe and interesting public realm by:
      i. enabling positive casual surveillance and engagement of streets, pedestrian pathways, parks and public gathering spaces;
      ii. creating a visually attractive streetscape by presenting a range of building materials, distinctive entrances, quality street furniture and landscape treatments;
      iii. integrating seamlessly pedestrian areas within development sites with the streetscape;
      iv. incorporating appropriate road boundary clearances and building separation to protect and provide privacy for residents;
      v. ensuring that building size and bulk is consistent with the character of the residential environment;
   d. Building heights:
      i. are tallest in the Bismark Street neighbourhood centre precinct;
      ii. elsewhere, are tallest in the Byrants Road local centre precinct, Residential core precinct, and Residential frame precinct, and transition down to the Residential choice precinct, Suburban residential precinct and Large lot residential precinct;
   e. the design of the built form:
      i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      ii. has a building bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
      iii. contributes positively to the immediate streetscape with highly articulated buildings and detailing;
   f. In the Bismark Street neighbourhood centre precinct:
      i. land uses comprise a mix of Neighbourhood centre activities other than Garden centre;
      ii. Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility do not compromise the street level activation of the precinct;
      iii. small-scale ground floor tenancies on active frontage streets support multiple uses, animate the streets and enhance engagement;
      iv. development has a density that is consistent with the role and function of the centre;
      v. development is consistent with the intended residential, retail and commercial character of the precinct;
      vi. built form contributes positively to the immediate streetscape character with highly articulated buildings and detailing;
      vii. parking and vehicle access to premises does not detract from the pedestrian and shopping environment on an active frontage street;
   g. In the Bryants Road local centre precinct:
      i. land uses comprise a mix of Local centre activities other than Garden centre;
      ii. Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility do not compromise the street level activation of the precinct;
      iii. development ensures the amenity and privacy of adjoining precincts is protected by utilising appropriate boundary clearances;
      iv. built form contributes positively to the immediate streetscape character with highly articulated buildings, detailing and screening of service areas;
      v. development is consistent with the intended residential, retail and commercial character of the precinct;
   h. In the Large lot residential precinct:
      i. land uses comprise:

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

ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
iii. the built form is characterised by Dwelling houses in an urban landscape setting;
iv. development:
A. has a maximum net density of 10 equivalent dwellings per hectare;
B. retains natural elements and vegetation to enhance ecological values;

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

ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
iii. the built form is characterised by a walkable urban neighbourhood with both detached housing and low-medium intensity low rise housing and high levels of amenity;
iv. development has a:
A. building height and bulk that is consistent with adjoining dwellings and the intended zone and precinct character;
B. density that is consistent with its proximity to the nearby centres and public transport on Bryants Road;

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

ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
iii. the built form is characterised by a walkable urban neighbourhood with medium intensity multi-storey housing and high levels of amenity;
iv. development has a:
A. building height and bulk that is responsive to its location adjacent to the Shailer Park local plan area and is consistent with the intended zone and precinct character;
B. density that is consistent with its proximity to the Shailer Park local plan area and high frequency public transport;

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

ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
iii. the built form is characterised by a walkable urban compact neighbourhood with low-medium intensity multi-storey housing and high levels of amenity;
iv. development has a:
A. building height and bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
B. density that is consistent with its proximity to the nearby centres and public transport on Bryants Road;

l. In the Suburban residential precinct:
i. land uses comprise:
A. Caretaker's accommodation, Dual occupancy, Dwelling house, Home-based business, Multiple dwellings being townhouses, Residential care facility, Retirement facility or Sales office; or
B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;

ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
iii. the built form is characterised by Dwelling houses in an urban landscape setting.

7.2.6.4 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Residential precincts	
Design	
Boundary clearance	
PO1 Development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct provides boundary clearances that: a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. provide an area of landscaping;	**AO1** Unless Residential care facility, Retirement facility or Dual occupancy, development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct has minimum boundary clearances that comply with Table 7.2.6.4.3 - Loganholme minimum boundary clearance.

d. are consistent with the character for the precinct.	
All precincts	
Design	
Building height	
PO2 A building has a building height that: a. is in accordance with building height overall outcome 7.2.6.3(3)(d); b. is responsive to the topography of the site; c. does not cause unacceptable overshadowing of premises in the residential zone category.	**AO2** The building height of a building does not exceed the maximum height identified in Figure 7.2.6.4.3 - Loganholme building heights.
Boundary clearances and awnings	
PO3 Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view provides the following: a. road boundary clearances that enable visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce the bulk and articulate building form to provide a human scale along the street and adjoining lots; c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO3** Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage; ii. side and rear boundary clearances; iii. awnings for the full site frontage; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
All precincts	
Design	
Road improvements	
PO4 Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. landscaping; iv. on-street car parking; v. street lighting; vi. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO4** No acceptable outcome provided.

Table 7.2.6.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road	**Type of street**	**Streetscape figure**
Bismark Street	Active frontage street	Figure 7.2.6.4.5
Bryants Road (between the eastern boundary of Lot 63 RP113063 and the northern boundary of Lot 70 RP113063)	Active frontage street	Figure 7.2.6.4.6
Bryants Road (adjacent Lot 62 RP229865 and Lot 71 RP219204)	Active frontage street	Figure 7.2.6.4.7

Built form streetscape	
PO5 Development adjoining an active frontage street identified in Figure 7.2.6.4.2 - Loganholme place making and movement network creates an engaging, legible and pedestrian friendly streetscape by providing: a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on site seamlessly integrated with the footpath and associated landscaping.	**AO5** No acceptable outcome provided.
Built form	
PO6 Development supports the safety of users and adjoining public open spaces by: a. orientating buildings towards the primary street frontage; b. providing buildings that facilitate casual surveillance of the street and adjoining public open spaces.	**AO6** No acceptable outcome provided.

PO7 Development provides a break in the building form that: a. allows sunlight and breezes to move through the site and between buildings; b. facilitates the safe movement of pedestrians through the site; c. breaks up the massing of the built form.	**AO7.1** A building has a maximum length of 35 metres. **AO7.2** Development, other than in the Bismark Street neighbourhood centre precinct, Bryants Road local centre precinct or Large lot suburban precinct, provides a minimum separation of 10 metres between buildings that: a. includes landscaping; b. excludes car parking (other than a site adjoining a shared access area identified in Figure 7.2.6.4.2 - Loganholme place making and movement network).
PO8 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating: a. variations in plan shape, such as steps or projections; b. variations in vertical profile, with steps or slopes at different levels; c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices; d. balconies, verandas or terraces; e. variations in materials and finish; f. planting at any or all levels, particularly on podiums. Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO8** No acceptable outcome provided.
Movement network	
Pedestrian network and cycle network	
PO9 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.6.4.2 - Loganholme place making and movement network provides the elements: a. pedestrian network; b. shared access area; c. district cycle network; d. major cycle network. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO9** No acceptable outcome provided.
Shared access area	
PO10 A shared access area is: a. provided to maximise permeability through the local plan area, and provide convenient and direct access to the centres in the local plan area and the adjoining Shailer Park local plan area; b. designed to provide a direct line of sight between roads to maximise casual surveillance; c. a suitable width to facilitate the provision of a shared pavement, landscaping and lighting; d. designed to prevent vehicles moving from one street to another via the shared connection; e. is a low speed environment for common use by vehicles and pedestrians; f. maintained for public use and is publicly accessible 24 hours a day.	**AO10** A shared access area: a. is provided in accordance with Figure 7.2.6.4.2 - Loganholme place making and movement network; b. contains the following elements in accordance with Figure 7.2.6.4.8 - Loganholme typical shared access area: i. a minimum width of 12 metres, with a minimum shared pavement width of six metres; ii. a shared pavement of trafficable stone or coloured concrete pavement treatment; iii. soft landscaping and pedestrian lighting; iv. includes bollards or similar device to restrict vehicles moving from one street to another via the shared access area; c. is a low speed environment; d. has wayfinding signage; e. has unrestricted 24 hour public access.
Bismark Street neighbourhood centre precinct	
Land uses	
PO11 A use in the Bismark Street neighbourhood centre precinct is a Neighbourhood centre activity other than a Garden centre.	**AO11** No acceptable outcome provided.
PO12 A use in the Bismark Street neighbourhood centre precinct that is an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility is not located on the ground floor except if: a. located behind an active frontage with a non-residential use; or b. providing a transition to the adjoining Residential frame and Residential choice precincts.	**AO12** No acceptable outcome provided.
PO13 A use adjoining an active frontage street identified on Figure 7.2.6.4.2 - Loganholme place making and movement network comprises small-scale tenancies at the ground floor that: a. generate a high level of pedestrian activity and engagement; b. are of a scale suitable to ensure that residential amenity is maintained.	**AO13** A use adjoining an active frontage street identified on Figure 7.2.6.4.2 - Loganholme place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres.
Design	
Density	

PO14 Development in the Bismark Street neighbourhood precinct is consistent with the intended residential, retail and commercial character of the precinct.	**AO14** A Multiple dwelling, Residential care facility or Retirement facility in the Bismark Street neighbourhood centre precinct has a maximum net density of 140 equivalent dwellings per hectare.
Built form	
PO15 A building in the Bismark Street neighbourhood centre precinct contributes to the immediate streetscape character with highly articulated buildings and detailing by: a. orientating the building towards Bryants Road or Bismark Street; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with the street; e. having a human scale at the ground floor. Editor's note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO15** No acceptable outcome provided.
Movement network	
Vehicle access to active frontage streets	
PO16 Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network does not have an adverse impact on the pedestrian or shopping environment.	**AO16** Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network has: a. concealed service areas from the active frontage street; b. service access only from the laneway where adjoining Park Lane.
Car parking adjoining an active frontage street	
PO17 Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network does not have an adverse visual impact on the streetscape.	**AO17** Car parking on land adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network is: a. located internal to, behind or under a building; b. not visible from the active frontage street.
Bryants Road local centre precinct	
Land uses	
PO18 A use in the Bryants Road local centre precinct is a Local centre activity other than a Garden centre.	**AO18** No acceptable outcome provided.
PO19 A use in the Bryants Road local centre precinct that is an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility is not located on the ground floor except if: a. located behind an active frontage with a non-residential use; or b. providing a transition to the adjoining Residential frame and Residential choice precincts.	**AO19** No acceptable outcome provided.
PO20 Development in the Bryants Road local centre precinct is consistent with the intended residential, retail and commercial character of the precinct.	**AO20** No acceptable outcome provided.
Design	
Boundary clearance	
PO21 Development in the Bryants Road local centre precinct where adjoining the Residential choice precinct or Residential frame precinct is located to minimise impacts on residential amenity and privacy.	**AO21** Development in the Bryants Road local centre precinct where adjoining the Residential choice precinct or Residential frame precinct provides: a. a minimum boundary clearance of 10 metres from the common lot boundary that adjoins the Residential choice precinct or Residential frame precinct; b. screen landscaping of a minimum width of five metres along the common lot boundary that adjoins the Residential choice precinct or Residential frame precinct, in accordance with the requirements of section 3.7.4 in Planning scheme policy 5 - Infrastructure.
Built form	
PO22 A building adjacent to Beenleigh Redland Bay Road or Bryants Road positively contributes to the immediate streetscape character with highly articulated buildings and detailing by: a. orienting the building towards the Beenleigh Redland Bay Road or Bryants Road frontages; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with the street; e. having a human scale at the ground floor. Editor's note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO22** No acceptable solution provided.
PO23	**AO23**

Development adjoining Beenleigh Redland Bay Road or Bryants Road ensures servicing areas reduce visual impact on the streetscape.	Development adjoining Beenleigh Redland Bay Road or Bryants Road screens plant, equipment, services and outdoor storage of materials from Beenleigh Redland Bay Road or Bryants Road.
Large lot residential precinct	
Land use	
PO24 A use in the Large lot residential precinct is a use identified in overall outcome 7.2.6.3(3)(g)(i).	**AO24** No acceptable outcome provided.
PO25 A Shop in the Large lot residential precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO25** A Shop in the Large lot residential precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO26 A Food and drink outlet in the Large lot residential precinct: a. is small scale; b. protects residential amenity.	**AO26** A Food and drink outlet in the Large lot residential precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
Design	
Built form	
PO27 Development in the Large lot residential precinct has a character that is consistent with a low density residential built form, characterised by Dwelling houses in an urban landscape setting.	**AO27** No acceptable outcome provided.
Net density	
PO28 Development in the Large lot residential precinct: a. achieves a density consistent with that intended for the precinct; b. protects and retains the environmental values on the site; c. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO28** Development in the Large lot residential precinct has a maximum net density of 10 equivalent dwellings per hectare.
Site cover	
PO29 Development in the Large lot residential precinct has a site cover that reflects a development intensity that is compatible with the surrounding development in the Large lot residential precinct.	**AO29** Development in the Large lot residential precinct has a maximum site cover of 40 percent.
Residential choice precinct	
Land use	
PO30 A use in the Residential choice precinct is a use identified in overall outcome 7.2.6.3(3)(h)(i).	**AO30** No acceptable outcome provided.
PO31 A Shop in the Residential choice precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO31** A Shop in the Residential choice precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO32 A Food and drink outlet in the Residential choice precinct: a. is small scale; b. protects residential amenity.	**AO32** A Food and drink outlet in the Residential choice precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
PO33 Development in the Residential choice precinct has a character that is consistent with a low-medium density residential built form, characterised by Dwelling houses and Multiple dwellings being townhouses in an urban landscape setting.	**AO33** No acceptable outcome provided.
Design	
Net density	
PO34 Development in the Residential choice precinct: a. achieves a density consistent with that intended for the precinct; b. supports the intended urban structure which transitions from lower	**AO34.1** Development, other than a Dual occupancy, in the Residential choice precinct has a maximum net density of 40 equivalent dwellings per hectare.

development intensity in the southern part of the Local Plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO34.2** A Dual occupancy in the Residential choice precinct is located on a lot with a minimum area of 600m^2.
Site Cover	
PO35 Development in the Residential choice precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.	**AO35** Development in the Residential choice precinct has a maximum site cover of 60 percent.
Residential core precinct	
Land use	
PO36 A use in the Residential core precinct is a use identified in overall outcome 7.2.6.3(3)(i)(i).	**AO36** No acceptable outcome provided.
PO37 A Shop in the Residential core precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO37** A Shop in the Residential core precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO38 A Food and drink outlet in the Residential core precinct: a. is small scale; b. protects residential amenity.	**AO38** A Food and drink outlet in the Residential core precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
PO39 Development in the Residential core precinct has a character that is consistent with a medium density residential built form, characterised by Dwelling houses and Multiple dwellings being apartments in an urban landscape setting.	**AO39** No acceptable outcome provided.
Design	
Boundary clearance	
PO40 Development in the Residential core precinct provides a road boundary clearance that: a. contributes to the streetscape character; b. provides a continuous active street frontage; c. provides opportunities for casual surveillance of the street.	**AO40** A building in the Residential core precinct has minimum road boundary clearance of: a. six metres to the building wall; b. three metres to a balcony.
Net density	
PO41 Development in the Residential core precinct: a. achieves a density consistent with its proximity to a centre and high frequency public transport service; b. supports the intended urban structure which transitions from lower development intensity in the southern part of the Local Plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO41** Development in the Residential core precinct has a maximum net density of 140 equivalent dwellings per hectare.
Site Cover	
PO42 Development in the Residential core precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.	**AO42** Development in the Residential core precinct has a maximum site cover of 70 percent.
Residential frame precinct	
Land use	
PO43 A use in the Residential frame precinct is a use identified in overall outcome 7.2.6.3(3)(j)(i).	**AO43** No acceptable outcome provided.
PO44 A Shop in the Residential frame precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO44** A Shop in the Residential frame precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO45	**AO45**

A Food and drink outlet in the Residential frame precinct: a. is small scale; b. protects residential amenity.	A Food and drink outlet in the Residential frame precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
PO46 Development in the Residential frame precinct has a character that is consistent with a low-medium density residential built form, characterised by Dwelling houses and Multiple dwellings being apartments in an urban landscape setting.	**AO46** No acceptable outcome provided.
Design	
Net density	
PO47 Development in the Residential frame precinct: a. achieves a density consistent with that intended for the precinct; b. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO47.1** Development, other than a Dual occupancy, in the Residential frame precinct has a maximum net density of 65 equivalent dwellings per hectare. **AO47.2** A Dual occupancy in the Residential frame precinct is located on a lot with a minimum area of 800m^2.
Site Cover	
PO48 Development in the Residential frame precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.	**AO48** Development in the Residential frame precinct has a maximum site cover of 65 percent.
Suburban residential precinct	
Land use	
PO49 A use in the Suburban residential precinct is a use identified in overall outcome 7.2.6.3(3)(k)(i).	**AO49** No acceptable outcome provided.
PO50 A Shop in the Suburban residential precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO50** A Shop in the Suburban residential precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO51 A Food and drink outlet in the Suburban residential precinct: a. is small scale; b. protects residential amenity.	**AO51** A Food and drink outlet in the Suburban residential precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
Design	
Built form	
PO52 Development in the Suburban residential precinct has a character that is consistent with a low density residential built form, characterised by Dwelling houses in an urban landscape setting.	**AO52** No acceptable outcome provided.
Site cover	
PO53 Development in the Suburban residential precinct has a site cover that reflects a development intensity that is compatible with development in the Suburban residential precinct.	**AO53** Development in the Suburban residential precinct has a maximum site cover of 50 percent.
Density	
PO54 Development in the Suburban residential precinct: a. achieves a low residential density consistent with that intended for the precinct; b. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO54.1** Development, other than a Dual occupancy, in the Suburban residential precinct has a maximum net density of 20 equivalent dwellings per hectare. **AO54.2** A Dual occupancy in the Suburban residential precinct is located on a lot with a minimum area of 800m^2.

Table 7.2.6.4.3 - Loganholme minimum boundary clearance provisions

Precinct	Boundary clearances		
	Road boundary	Side boundary	Rear boundary
Large lot residential precinct	6 metres	Where the height of the building or	3 metres

		structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	
Residential choice precinct	4 metres	Where the height of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Residential core precinct	• 3 metres to a balcony; • 6 metres to the building wall.	3 metres	3 metres
Residential frame precinct	4 metres	3 metres	3 metres
Suburban residential precinct	6 metres	Where the height of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres

Figure 7.2.6.4.1 - Loganholme local plan precincts

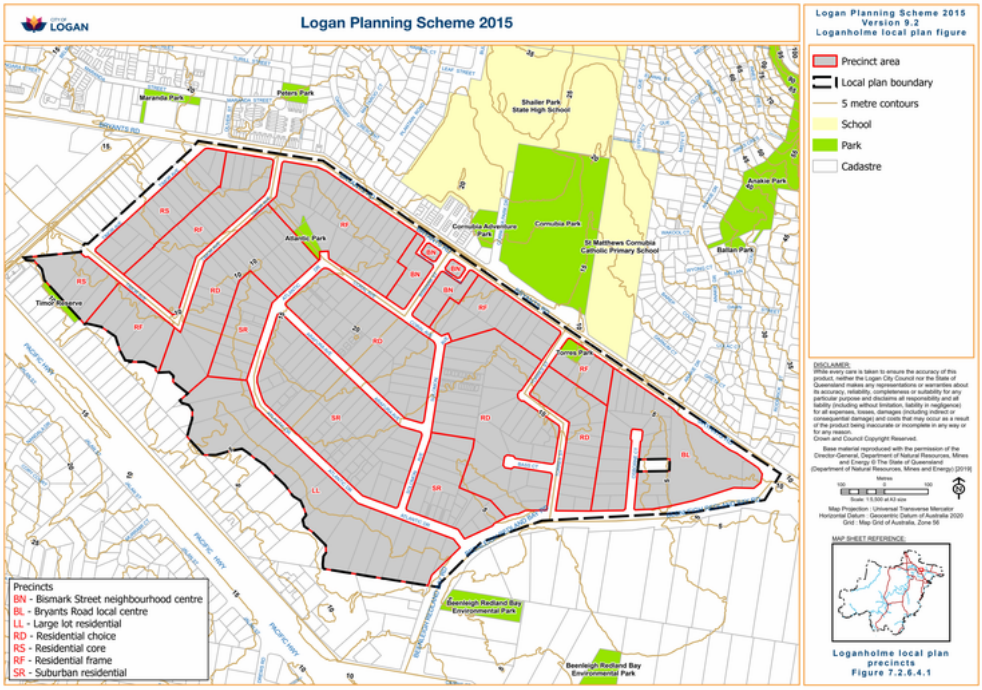


Figure 7.2.6.4.2 - Loganholme place making and movement network

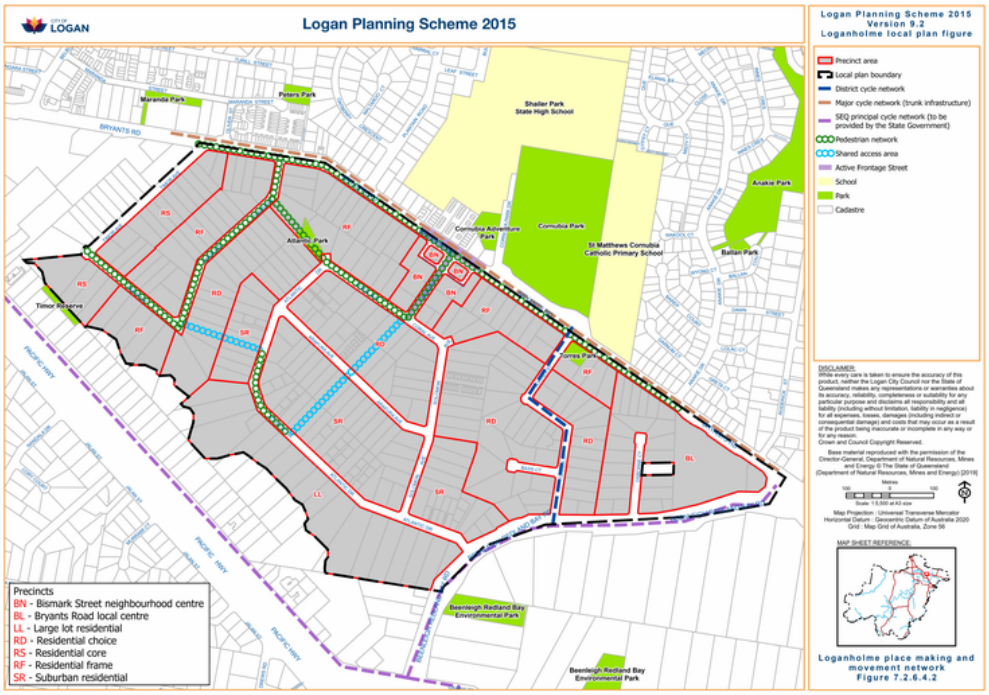


Figure 7.2.6.4.3 - Loganholme building heights

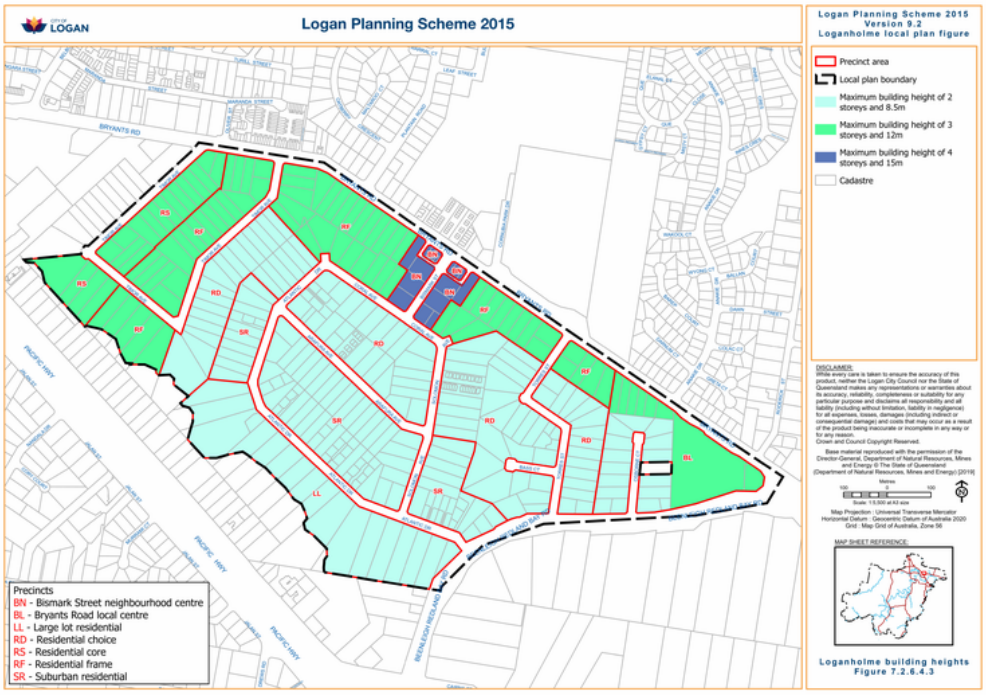


Figure 7.2.6.4.4 - Loganholme streetscape: Streetscape sections and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Loganholme streetscape sections Figure 7.2.6.4.5 to Figure 7.2.6.4.7.

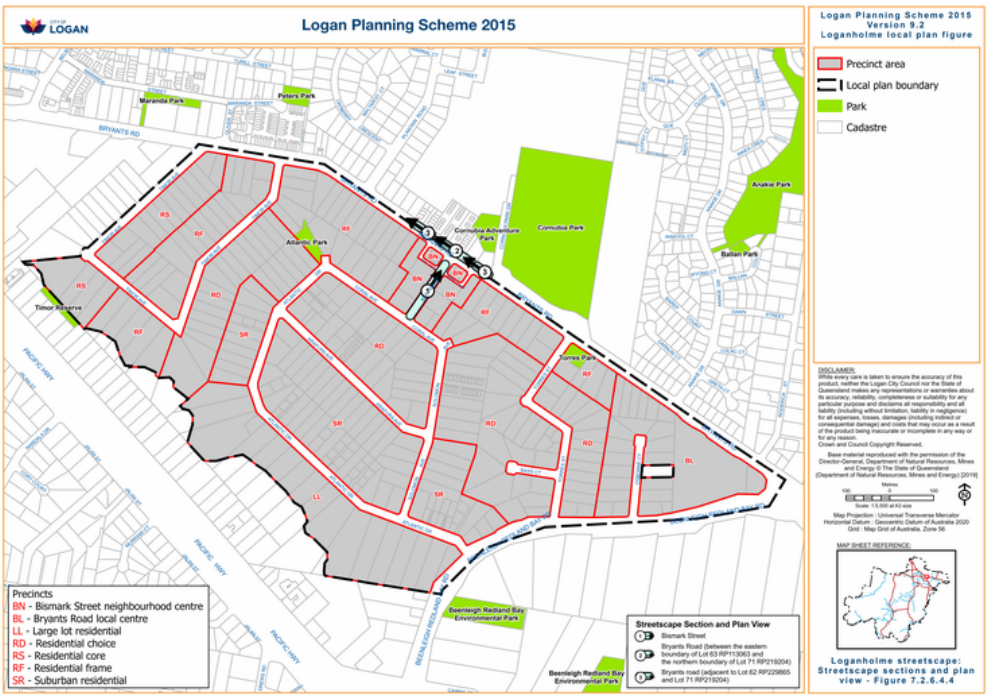


Figure 7.2.6.4.5 - Loganholme streetscape: Bismark Street

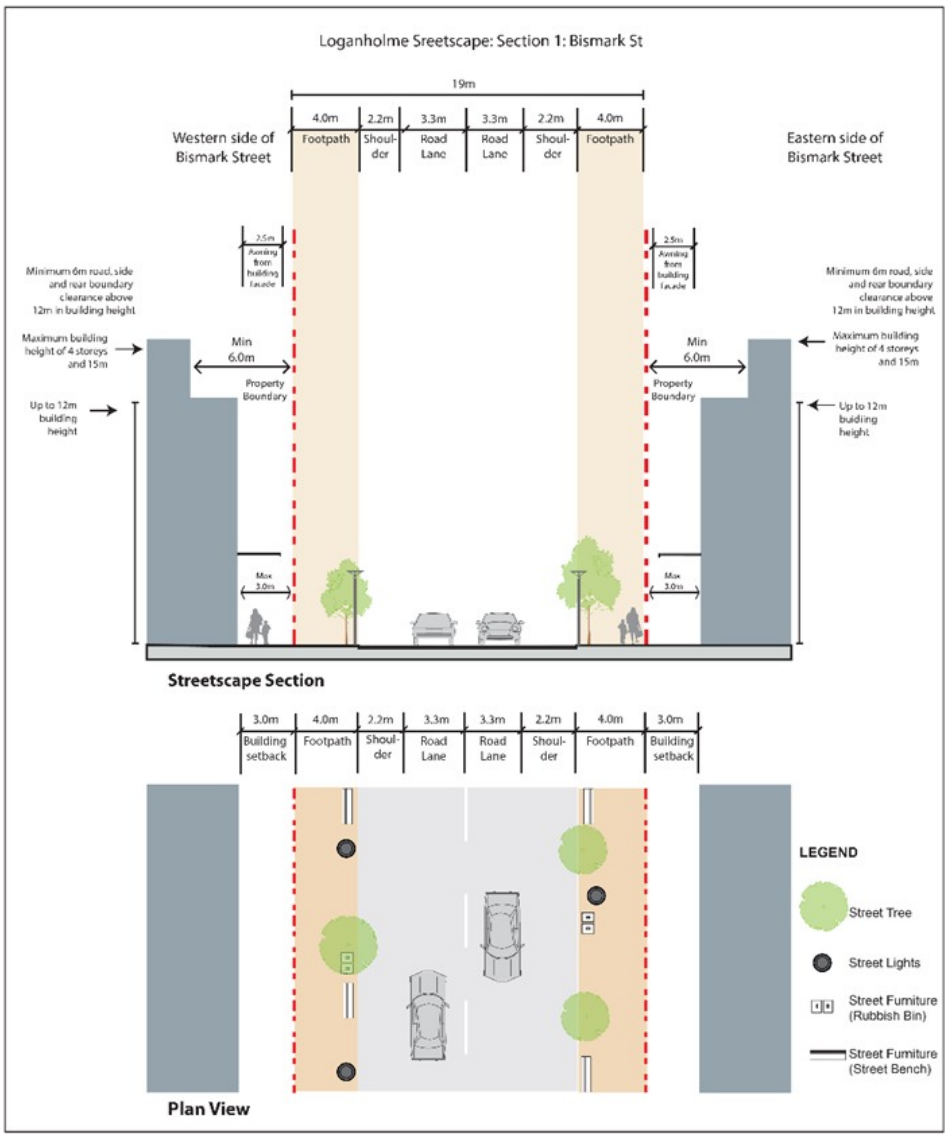


Figure 7.2.6.4.6 - Loganholme streetscape: Bryants Road (between the eastern boundary of Lot 63 RP113063 and the northern boundary of Lot 70 RP113063)

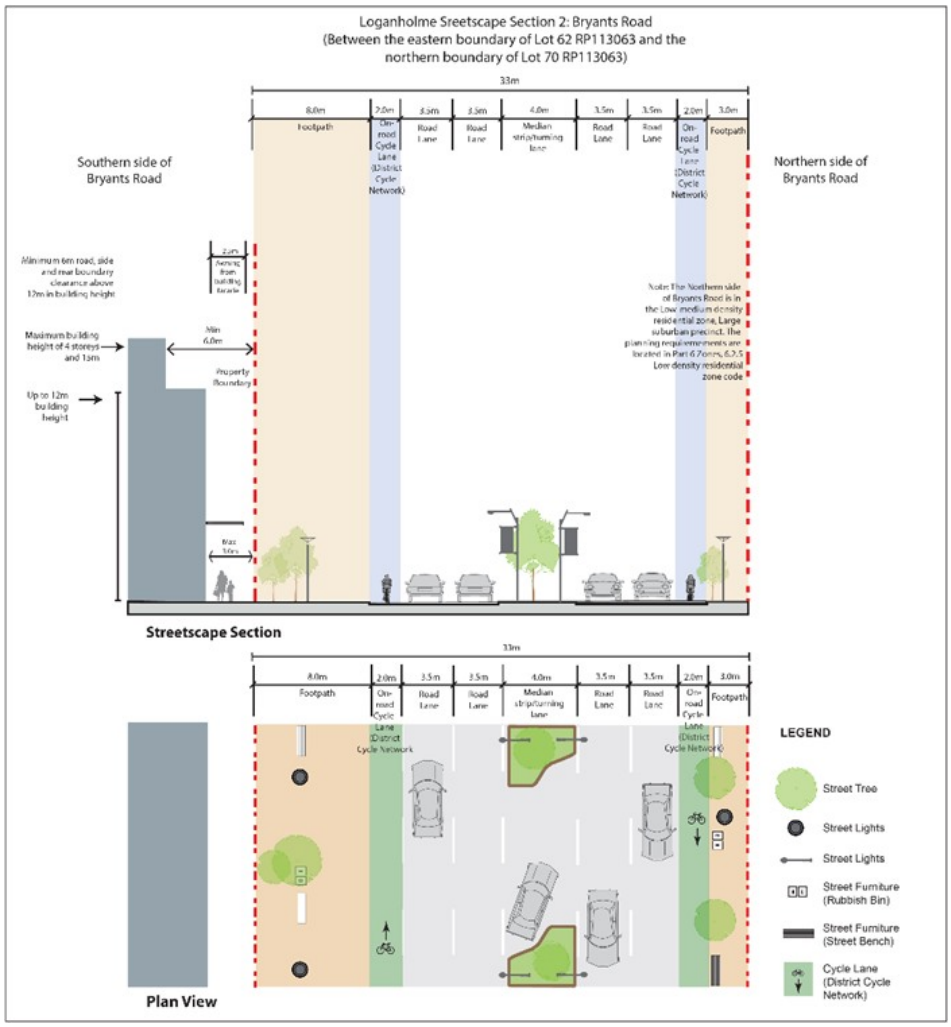


Figure 7.2.6.4.7 - Loganholme streetscape: Bryants Road (adjacent Lot 62 RP229865 and Lot 71 RP2192014)

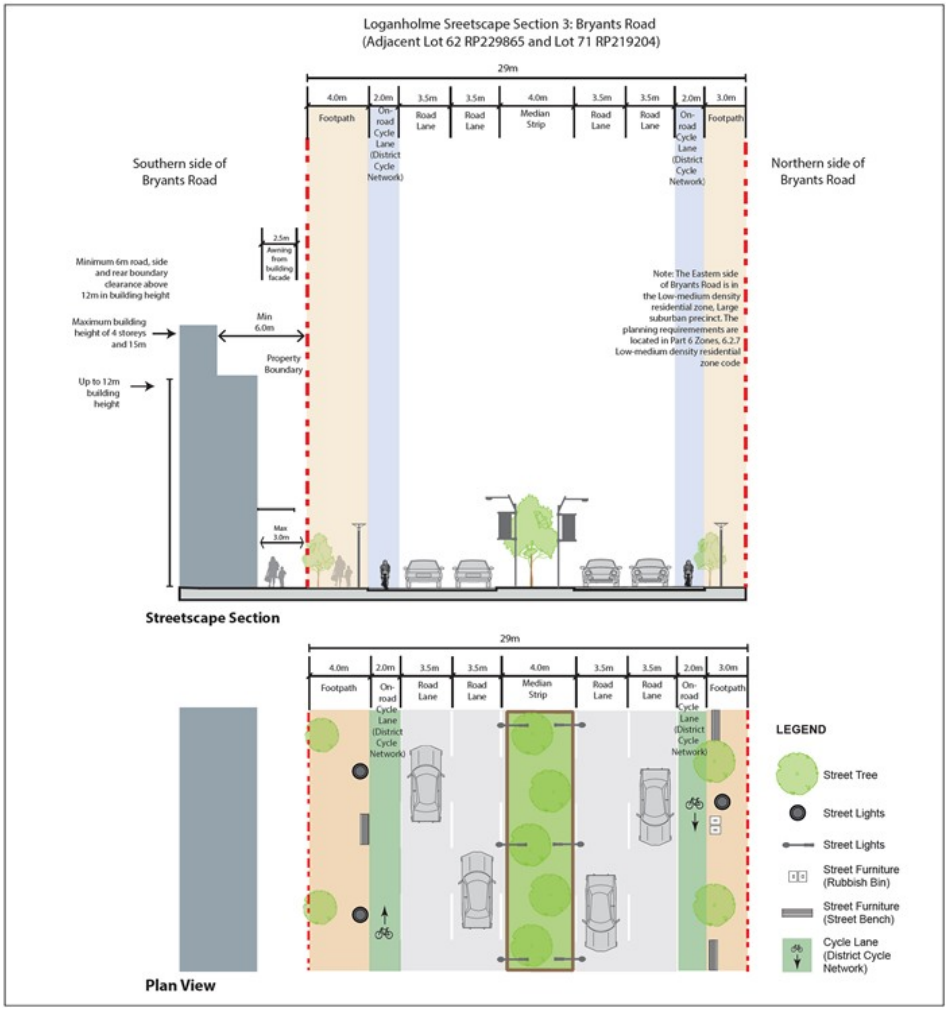
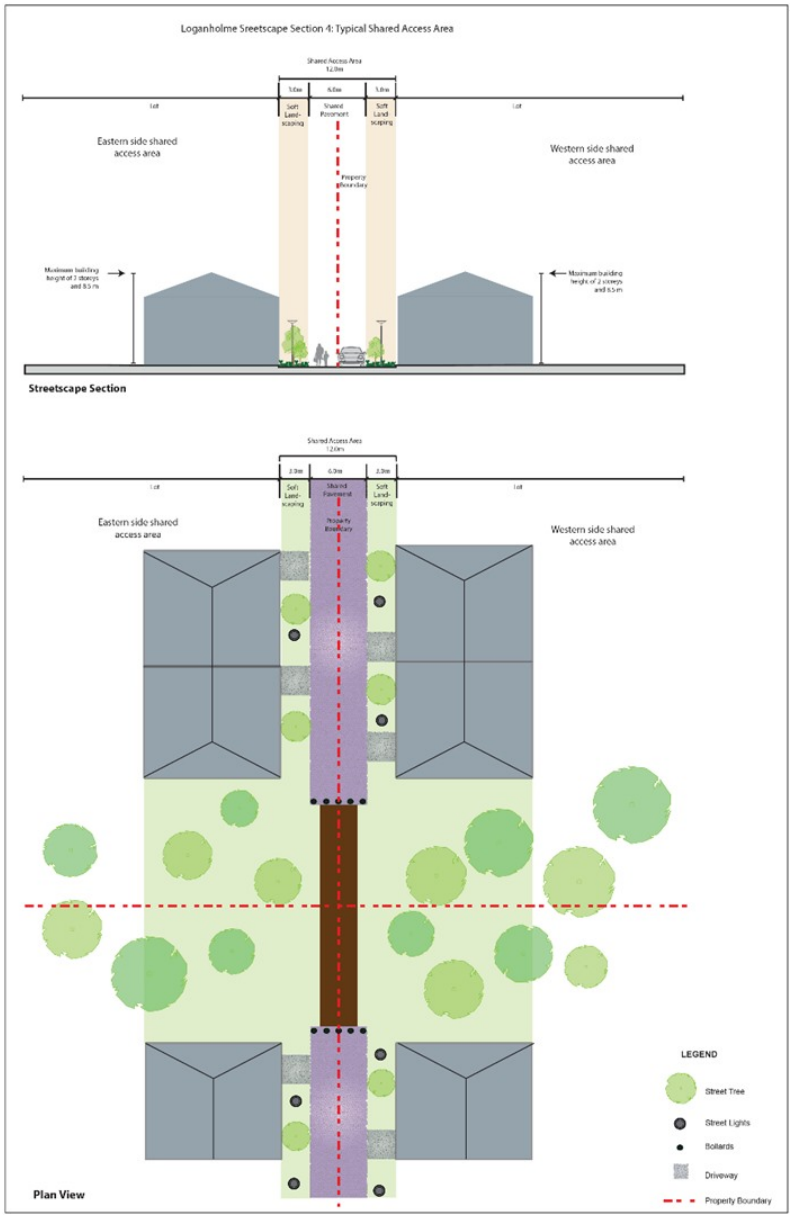


Figure 7.2.6.4.8 - Loganholme typical shared access area


Loganholme Sreetscape Section 4: Typical Shared Access Area
Eastern side shared access area
Western side shared access area
Streetscape Section
Eastern side shared access area
Western side shared access area
LEGEND
Street Tree
Street Lights
Bollards
Driveway
Property Boundary
Plan View

7.2.7 Loganlea local plan code

7.2.7.1 Application

1. This code applies to:
   a. code assessable material change of use for which the Loganlea local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.7.1 - Loganlea local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.7.1 - Low-medium density residential zone, Table 5.5.8.1 - Medium density residential zone, Table 5.5.14.1 - Specialised centre zone or Table 5.9.6.1 - Loganlea local plan: material change of use in Part 5 - Tables of assessment;
   c. 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 of Part 5 - Tables of assessment;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.7.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Loganlea local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Loganlea local plan area provides a range of housing choices in close proximity to the growing Meadowbrook health, education and knowledge based employment centre.

7.2.7.3 Purpose

1. The purpose of the Loganlea local plan code is to:
   a. provide residential densities and uses to achieve housing choice within a walkable catchment of the transit hub and Meadowbrook health, education and knowledge based employment area;
   b. provide ground floor retail and commercial activities of an appropriate scale to service the needs of the Loganlea local plan area;
   c. provide a mix of dwelling types and other uses of an appropriate scale that services the local residents' daily needs;
   d. support urban consolidation to achieve infrastructure efficiency;
   e. provide levels of privacy, safety and amenity reasonably expected in a predominantly residential environment;
   f. enhance and develop the identity and distinctive character of the Loganlea local plan area and its precincts.
2. The Loganlea local plan comprises five precincts identified on the Loganlea local plan map LPM-07.00 in Schedule 2 - Mapping and Figure 7.2.7.4.1 - Loganlea local plan precincts being the:
   a. Low-medium precinct;
   b. Mixed use precinct;
   c. Residential core precinct;
   d. Residential edge precinct;
   e. Residential frame precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area is a mix of residential land uses in close proximity to the transit hub and the Logan Health, education and training opportunity employment area;
      Note - Not all precincts will have all uses. Paragraphs 2.7.3(3)(h) to (l) articulate the precinct-specific land use overall outcomes for each precinct.
   b. The transit hub and Mixed use precinct are the focal points of the local plan area;
   c. Small-scale ground floor tenancies on active frontage streets support multiple uses, animate the streets and enhance engagement;
   d. Public transport, cycling and walking are given priority over motor vehicles by:
      i. providing good connections to the transit hub adjacent to the local plan area;
      ii. road, streetscape and wayfinding improvements that create legible, safe, comfortable and interesting routes;
      iii. providing wide footpaths as part of a dedicated pedestrian network;
      iv. providing a clearly defined and safe cycle way along Station Road that connects to cycle ways outside the local plan area;
      v. the future urban collector street connecting Station Road, Catalina Street, Carnival and Carnival Street (east);
      vi. vehicle access to premises not detracting from the pedestrian and shopping environment on an active frontage street;
      vii. development adjoining the transit hub takes into account the planned upgrades;
   e. Built form facilitates a safe and interesting public realm by:
      i. enabling positive casual surveillance and engagement on active frontage streets;
      ii. defining and supporting a human scale;
      iii. creating a visually attractive streetscape by presenting a range of building materials, distinctive entrances, quality street furniture and landscape treatments;
      iv. integrating seamlessly pedestrian areas within development sites with the streetscape;
      v. incorporating appropriate road boundary clearances and building separation to protect and provide visual privacy for residents;
      vi. ensuring that building size and bulk is consistent with the character of the residential environment;
   f. The visual presentation of the local plan area to Loganlea Road and the railway line is of a high quality with articulated building forms, minimal blank facades, varied building materials, screened rooftop plant and a landscaped setting;
   g. Building heights:
      i. present a low to medium rise appearance, while responding to the topography of individual sites;
      ii. transition down from precincts closest to the transit hub to adjacent residential zone category land;
   h. In the Low-medium precinct:
      i. land uses comprise:
         A. Accommodation activities other than Dual occupancy and Dwelling unit; or
         B. Multiple dwellings being apartments; or
         C. other uses that cater for a demonstrated need being Bar, Childcare centre, Club, Community care centre, Community use, small-scale Food and drink outlet, Function facility, small-scale Health care service (excluding Pharmacotherapy clinic), Home-based business, Indoor sport and recreation, Office, Sales offices, Service industry, or small-scale Shop, that maintain the desired residential character and amenity;
      ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   i. In the Mixed use precinct:
      i. land uses comprise:
         A. a Shop or Shopping centre on ground floor that do not exceed 3,000m^2 of gross floor area in the precinct; or
         B. Accommodation activities other than Dwelling unit;
         C. Multiple dwellings being apartments; or

D. other uses that cater for local residents being Bar, Childcare centre, Club, Community Care centre, Community use, Food and drink outlet, Function facility, Health care service (excluding Pharmacotherapy clinic), Home-based business, Office, Park, Residential care facility, Sales office or Service industry that maintains the desired residential character and amenity;

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

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

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

Editor's note - The place making elements referred to in the overall outcomes eg. active frontage street are identified on Figure 7.2.7.4.2 - Loganlea place making and movement network.

7.2.7.4 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Assessment benchmarks for accepted development (subject to requirements) and assessable development

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
All precincts	
Design	
Building height	
PO1 A building has a building height that is in accordance with building height overall outcome 7.2.7.3(3)(g).	**AO1** The building height of a building does not exceed the maximum height identified on Figure 7.2.7.4.3 - Loganlea building heights.
Boundary clearances and awnings	
PO2 Development on a site adjoining a road in column 1 of Table 7.2.7.4.2 - Streetscape section and plan view provides the following: a. road boundary clearances that enable visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce bulk and articulate building form to provide a human scale along the street and adjoining lots; c. other than if adjoining an access laneway, awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO2** Development on a site adjoining a road in column 1 of Table 7.2.7.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awnings (other than if adjoining an access laneway) for the full site frontage to the road; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.7.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
All precincts	
Design	

Rooftop	
PO3 The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO3** No acceptable outcome provided.
Development adjoining Loganlea Road or the railway line	
PO4 Development adjoining Loganlea Road or the railway line is of a high quality having regard to: a. building articulation; b. minimal blank facades; c. varies building materials and use of colour accents; d. visual screening of rooftop plant; e. car park landscaping; f. the landscape setting and public realm.	**AO4** No acceptable outcome provided.
Road improvements	
PO5 Development on a site adjoining a road in column 1 of Table 7.2.7.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of : i. footpath; ii. street furniture; iii. landscaping; iv. cycle network; v. on-street car parking; vi. street lighting; vii. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.7.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO5** No acceptable outcome provided.

Table 7.2.7.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road	**Type of street**	**Streetscape figure**
East Carnival Street (between Station Road and the southern boundary of Lot 4 RP857304)	Active frontage street	Figure 7.2.7.4.5
Station Road (East) (between Bernice Street and East Carnival Street)	Active frontage street	Figure 7.2.7.4.6
Access Laneway (between Bernice Street and the western boundary of Lot 30 RP93890)	Access laneway	Figure 7.2.7.4.7
Station Road (West) (between East Carnival Street and the western boundary of Lot 30 RP93890)	Access laneway	Figure 7.2.7.4.8

Movement network	
Pedestrian network, cycle networks, Urban Collector Road and access laneways	
PO6 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.7.4.2 - Loganlea place making and movement network provides the element: a. pedestrian network; b. district cycle network; c. major cycle network; d. access laneway. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO6** No acceptable outcome provided.
PO7 Development on a site adjoining the Urban Collector Road does not compromise the delivery of the Urban Collector Road identified on Figure 7.2.7.4.2 - Loganlea place making and movement network.	**AO7** No acceptable outcome provided.
Railway upgrades	
PO8 Development adjoining the railway identified on Figure 7.2.7.4.2 - Loganlea place making and movement network is designed to take into account planned railway upgrades.	**AO8** No acceptable outcome provided.
Low-medium precinct, Residential core precinct, Residential edge precinct and Residential frame precinct	
Land use	
PO9	**AO9**

A use: a. in the Low-medium precinct is a use identified in overall outcome 7.2.7.3(3)(h); b. in the Residential core precinct is a use identified in overall outcome 7.2.7.3(3)(j); c. in the Residential edge precinct is a use identified in overall outcome 7.2.7.3(3)(k); d. in the Residential frame precinct is a use identified in overall outcome 7.2.7.3(3)(l).	No acceptable outcome provided.
PO10 A Food and drink outlet or a Shop in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct is developed in conjunction with a Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation.	**AO10** No acceptable outcome provided.
PO11 A Retail activity or Commercial activity in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. d. a Health care service is not a Pharmacotherapy clinic. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO11** A Retail activity or Commercial activity in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct; a. has a maximum gross floor area of 200m^2; b. being a Retail activity is not within 800 metres of another Retail activity; c. being a Health care service: i. is not a Pharmacotherapy clinic; ii. is not within 800 metres of another Health care service.
Design	
Boundary clearances	
PO12 A building in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct has a side and rear boundary clearance that: a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. provides an area for landscaping.	**AO12** A building in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct has a minimum side and rear boundary clearance of three metres.
Net density	
PO13 Development in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct is consistent with: a. the intended apartment character, if in the Low-medium precinct; b. the intended townhouse character, if in the Residential edge precinct; c. the intended apartment and townhouse character, if in the Residential core precinct or the Residential frame precinct.	**AO13.1** Development, other than a Dual occupancy, in the: a. Low-medium precinct has a maximum net density of 200 equivalent dwellings per hectare; b. Residential core precinct has a maximum net density of 140 equivalent dwellings per hectare; c. Residential edge precinct has a maximum net density of 40 equivalent dwellings per hectare; d. Residential frame precinct has a maximum net density of 65 equivalent dwellings per hectare.
	AO13.2 Development, being a Dual occupancy, in the: a. Residential edge precinct is located on a lot with a minimum area of 600m^2; b. Residential frame precinct is located on a lot with a minimum area of 800m^2.
Site cover	
PO14 Development in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct has a site cover that is compatible with the area surrounding the development.	**AO14** Development in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct has a maximum site cover of 45 percent.
Mixed use precinct	
Land use	
PO15 A use in the Mixed use precinct is for a use identified in overall outcome 7.2.7.3(3)(i).	**AO15** No acceptable outcome provided.
PO16 A use other than an Accommodation activity is on the ground floor.	**AO16** No acceptable outcome provided.
Active frontage street tenancies	
PO17 A use adjoining an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement.	**AO17** A use adjoining an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres.

Shop or Shopping centre gross floor area	
PO18 A Shop or Shopping centre in the Mixed use precinct: a. is located on the ground floor; b. does not result in the gross floor area of all Retail activities in the Mixed use precinct exceeding 3,000m^2.	**AO18** No acceptable outcome provided.
Short-term accommodation	
PO19 A Short-term accommodation is only provided above the ground floor of a building.	**AO19** No acceptable outcome provided.
Design	
Transparent facade	
PO20 A building adjoining an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network has a facade that facilitates casual surveillance.	**AO20** A building adjoining an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network has transparent windows for a minimum of 75 percent of the building facade.
Built form streetscape	
PO21 Development adjoining an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network creates a visually interesting and legible streetscape through: a. distinctive building entrances; b. varied building materials; c. quality street furniture; d. paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping.	**AO21** No acceptable outcome provided.
Net density	
PO22 Development in the Mixed use precinct is consistent with the intended residential, retail and commercial character of the precinct.	**AO22** A development in the Mixed use precinct has a maximum net density of 200 equivalent dwellings per hectare.
Site cover	
PO23 Development in the Mixed use precinct has a site cover that is compatible with the surrounding area.	**AO23** Development in the Mixed use precinct has a maximum site cover of 45 percent.
Movement network	
Active frontage street vehicle access	
PO24 Development adjoining to an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network does not have an adverse impact on the pedestrian or shopping environment.	**AO24** Development adjoining an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network has: a. service vehicle access via an access laneway; b. concealed service areas from the active frontage street.
Car parking adjoining an active frontage street	
PO25 Car parking on land adjoining an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network does not have an adverse visual impact on the streetscape.	**AO25** Car parking on land adjoining an active frontage street identified on Figure 7.2.7.4.2 - Loganlea place making and movement network is: a. located internal to, behind or under a building; b. not visible from the active frontage street.

Figure 7.2.7.4.1 - Loganlea local plan precincts

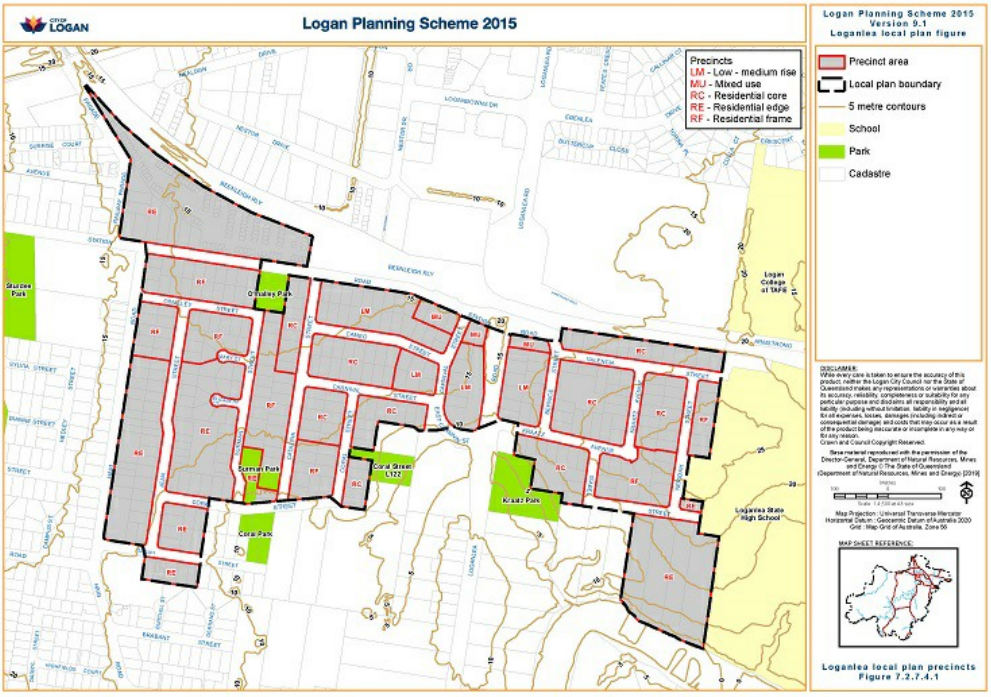


Figure 7.2.7.4.2 - Loganlea place making and movement network

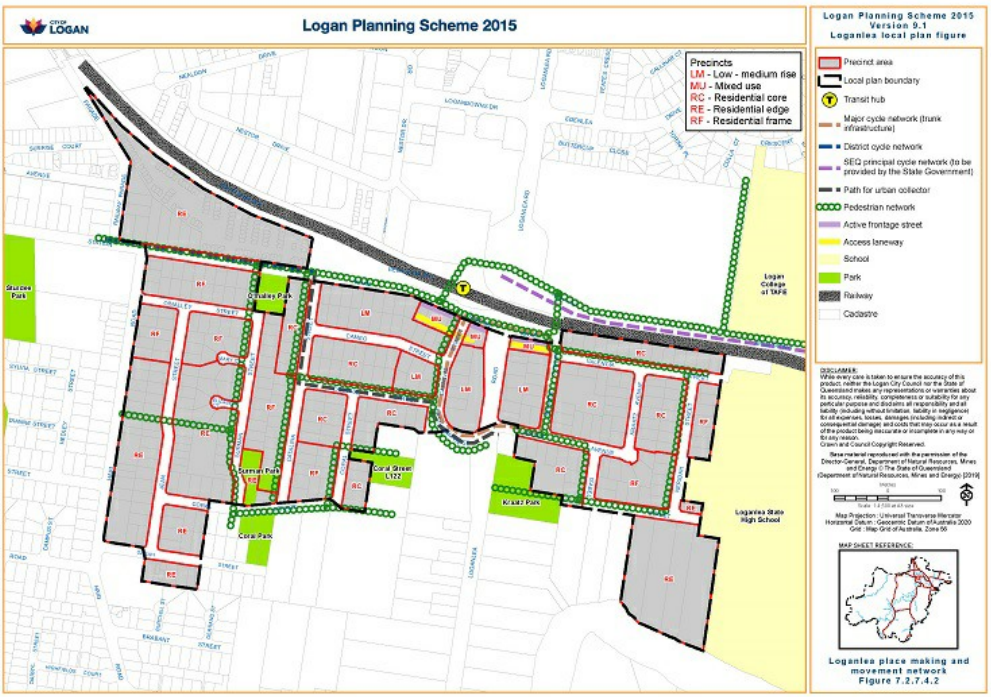


Figure 7.2.7.4.3 - Loganlea building heights

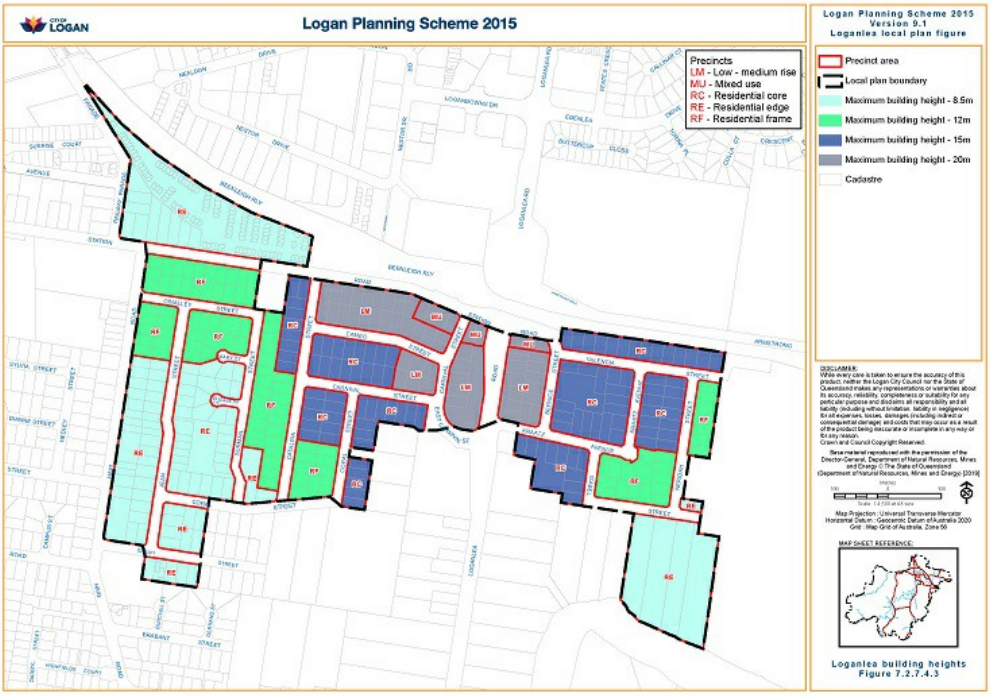


Figure 7.2.7.4.4 - Loganlea streetscape: Streetscape section and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Loganlea streetscape sections Figure 7.2.7.4.5 to Figure 7.2.7.4.8.

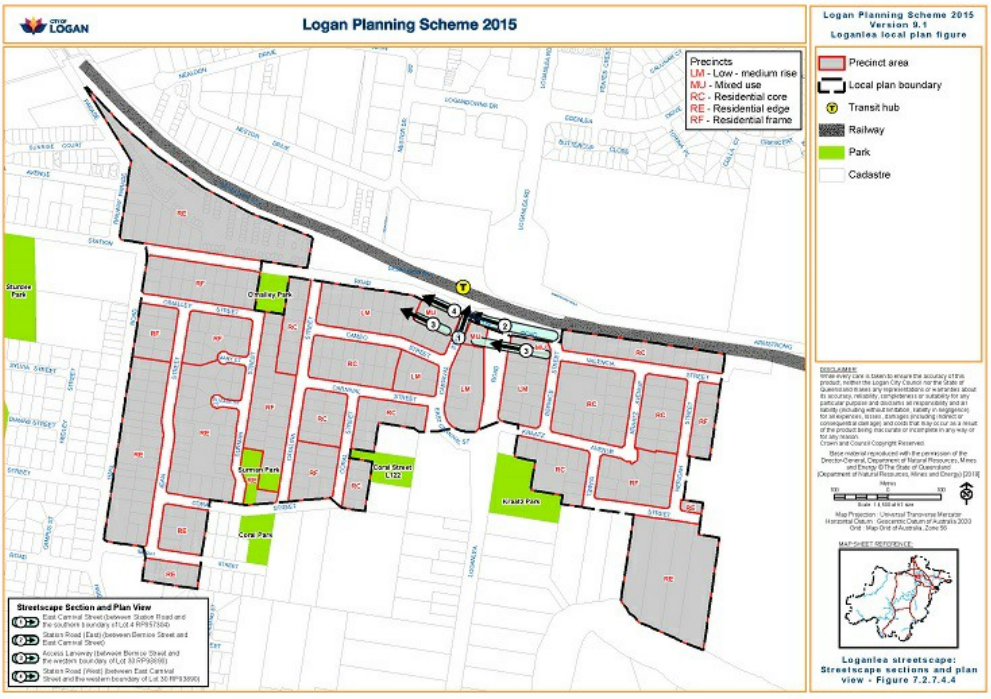


Figure 7.2.7.4.5 - Loganlea streetscape: East Carnival Street (between Station Road and the southern boundary of Lot 4 RP857304)

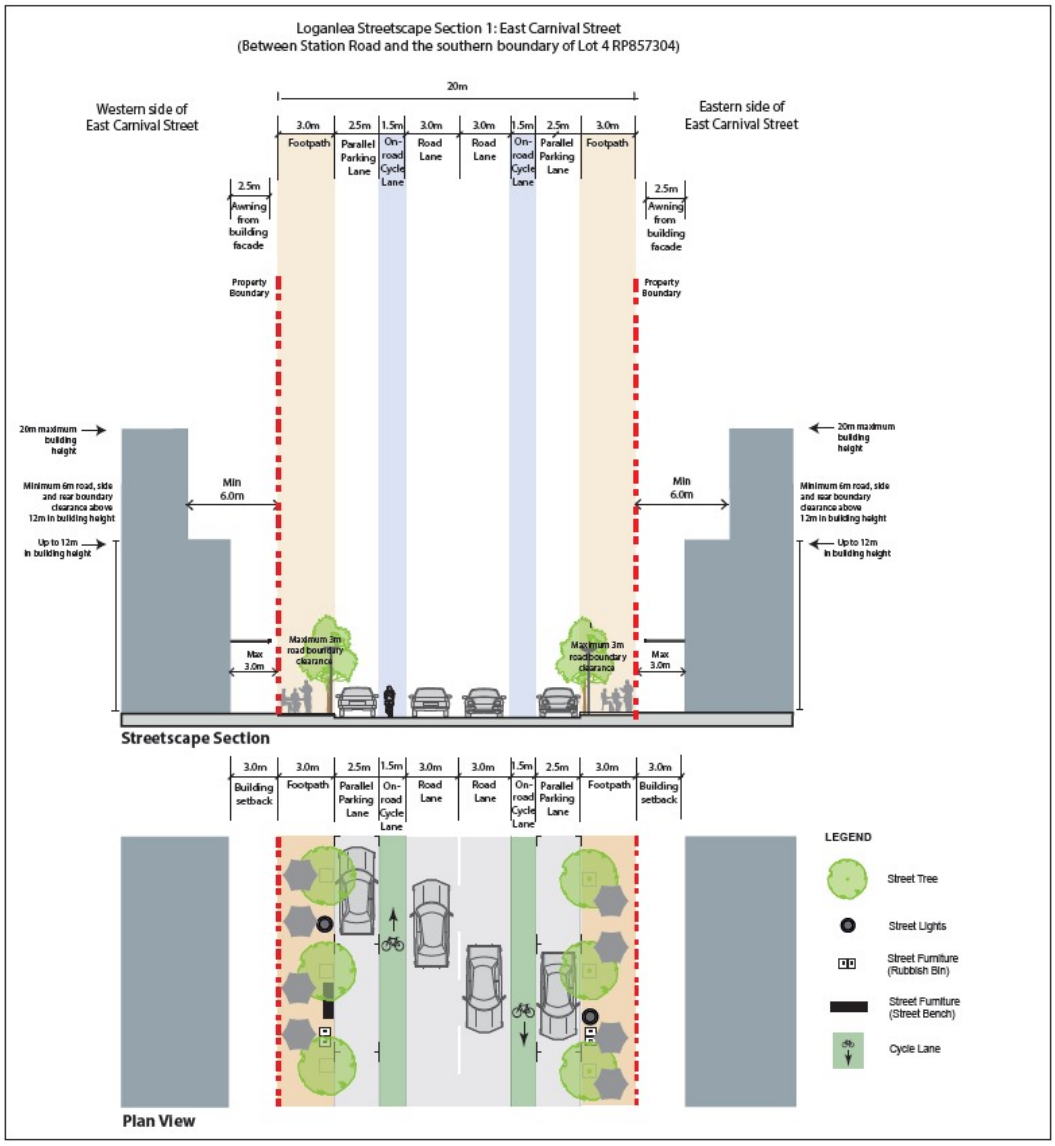


Figure 7.2.7.4.6 - Loganlea streetscape: Station Road (East) (between Bernice Street and East Carnival Street)

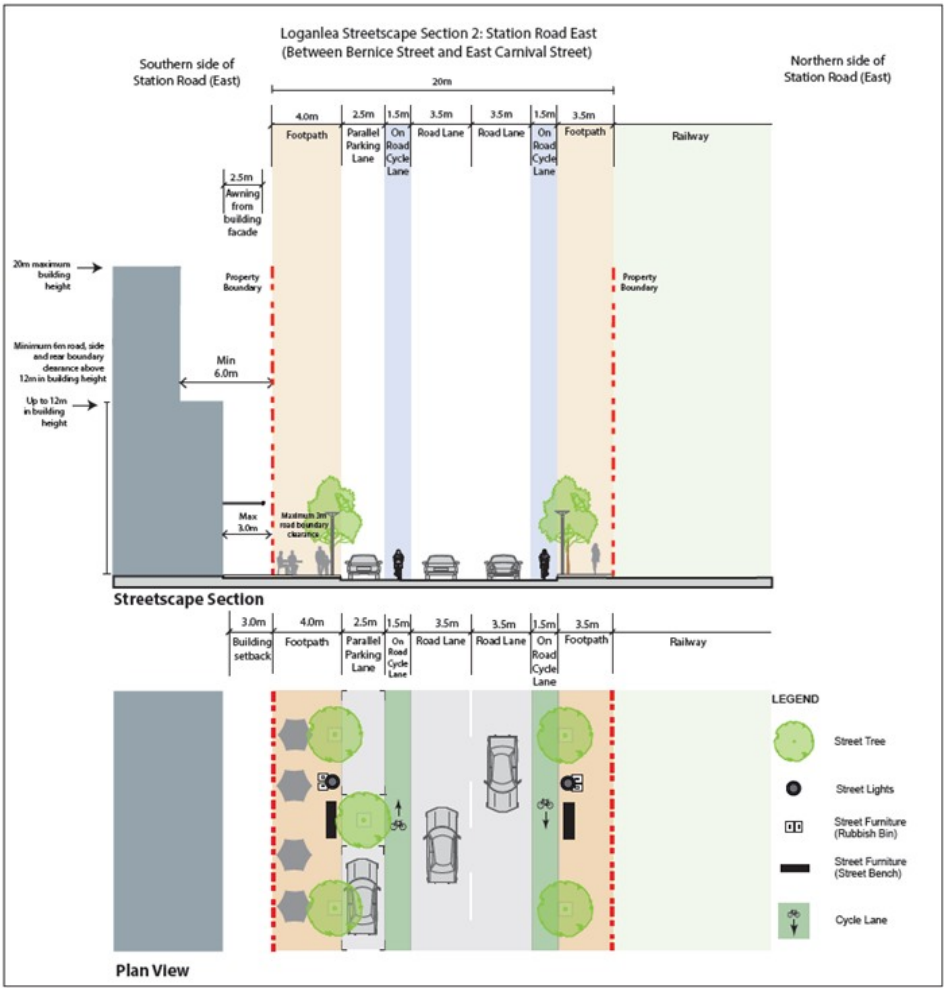


Figure 7.2.7.4.7 - Loganlea streetscape: Access Laneway (South) (between Bernice Street and the western boundary of Lot 30 RP93890)

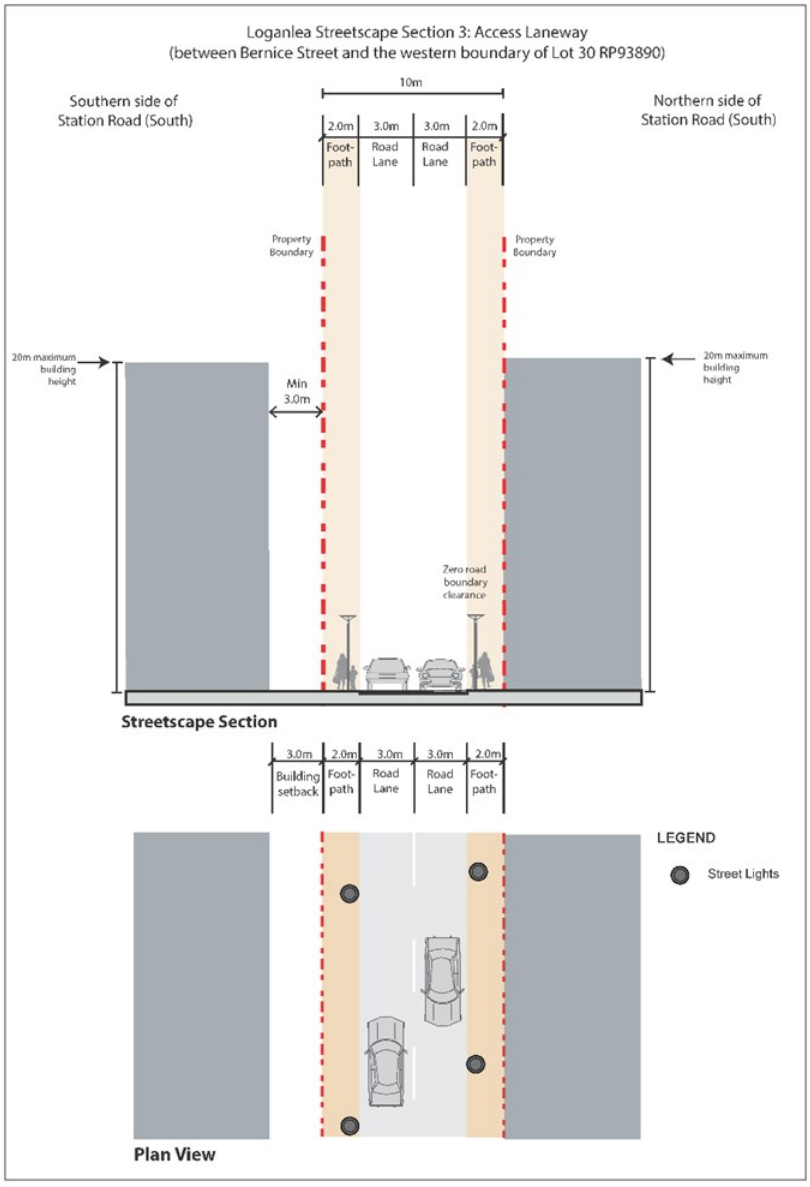
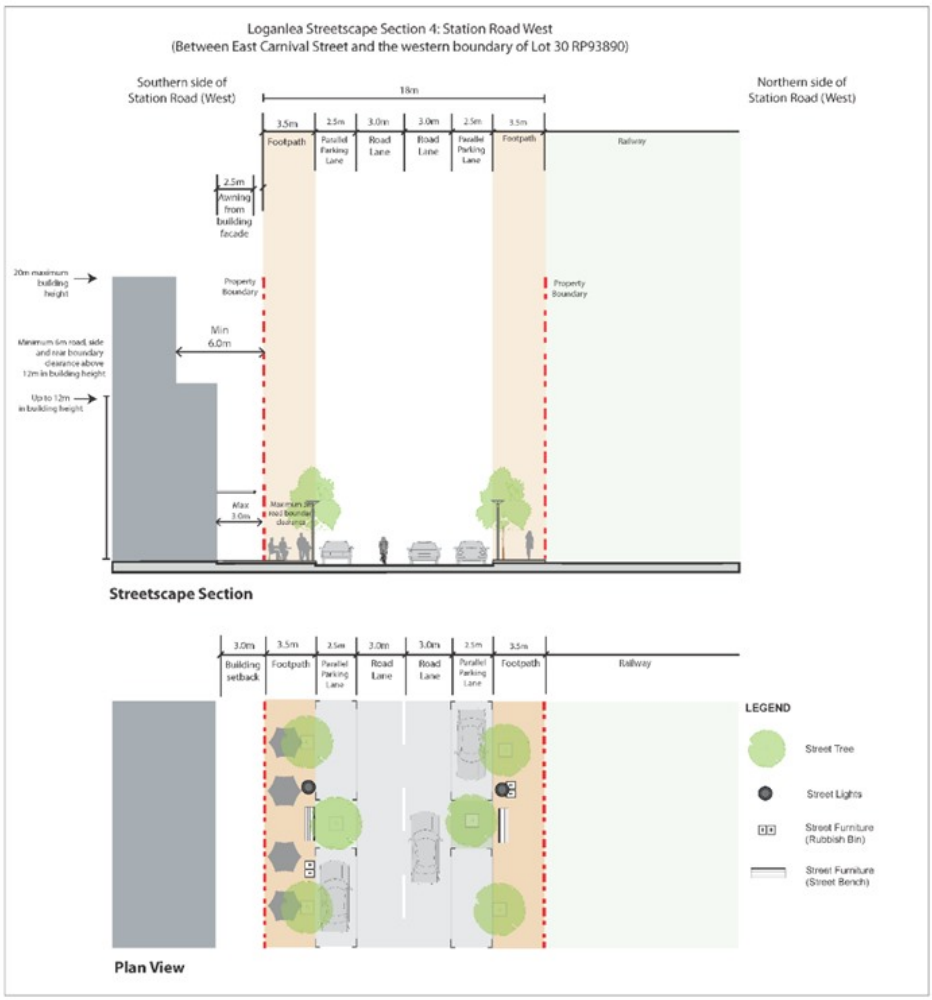


Figure 7.2.7.4.8 - Loganlea streetscape: Station Road (West) (between East Carnival Street and the western boundary of Lot 30 RP93890)


Loganlea Streetscape Section 4: Station Road West
(Between East Carnival Street and the western boundary of Lot 30 RP93890)
Southern side of Station Road (West)
18m
Northern side of Station Road (West)
3.5m Footpath
2.5m Parallel Parking Lane
3.0m Road Lane
3.0m Road Lane
2.5m Parallel Parking Lane
3.5m Footpath
Railway
2.5m Awning from building facade
20m maximum building height
Property Boundary
Property Boundary
Minimum 6m road, side and rear boundary clearance above 12m in building height
Min 6.0m
Up to 12m in building height
Max 3.0m
Streetscape Section
3.0m Building setback
3.5m Footpath
2.5m Parallel Parking Lane
3.0m Road Lane
3.0m Road Lane
2.5m Parallel Parking Lane
3.5m Footpath
Railway
LEGEND
Street Tree
Street Lights
Street Furniture (Rubbish Bin)
Street Furniture (Street Bench)
Plan View

7.2.8 Park Ridge local plan code

7.2.8.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which Park Ridge local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.8.1 - Park Ridge local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.1 - Centre zone or Table 5.9.8.1 - Park Ridge local plan: material change of use in Part 5 - Tables of assessment;
   c. reconfiguring of 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;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.8.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Park Ridge local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Park Ridge local plan area is bounded by the Mount Lindesay Highway to the west and Park Ridge Road to the south. The area is surrounded by low density housing and native bushland.

7.2.8.3 Purpose

1. The purpose of the Park Ridge local plan code is to:
   a. develop the local plan area as a district centre within the Logan urban footprint, serving its primary trade area;
   b. establish a highly urbanised built form, character and level of amenity;
   c. develop the local plan area with convenience and comparison retail, community facilities and office based employment to support the new residential community and employment uses at Park Ridge;
   d. create a fine-grained movement network that gives priority to walking, cycling and public transport over private vehicles;
   e. enhance and develop the identity and distinctive character of the Park Ridge local plan area and its precincts.
2. The Park Ridge local plan comprises two precincts identified on Park Ridge local plan map LPM-08.00 in Schedule 2 - Mapping and Figure 7.2.8.4.1 - Park Ridge local plan precincts being the:
   a. Centre core precinct;
   b. Commercial precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area has a mix of District centre activities that service the new residential community and employment uses at Park Ridge;
      Editor's note - sections (3) (l) to (m) articulate the precinct-specific land use overall outcomes.
   b. Jedfire Park and the new road adjacent the western side of Jedfire Park are the focal points of the local plan area connected by pedestrian, cycle network and road networks;
   c. Small-scale ground floor tenancies on active frontage streets enable multiple uses, animate the streets and enhance engagement;
   d. Public transport, cycling and walking are given priority over motor vehicles by development:
      i. road, streetscape and wayfinding improvements that create legible, safe, comfortable and interesting routes;
      ii. providing wide footpaths and dedicated pedestrian networks along roads and within the Centre core precinct;
      iii. providing clearly defined cycle networks within the local plan area that connect to the cycle networks outside the local plan area;
      iv. ensuring vehicle access to premises with frontage to a road that adjoins Jedfire Park does not detract from the pedestrian or shopping environment,
   e. Safe and effective vehicular movement network with a quality pedestrian and cycle environment is facilitated by:
      i. extension to Jedfire Street to create a connection to Jedfire Park;
      ii. extension to Kantenna Street to create connections with Jedfire Park and the Commercial precinct;
      iii. a new road adjacent to the western side of Jedfire Park connecting Park Ridge Road to Jedfire and Kantenna Streets and extending to the northern boundary of the local plan area;
      iv. a new grid patterned street network in the Commercial precinct;
      Editor's note - The new road adjacent to the western side of Jedfire Park (Park Ridge UA4) identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network is trunk infrastructure in Part 4 - Local government infrastructure Plan.
      Editor's note - The new road adjacent to the western boundary of Jedfire Park will be at grade with Jedfire Park.
   f. Built form facilitates a safe and interesting public realm by:
      i. stimulating activity at ground level;
      ii. assisting in wayfinding;
      iii. enabling positive casual surveillance and engagement along the active frontage streets, Jedfire Park and Kantenna Park;
      iv. integrating seamlessly pedestrian areas within development sites with the streetscape;
      v. screening service areas and car parking for service vehicles from active frontage streets and Jedfire Park;
   g. Built form facilitates wayfinding and provides a sense of place by defining key destinations, including active frontage streets and Jedfire Park;
   h. Built form adjoining the active frontage streets creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances and quality street furniture and landscape treatments;
   i. Built form fronting Jedfire Park is visually attractive presenting a unified scale of development and a cohesive palette of building, building articulation, landscaping and lighting;
   j. Building heights:
      i. respond to the topography of the site;
      ii. create an interesting and distinctive skyline with the most prominent buildings sited in the landmark development locations;
      iii. where a landmark building and exceeding the building height identified on Figure 7.2.8.4.3 - Park Ridge building heights, the landmark building demonstrates design excellence, enhances identity and wayfinding and acts as a visual marker;
      iv. elsewhere have a medium rise appearance;
   k. The visual presentation of the local plan area to Mount Lindesay Highway and Park Ridge Road is of a high quality with articulated building forms, minimal blank facades, varied building materials and use of colour, screened rooftop plant and a landscaped setting;
   l. In the Centre core precinct:
      i. land uses on a site with frontage to a road that adjoins Jedfire Park are District centre activies, other than Adult store or Adult store in a Shopping centre, at the ground floor and Accommodation activities other than Dual occupancy or Dwelling house above the ground floor;
      ii. elsewhere, land uses are a mix of District centre activities other than Adult store or Adult store in a Shopping centre;
      iii. built form protects and does not detract from the delivery of an accessible pedestrian connection to Jedfire Park;
   m. In the Commercial precinct a building has at least two different District centre activities excluding large-scale Retail activities.

Editor's note - The place making elements referred to in the overall outcomes eg. active frontage street are identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network.

7.2.8.4 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 7.2.8.4.1 - Park Ridge local plan code for accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
All precincts	
Land use	
PO1 A use adjoining an active frontage street identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO1** A use adjoining an active frontage street identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres.
Design	
Building height	
PO2 A building has a building height that: a. is in accordance with building height overall outcome 7.2.8.3(3)(j); b. is responsive to the topography of the site.	**AO2** The building height of a building does not exceed the maximum height identified on Figure 7.2.8.4.3 - Park Ridge building heights.
Boundary clearances and awnings	
PO3 Development on a site adjoining a road in column 1 of Table 7.2.8.4.2 - Streetscape section and plan view provides the following: a. road boundary clearances for the full site frontage to the road that enable visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce bulk and articulate building form to provide a human scale built form along the street and adjoining lots; c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO3** Development on a site adjoining a road in column 1 of Table 7.2.8.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awnings on active frontage streets for the full site frontage to the road; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.8.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
Design	
Rooftop	
PO4 The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO4** No acceptable outcome provided.
Landmark buildings	
PO5 Development on premises with a landmark building identified Figure 7.2.8.4.2 - Park Ridge place making and movement network provides landmark buildings and structures that: a. demonstrate design excellence; b. enhance identity and wayfinding; c. act as a visual marker to define: i. the western edge to the District centre from Mount Lindesay Highway identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network; ii. the entry from Park Ridge Road at the edge of the Centre core precinct identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network; iii. Jedfire Park identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network; d. articulate corner sites.	**AO5** No acceptable outcome provided.
Casual Surveillance of Kantenna Park and Jedfire Park	
PO6 Development on land with frontage to a road that adjoins Kantenna Park or Jedfire Park facilitates casual surveillance of the park.	**AO6** No acceptable outcome provided.
Road improvements	

PO7 Development on a site adjoining a road in column 1 of Table 7.2.8.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.8.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. cycle network; iv. landscaping; v. on-street car parking; vi. street lighting; vii. median strip; viii. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.8.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO7** No acceptable outcome provided.

Table 7.2.8.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road	**Type of street**	**Streetscape figure**
New road - Western side of Jedfire Park (between Kantenna Street and Park Ridge Road)	Active frontage street	Figure 7.2.8.4.5
Jedfire Street (West) (between Mount Lindesay Highway and Jedfire Park)	Active frontage street	Figure 7.2.8.4.6
Kantenna Street (between the eastern boundary of Kantenna Park and the eastern boundary of Lot 2 RP203375)	Active frontage street	Figure 7.2.8.4.7
New Road - Eastern side of Jedfire Park (between Kantenna Street and Park Ridge Road)	Active frontage street	Figure 7.2.8.4.8

Transparent facade	
PO8 A building adjoining an active frontage street identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network has a facade that facilitates casual surveillance.	**AO8** A building adjoining an active frontage street on Figure 7.2.8.4.2 - Park Ridge place making and movement network has transparent windows for a minimum of 75 percent of the building facade.
Built form streetscape	
PO9 Development adjoining an active frontage street identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network creates an engaging, legible and pedestrian friendly streetscape through: a. distinctive building entrances; b. varied building materials, other than on sites with frontage to an active frontage street that adjoins Jedfire Park; c. paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping.	**AO9** No acceptable outcome provided.
Development fronting Jedfire Park	
PO10 Development with frontage to a road that adjoins Jedfire Park identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network is of a high quality visual presentation having regard to: a. building articulation and minimal blank facades; b. visual screening of rooftop plant; c. landscaping and screening of services; d. consistent building materials and colour palette; e. lighting.	**AO10** No acceptable outcome provided.
PO11 A building with frontage to a road that adjoins Jedfire Park identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network contributes to the streetscape character by addressing and interacting with Jedfire Park.	**AO11** No acceptable outcome provided.
Development adjoining Mount Lindesay Highway or Park Ridge Road	
PO12 Development adjoining the Mount Lindesay Highway or Park Ridge Road is of a high quality visual presentation having regard to: a. building articulation; b. minimal blank facades; c. varied building materials and use of colour accents; d. visual screening of rooftop plant; e. car park landscaping; f. the landscape setting and the public realm.	**AO12** No acceptable outcome provided.
Movement network	

Pedestrian network, cycle networks and new road	
PO13 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network provides the element: a. pedestrian network; b. district cycle networks; c. new road on the western side of Jedfire Park (Park Ridge UA4 (Kanteena Street/UA1/UA3 to Park Ridge Road)). Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO13** No acceptable outcome provided.
Car parking adjoining active frontage streets	
PO14 Car parking for a premises adjoining an active frontage street identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network does not have an adverse visual impact on the streetscape.	**AO14** Car parking for a premises adjoining an active frontage street identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network is: a. located internal to, behind or under a building; b. not visible or accessible from any new road adjacent Jedfire Park; c. not visible from an active frontage street.
Vehicle access fronting Jedfire Park	
PO15 Service vehicle access to premises with frontage to a road that adjoins Jedfire Park identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network does not have an adverse impact on the pedestrian or shopping environment.	**AO15** Premises with frontage to a road that adjoins Jedfire Park identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network: a. do not have direct service vehicle access from the new road adjoining Jedfire Park; b. have concealed service areas from the new road adjoining Jedfire Park.
Centre core precinct	
Land uses	
PO16 A use in the Centre core precinct: a. with frontage to a road adjoining Jedfire Park is: i. if at the ground floor, a District centre activity other than Adult store or Adult store in a Shopping centre; ii. if above the ground floor, a District centre activity that is an Accommodation activity; b. elsewhere, is a District centre activity other than Adult store or Adult store in a Shopping centre. Editor's note - A District centre activity at the ground floor adjoining Jedfire Park or an active frontage street on Figure 7.2.8.4.2 - Park Ridge place making and movement network will activate the street in accordance with PO1.	**AO16** No acceptable outcome provided.
Design	
Pedestrian connection to Jedfire Park	
PO17 Development in the Centre core precinct does not compromise the provision of an accessible connection to Jedfire Park as part of the pedestrian network identified on Figure 7.2.8.4.2 - Park Ridge place making and movement network.	**AO17** No acceptable outcome provided.
Commercial precinct	
Land uses	
PO18 A building in the Commercial precinct has at least two different District centre activities, other than a Retail activity exceeding 2,000m^2 gross floor area, so that a mix of District centre activities is achieved.	**AO18** No acceptable outcome provided.

Figure 7.2.8.4.1 - Park Ridge local plan precincts

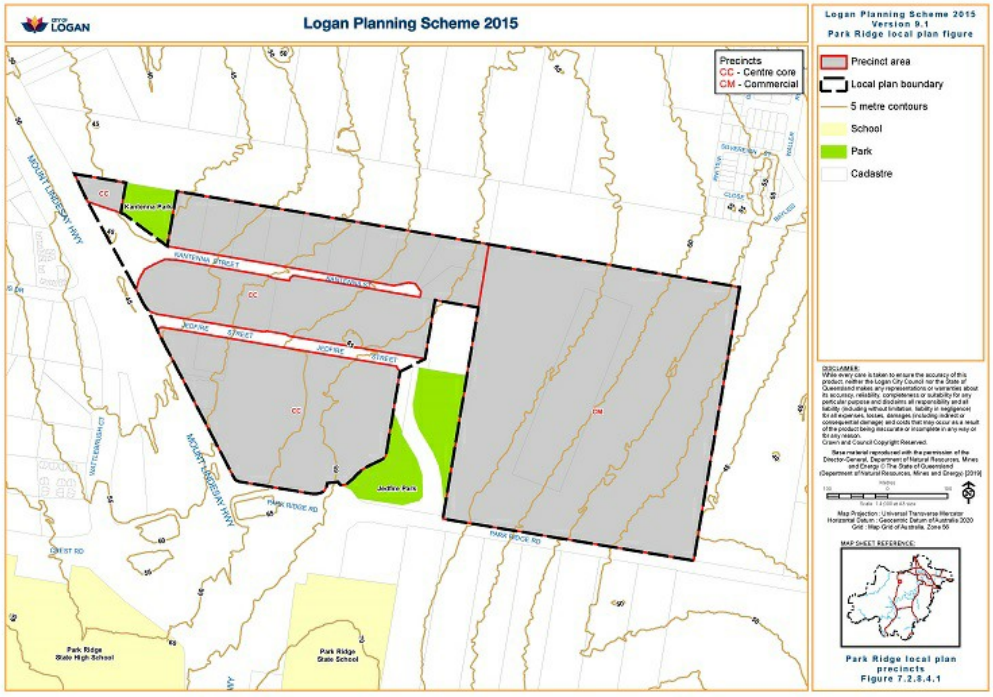


Figure 7.2.8.4.2 - Park Ridge place making and movement network



Figure 7.2.8.4.3 - Park Ridge building heights

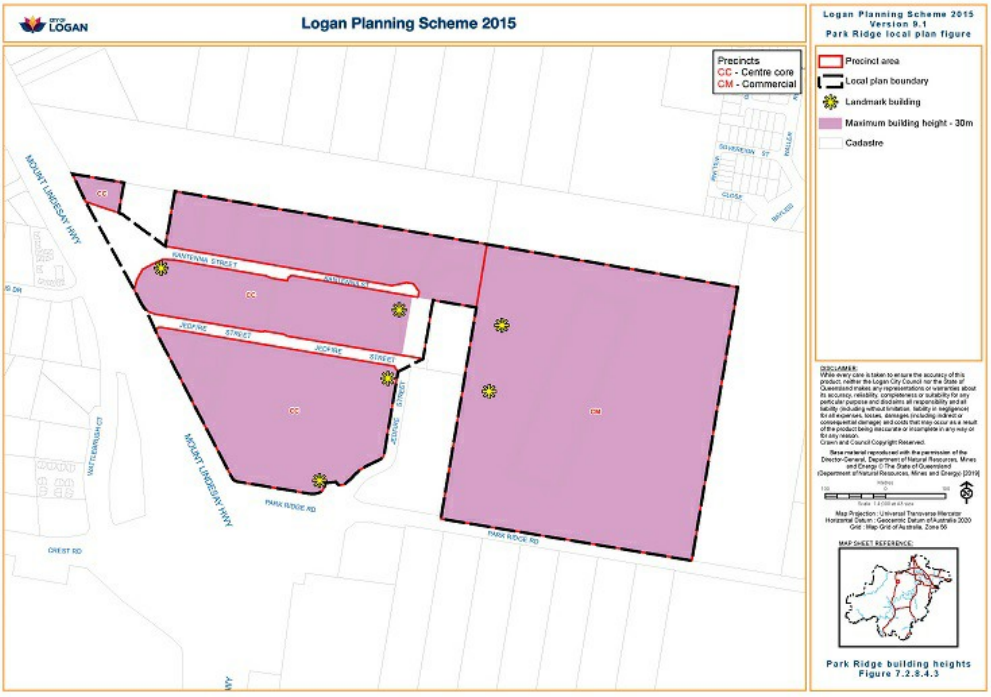


Figure 7.2.8.4.4 - Park Ridge streetscape sections and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Park Ridge streetscape sections Figure 7.2.8.4.5 to Figure 7.2.8.4.8.



Figure 7.2.8.4.5 - Park Ridge streetscape: New Road - Western side of Jedfire Street (between Kantenna Street and Park Ridge Road)

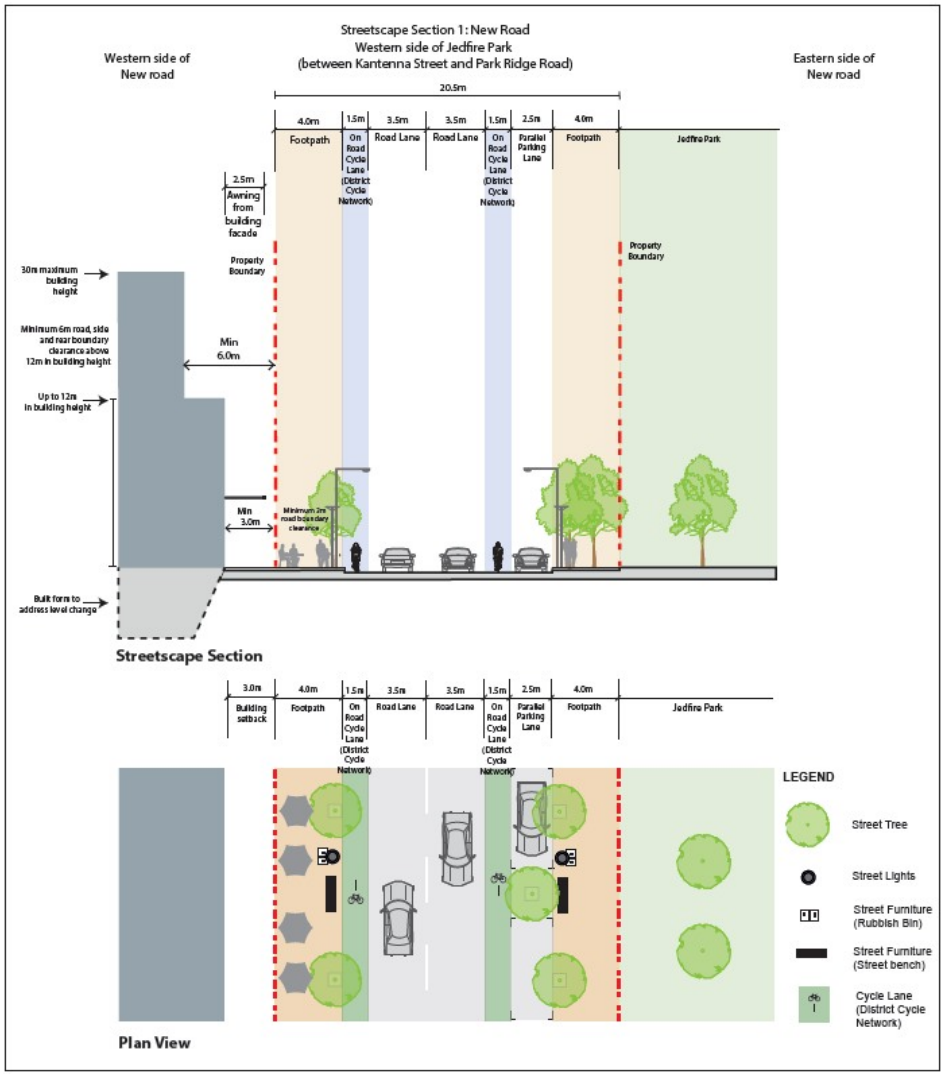


Figure 7.2.8.4.6 - Park Ridge streetscape: Jedfire Street (West) (between Mount Lindesay Highway and Jedfire Park)

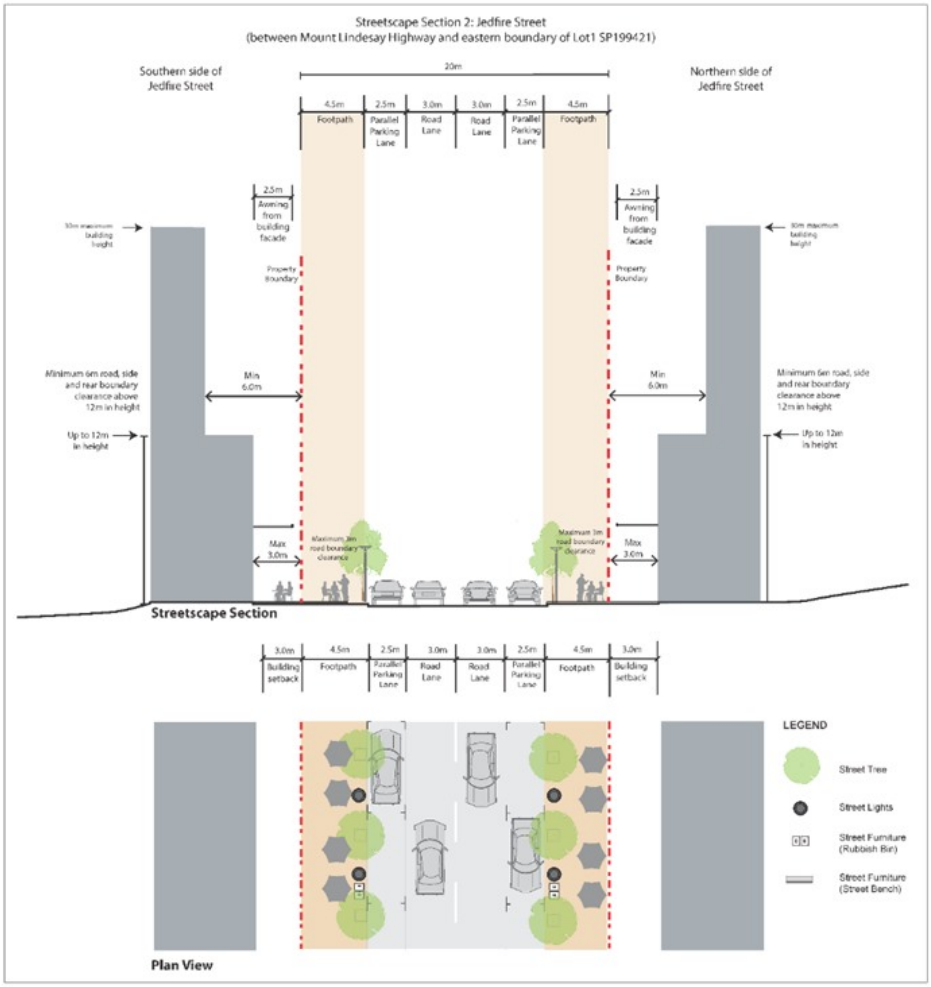


Figure 7.2.8.4.7 - Park Ridge streetscape: Kantenna Street (between the eastern boundary of Kantenna Park and the eastern boundary of Lot 2 RP203375)

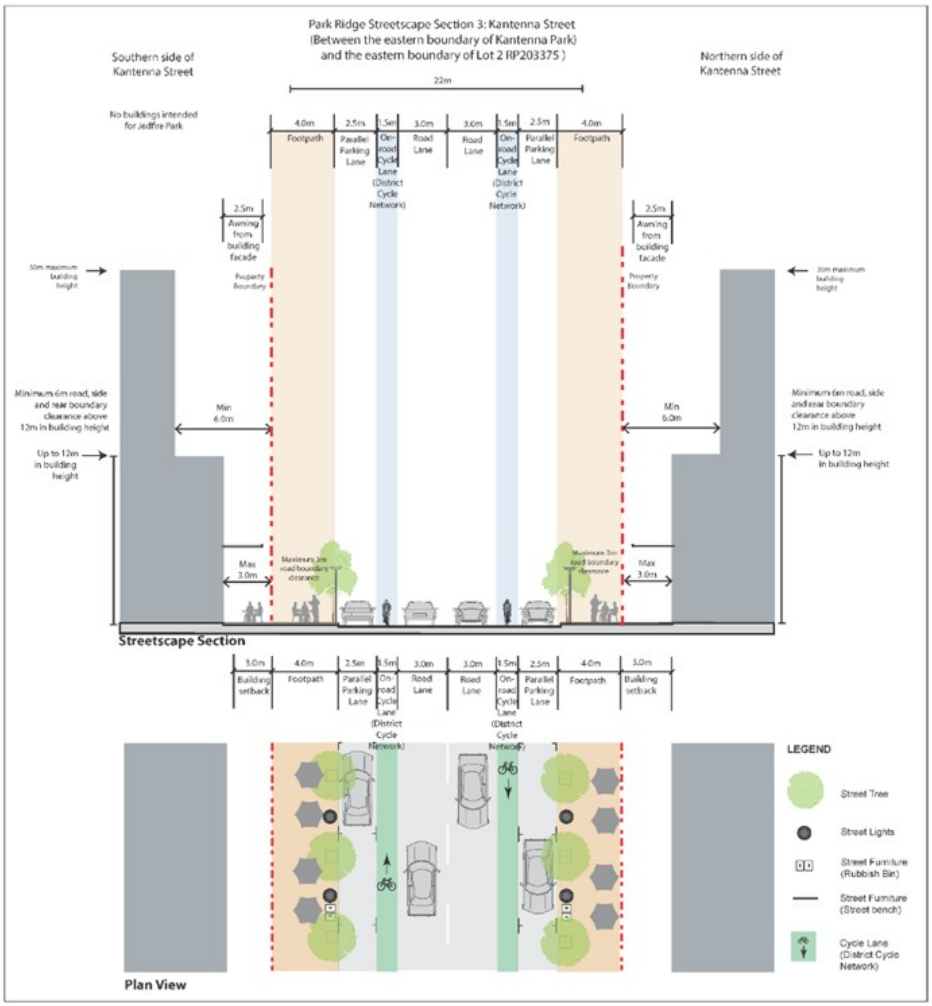
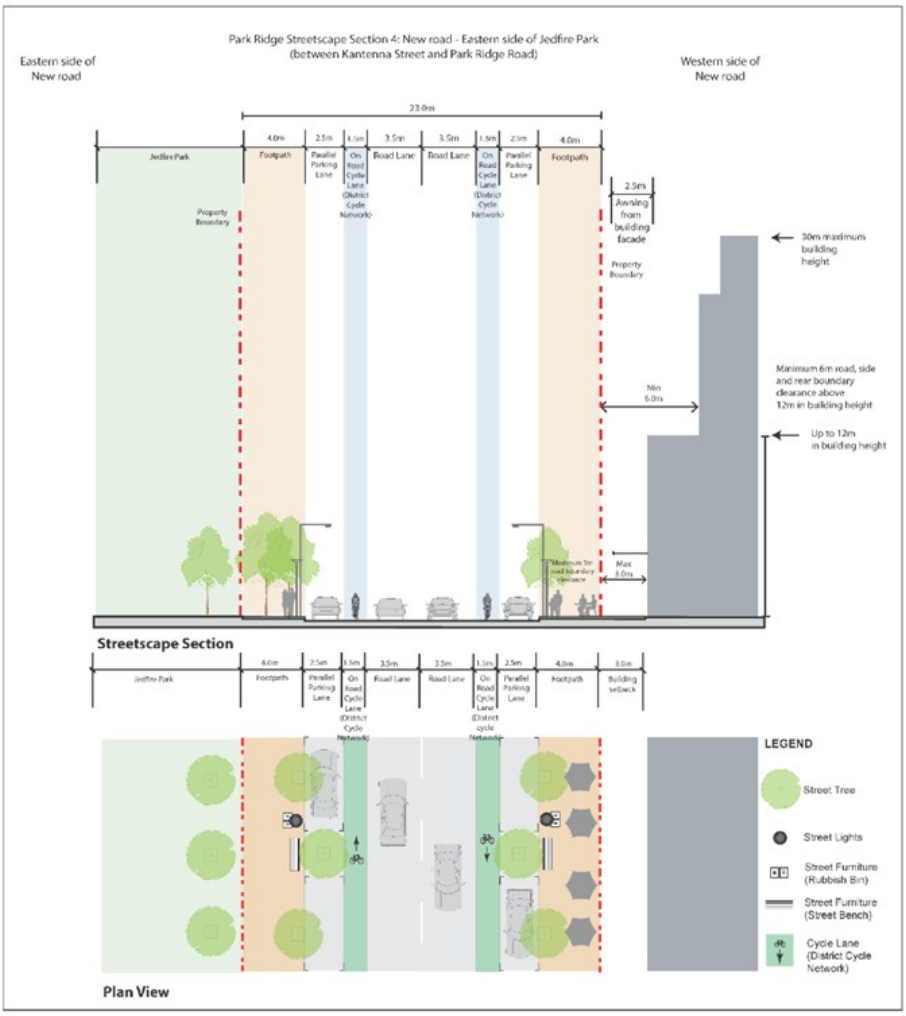


Figure 7.2.8.4.8 - Park Ridge streetscape: New Road - Eastern side of Jedfire Park (between Kantenna Street and Park Ridge Road)


Park Ridge Streetscape Section 4: New road - Eastern side of Jedfire Park
(between Kantenna Street and Park Ridge Road)
Eastern side of New road
Western side of New road
23.0m
4.0m
Footpath
2.5m
Parallel Parking Lane
1.5m
On Road Cycle Lane (District Cycle Network)
3.5m
Road Lane
Jedfire Park
Property Boundary
2.5m
Awning from building facade
30m maximum building height
Minimum 6m road, side and rear boundary clearance above 12m in building height
Min 6.0m
Up to 12m in building height
Max 3.0m
Streetscape Section
Building setback
Plan View
LEGEND
Street Tree
Street Lights
Street Furniture (Rubbish Bin)
Street Furniture (Street Bench)
Cycle Lane (District Cycle Network)

7.2.9 Shailer Park local plan code

7.2.9.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for which the Shailer Park local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.9.1 - Shailer Park local plan: material change of use in Part 5 - Tables of assessment;
   b. material change of use made impact assessment in Table 5.5.1.1 - Centre zone or Table 5.9.9.1 - Shailer Park local plan: material change of use in Part 5 - Tables of assessment;
   c. 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;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.9.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Shailer Park local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Shailer Park local plan area is distinguished by a large shopping centre which is the primary destination in the area offering a vast complex of shops and cinemas centred on a popular outdoor plaza with cafes and restaurants.
2. Nearby developments include big box retail facilities and mixed use commercial services.

7.2.9.3 Purpose

1. The purpose of the Shailer Park local plan code is to:
   a. develop the local plan area as a major centre within the Logan urban footprint, serving its primary trade area;
   b. establish a highly urbanised built form, character and level of amenity;
   c. develop the local plan area as a transit oriented development;
   d. create a fine grain movement network that enables safe walking, cycling and public transport within the local plan area;
   e. enhance and develop the identity and distinctive character of the Shailer Park Local plan area and its precincts;
2. The Shailer Park local plan comprises two precincts identified on the Shailer Park local plan map LPM-09.00 in Schedule 2 - Mapping and Figure 7.2.9.4.1 - Shailer Park local plan precincts being the:
   a. Bryants Road precinct;
   b. Centre core precinct;
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area is a mixed use residential and employment area supporting a range of Major centre activities;
      Editor's note - Not all precincts will have all Major centre activities. Sections 7.2.9.3(3)(j) to (k) articulate the precinct-specific land use overall outcomes for each precinct.
   b. The Centre core precinct shopping centre and its plaza are the focal points of the local plan area accessible by pedestrian, cycle and road networks;
   c. The small-scale ground floor tenancies adjoining Bryants Road and the northern side of the new road in the Bryants Road precinct enable multiple uses, animate the streets and enhance engagement;
   d. Public transport, cycling and walking are enabled and encouraged by providing:
      i. comprehensive and consistent wayfinding in all precincts;
      ii. wide footpaths and dedicated pedestrian networks;
      iii. clearly defined cycle networks within the local plan area that connect to the external cycle network;
      iv. a new road connecting Bryants Road and the Pacific Highway service road;
   e. Built form facilitates a safe and interesting public realm by:
      i. enabling positive casual surveillance and engagement to the plaza and active frontage streets;
      ii. defining and supporting a human scale;
      iii. stimulating activity at ground level on active frontage streets;
      iv. assisting in wayfinding;
      v. integrating seamlessly pedestrian areas within development sites with the streetscape;
   f. Built form adjoining active frontage streets creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances, with quality street furniture and landscape treatments;
   g. Built form to the north of the new road in the Bryants Road precinct creates a visually attractive streetscape by presenting a unified development with a cohesive palette of building materials;
   h. Building heights:
      i. create an interesting and distinctive skyline with the tallest and most prominent buildings sited in the landmark development locations;
      ii. where a landmark building and exceeding the building height identified on Figure 7.2.9.4.3 - Shailer Park building heights, the landmark building demonstrates design excellence, enhanced identity and wayfinding and acts as a visual marker;
      iii. present a high profile edge to the Pacific Highway in the Centre core precinct south of Leda Drive;
      iv. avoid unacceptable impacts on adjacent development by transitioning down in height towards residential zone category land and by responding to the topography of individual sites;
   i. The visual presentation of the local plan area from the Pacific Highway is of a high quality with articulated building forms, minimal blank facades, varied building materials and colour or texture, screened rooftop plant and a landscaped setting;
   j. In the Bryants Road precinct land uses are:
      i. Multiple dwelling being apartments on premises between Timor Avenue and the new road;
      ii. Elsewhere, Major centre activities;
   k. In the Centre core precinct, land uses are:
      i. Major centre activities:
         A. other than Adult store or an Adult store in Shopping centre;
         B. include large-scale Retail activities;
      ii. Offices or Major centre activity that is an Accommodation activity, are established with any major redevelopment;

Editor's note - The place making elements referred to in the overall outcomes eg. active frontage streets are identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network.

7.2.9.4 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 7.2.9.4.1 - Shailer Park local plan code for accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
All precincts	
Land use	
PO1 A use adjoining the plaza or an active frontage street identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO1** A use adjoining the plaza or an active frontage street identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.
Design	
Building height	
PO2 A building has a building height that: a. is in accordance with building height overall outcome 7.2.9.3(3)(h); b. does not cause unacceptable overshadowing of premises in the residential zone category.	**AO2** The building height of a building does not exceed the maximum height identified on Figure 7.2.9.4.3 - Shailer Park building heights.
Active frontage streets	
Boundary clearances and awnings	
PO3 Development on a site adjoining a road in column 1 of Table 7.2.9.4.2 - Streetscape section and plan view provides the following: a. road boundary clearances for the full site frontage to the road that enable visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce bulk and articulate building form to provide a human scale along the street and adjoining lots; c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO3** Development on a site adjoining a road in column 1 of Table 7.2.9.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awning for the full site frontage to the road; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.9.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
Design	
Rooftop	
PO4 The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO4** No acceptable outcome provided.
Landmark buildings	
PO5 Development on premises with a landmark building identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network provides landmark buildings and structures that: a. demonstrate design excellence; b. enhance identity and wayfinding; c. act as a visual marker to define the entry and exits to the Centre core precinct and Bryants Road precinct off the Pacific Highway service road: d. articulate corner sites.	**AO5** No acceptable outcome provided.
Development adjoining the Pacific Highway	
PO6 Development adjoining the Pacific Highway identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network is of a high quality visual presentation having regard to: a. building articulation; b. minimal blank facades; c. varied building materials and the use of colour accents; d. visual screening of rooftop plant; e. car park landscaping; f. the landscape setting and public realm.	**AO6** No acceptable outcome provided.
Active frontage streets	
Road improvements	
PO7 Development on a site adjoining a road in column 1 of Table 7.2.9.4.2 - Streetscape section and plan view provides the following elements for	**AO7** No acceptable outcome provided.

the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.9.4.2 - Streetscape section and plan view: (a) footpath; (b) street furniture; (c) landscaping; (d) cycle network; (e) on-street car parking; (f) street lighting; (g) median strip; (h) trafficable area for vehicles. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.	

Table 7.2.9.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road	**Type of street**	**Streetscape figure**
Belbora Road (between Bryants Road and Nangara Street)	Active frontage street	Figure 7.2.9.4.5
Mandew Street (between Bryants Road and the northern boundary of Lot 15 RP227308)	Active frontage street	Figure 7.2.9.4.6
New Road (between Bryants Road and the Pacific Highway service road)	Active frontage street	Figure 7.2.9.4.7
Bryants Road (East) (between Mandew Street and Belbora Street)	Active frontage street	Figure 7.2.9.4.8
Bryants Road (West) (between Mandew Street and the western boundary of Lot 3 RP227238)	Active frontage street	Figure 7.2.9.4.9

Transparent facade	
PO8 A building adjoining the plaza or active frontage streets identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network has a facade that facilitates casual surveillance.	**AO8** A building adjoining the plaza or active frontage streets identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network has transparent windows for a minimum of 75 percent of the building facade.
Movement network	
Pedestrian network, cycle networks and new road	
PO9 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network provides the element: (a) pedestrian network; (b) district cycle network; (c) new road. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO9** No acceptable outcome provided.
Vehicle access to the new road or active frontage streets	
PO10 Vehicle access from premises adjoining the new road in the Bryants Road precinct or an active frontage street identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network does not have an adverse impact on the shopping or residential environment.	**AO10** Vehicle access from premises adjoining the new road in the Bryants Road precinct or an active frontage street identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network does not have vehicular access directly from the new road or active frontage street.
Bryants Road precinct	
Land uses	
PO11 A use in the Bryants Road precinct: a. on premises between Timor Avenue and the new road identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network is Multiple Dwellings being apartments; b. elsewhere is Major centre activities. Editor's note - A Major centre activity at the ground floor adjoining an active frontage street identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network will activate the street in accordance with PO1.	**AO11** No acceptable outcome provided.
Design	
PO12 Development adjoining the new road in the Bryants Road precinct identified on Figure 7.2.9.4.2 - Shailer Park place making and movement network is visually attractive having regard to: a. building articulation; b. minimal blank facades; c. consistent building materials and use of colour accents.	**AO12** No acceptable outcome provided.
Centre core precinct	
Land uses	
PO13 A use in the Centre core precinct is a Major centre activity, including	**AO13** No acceptable outcome provided.

large-scale Retail activities other than: a. a use adjoining the plaza; or b. an Adult store; or c. an Adult store in a Shopping centre. Editor's note - A Major centre activity at the ground floor adjoining the plaza or an active frontage street on Figure 7.2.10.4.2 - Shailer Park place making and movement network will activate the street in accordance with PO1.	
PO14 Material change of use for any Major centre activity in the Centre core precinct that exceeds 10,000m^2 gross floor area is developed in conjunction with an Office, or Major centre activity that is an Accommodation activity, that has a gross floor area equivalent to at least 15 percent of the Major Centre activity gross floor area. Editor's note - The Major centre activity gross floor area in this PO is a reference to the Major centre activity gross floor area that is the subject of the development application. It does not include existing gross floor area which is not the subject of the material change of use.	**AO14** No acceptable outcome provided.
Design	
Plaza	
PO15 Development does not compromise the delivery of a plaza in accordance with overall outcome 7.2.10.3(3)(b).	**AO15** No acceptable outcome provided.

Figure 7.2.9.4.1 - Shailer Park local plan precincts

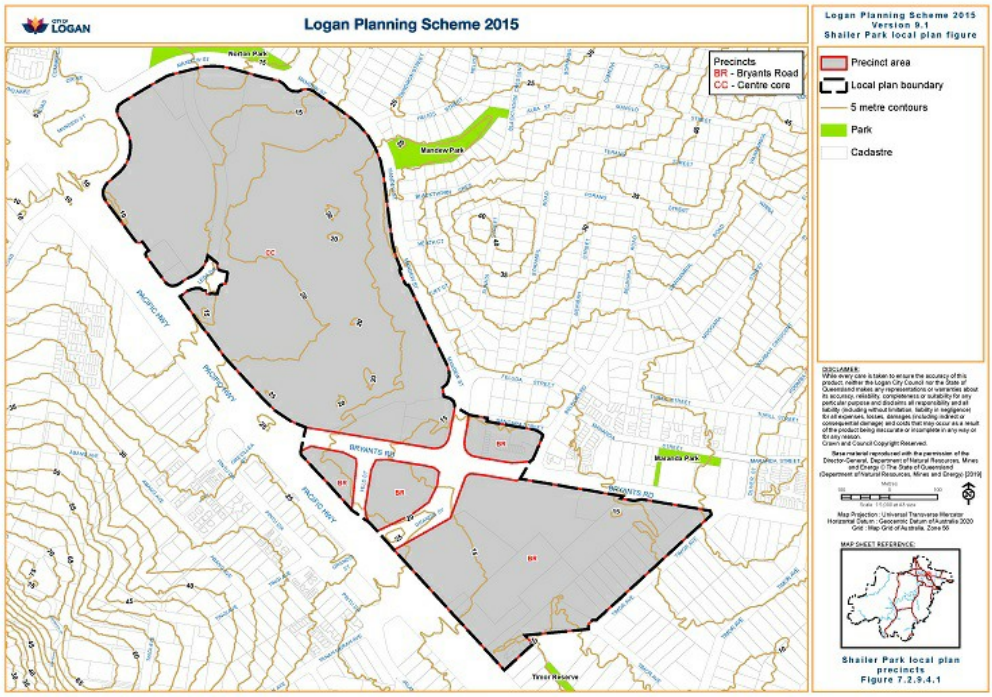


Figure 7.2.9.4.2 - Shailer Park place making and movement network



Figure 7.2.9.4.3 - Shailer Park building heights

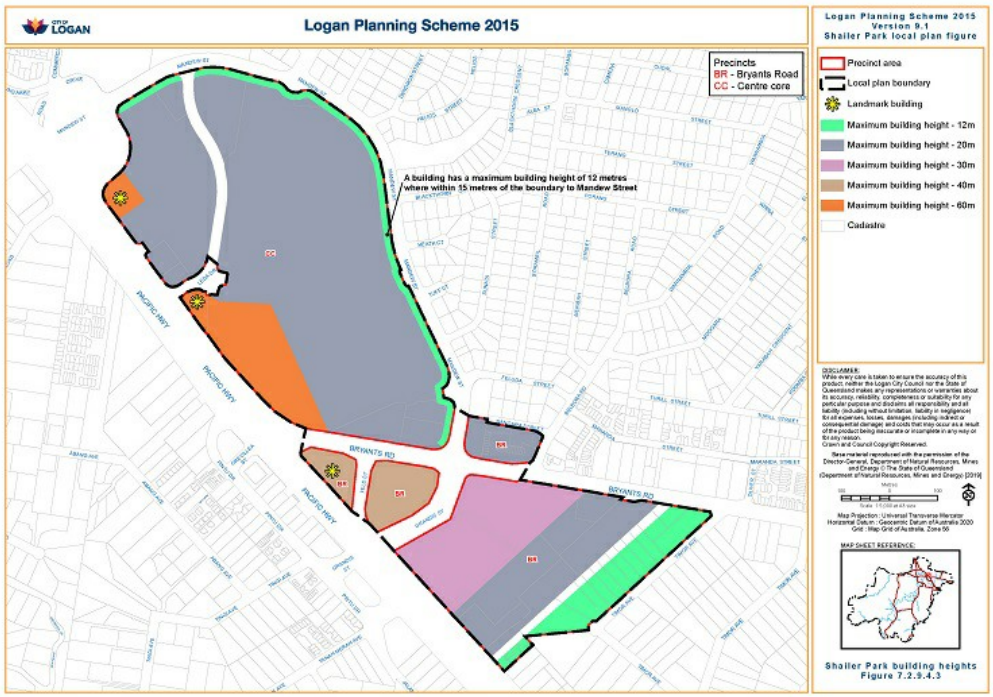


Figure 7.2.9.4.4 - Shailer Park Streetscape sections and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Shailer Park streetscape sections Figure 7.2.9.4.5 to Figure 7.2.9.4.9.

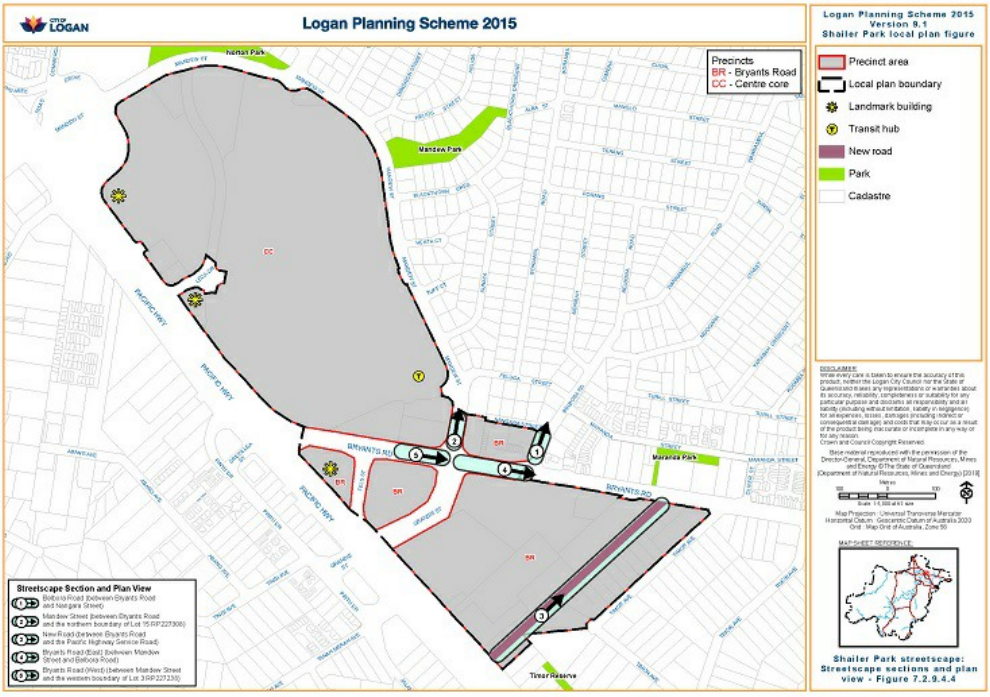


Figure 7.2.9.4.5 - Shailer Park streetscape: Belbora Road (between Bryants Road and Nangara Street)

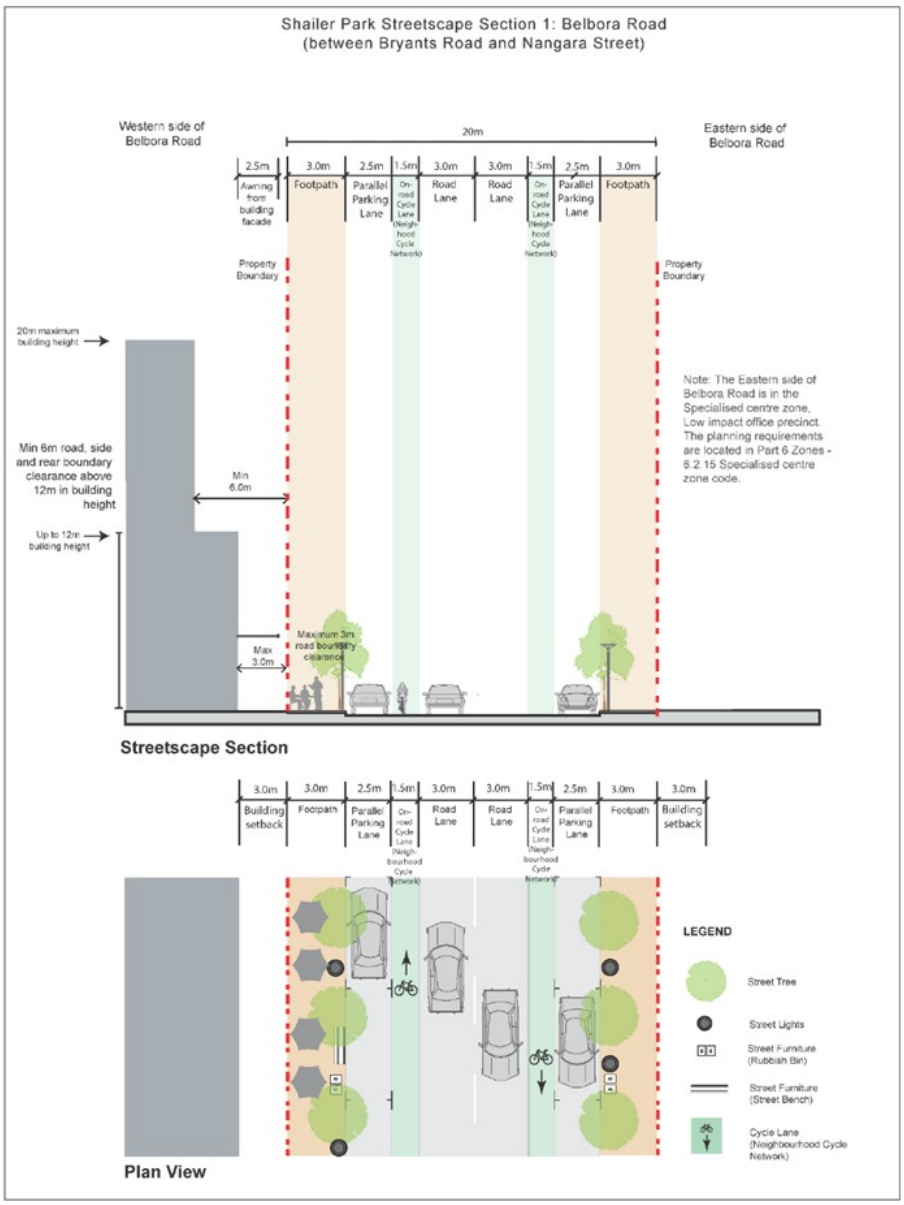


Figure 7.2.9.4.6 - Shailer Park streetscape: Mandew Street (between Bryants Road and the northern boundary of Lot 15 RP227308)

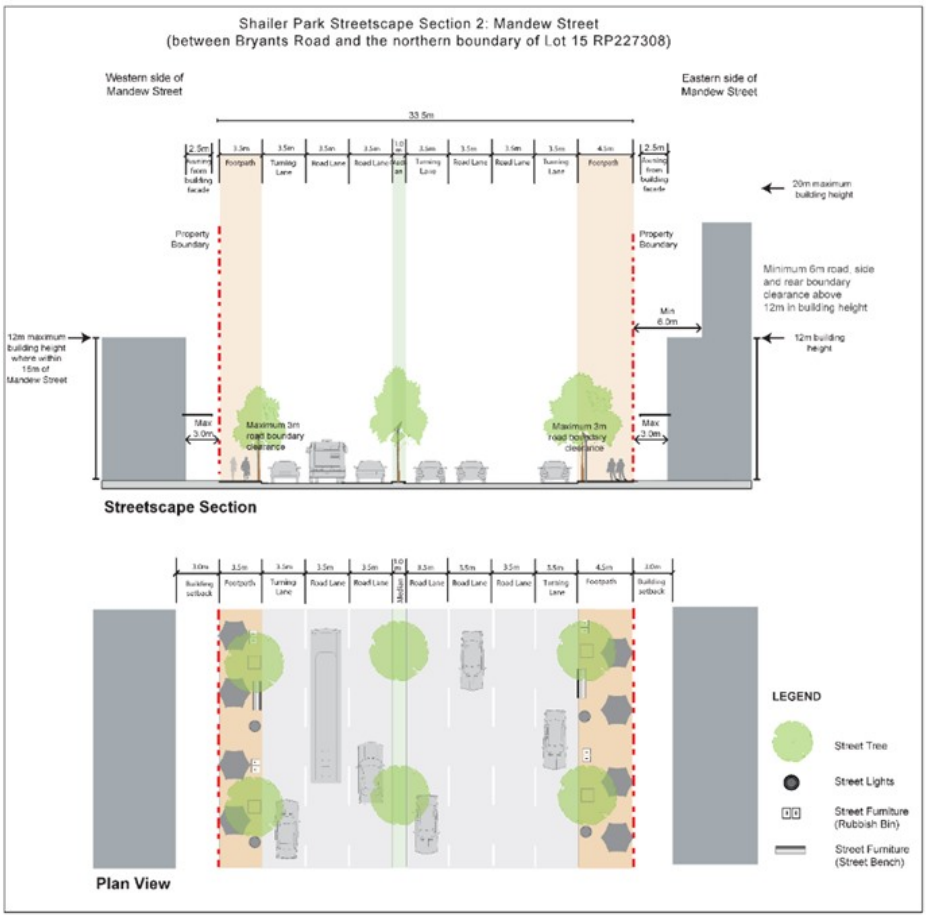


Figure 7.2.9.4.7 - Shailer Park streetscape: New Road (between Pacific Highway service road and Bryants Road)

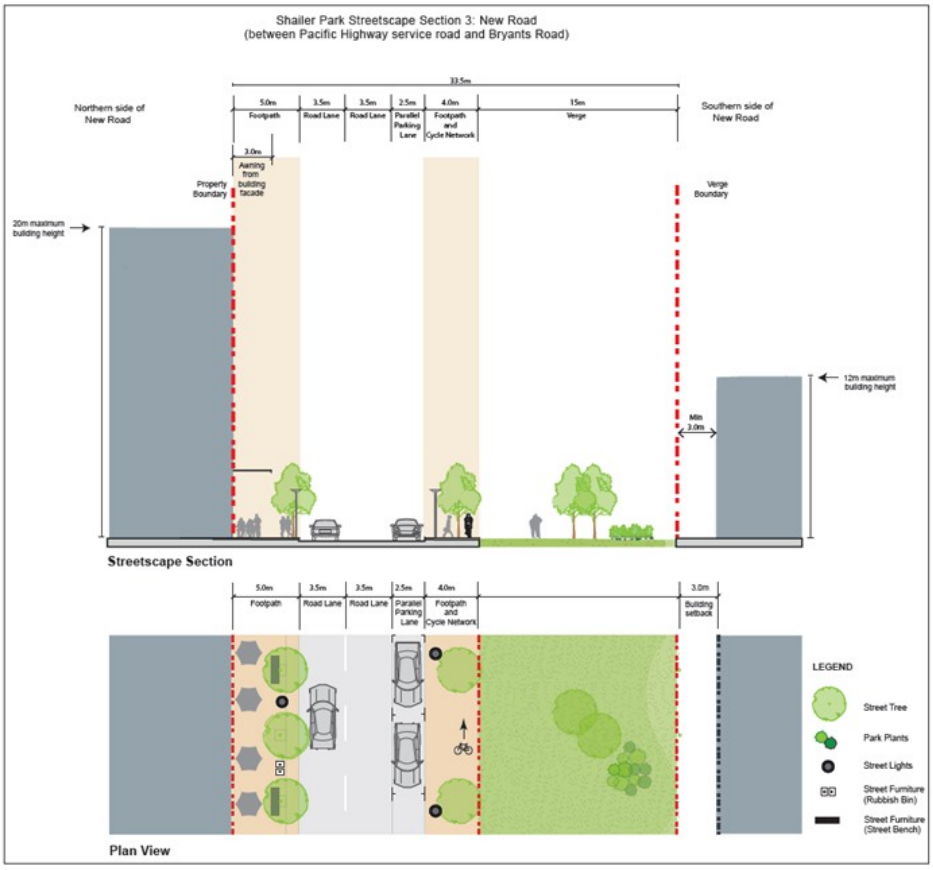


Figure 7.2.9.4.8 - Shailer Park streetscape: Bryants Road (East) (between Mandew Street and Belbora Road)

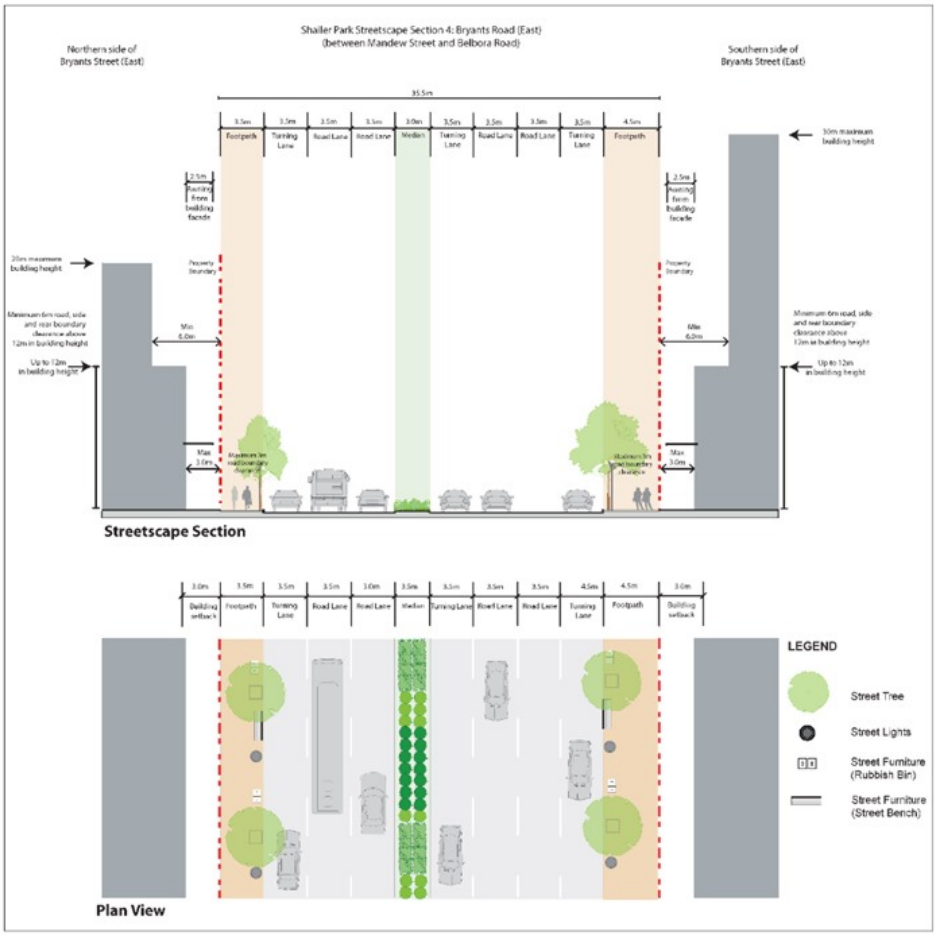
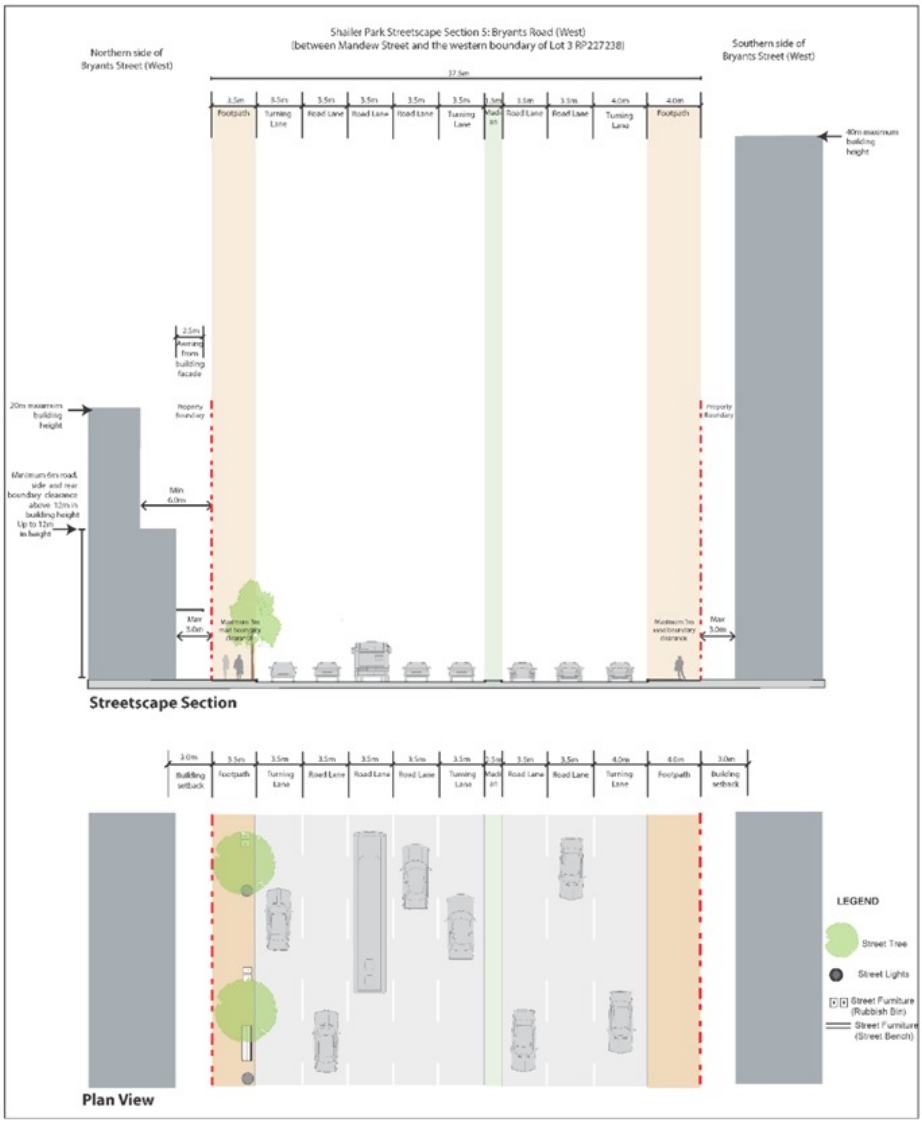


Figure 7.2.9.4.9 - Shailer Park streetscape: Bryants Road (West) (between Mandew Street and the western boundary of Lot 3 RP227238)


Shailer Park Streetscape Section 5: Bryants Road (West)
(between Mandew Street and the western boundary of Lot 3 RP227238)
Northern side of Bryants Street (West)
Southern side of Bryants Street (West)
37.5m
1.5m Footpath
3.5m Turning Lane
3.5m Road Lane
3.5m Road Lane
3.5m Road Lane
3.5m Turning Lane
1.5m Median
3.5m Road Lane
3.5m Road Lane
4.0m Turning Lane
4.0m Footpath
40m maximum building height
2.5m Awning from building facade
20m maximum building height
Property boundary
Minimum 6m road, side and rear boundary clearance above 12m in building height Up to 32m in height
Min 6.0m
Max 3.0m
Streetscape Section
3.0m Building setback
Footpath
Turning Lane
Road Lane
Road Lane
Road Lane
Turning Lane
Median
Road Lane
Road Lane
Turning Lane
Footpath
3.0m Building setback
Plan View
LEGEND
Street Tree
Street Lights
Street Furniture (Rubbish Bin)
Street Furniture (Street Bench)

7.2.10 Springwood local plan code

7.2.10.1 Application

1. This code applies to:
   a. 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;
   b. 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;
   c. 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;
   d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

7.2.10.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Springwood local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Springwood local plan area contains a vibrant mix of retail and commercial, hotel and hospitality, education and service industries.
2. The bus transit hub on Rochedale Road is a focal point that provides excellent urban connections and is ideally located to support transit orientated development.
3. The exceptional open space and recreation areas of Springwood Park with its tropical landscape and the wetlands and natural environment of the Slacks Creek Park Corridor are significant assets adjacent to the local plan area.

7.2.10.3 Purpose

1. The purpose of the Springwood local plan code is to:
   a. develop the local plan area as a dominant principal centre within the Logan urban area, serving its primary trade area;
   b. establish the highest concentration and intensity of Centre activities in Logan, equal only to the other principal centre at Beenleigh;
   c. develop and enhance the local plan area as Logan's pre-eminent commercial centre;
   d. establish a highly urbanised built form, character and level of amenity that reflects a mix of high intensity uses including quality high rise buildings;
   e. establish transit oriented development with intensive retail, commercial and residential uses in a walkable catchment of the Springwood transit hub;
   f. create a fine grain movement network that gives priority to walking, cycling and public transport over private vehicles;
   g. enhance and develop the identity and distinctive character of the Springwood local plan area and its precincts.
2. The Springwood local plan comprises five precincts identified on the Springwood local plan map LPM-10.00 in Schedule 2 - Mapping and Figure 7.2.10.4.1 - Springwood local plan precincts being the:
   a. Centre core precinct;
   b. Centre frame precinct;
   c. Civic and community precinct;
   d. Commercial precinct;
   e. Slacks Creek precinct.
3. The purpose of the code will be achieved through the following overall outcomes:
   a. The local plan area is a mixed use residential and employment area supporting a range of Principal centre activities;
      Editor's note - Not all precincts will have all Principal centre activities. Paragraphs 3(k) to (o) articulate the precinct-specific land use overall outcomes for each precinct.
   b. A town square on Murrajong Road provides a vibrant focus for the community;
   c. Small-scale ground floor tenancies adjoining the town square or active frontage streets enable multiple uses, animate the streets and enhance engagement;
   d. Public transport, cycling and walking are given priority over motor vehicles by:
      i. streetscape improvements and new pedestrian connections that create legible, safe, comfortable and interesting routes;
      ii. pedestrian permeability:
         A. along existing road network and new roads;
         B. through lots connecting Rochedale Road to Carol Avenue, Fitzgerald Avenue and Cinderella Drive;
         C. between Fitzgerald Avenue, through the existing Shopping Centre to Springwood Road;
         D. in access laneways through the Commercial precinct;
         E. to and through Springwood Park, Slacks Creek and Park on Dennis Road;
      iii. wide footpaths and dedicated pedestrian networks along roads;
      iv. establishing the new access laneways as shared zones;
      v. cycle networks along the roads connecting to the SEQ principal cycle network and to the major cycle network along Logan Road and Vanessa Boulevard and to cycle networks outside the local plan area;
      vi. vehicle access to premises adjoining the town square not detracting from the pedestrian and shopping environment of the town square;
      vii. concealing car parking on private land from the town square and active frontage streets;
      viii. the transit hub being integrated with adjacent development;
   e. Built form facilitates a safe and interesting public realm by:
      i. stimulating activity at ground level on active frontage streets;
      ii. assisting in wayfinding;
      iii. enabling positive casual surveillance and engagement in and around the town square and long active frontage streets;
      iv. enabling casual surveillance of Slacks Creek Park corridor, Springwood Park and the Park on Dennis Road;
      v. defining and supporting a human scale on active frontage streets;
      vi. integrating seamlessly pedestrian areas within development sites with the streetscape;
   f. Built form facilitates wayfinding and provides a sense of place by defining key destinations and streets, including the town square, transit hub, civic and community buildings and active frontage streets;
   g. Built form adjoining or with frontage the town square and active frontage streets creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances and quality street furniture and landscape treatments;
   h. Built form adjoining the Slacks Creek park corridor, Springwood Park or the Park on Dennis Road is visually attractive and establishes a positive interface with the Parks;
   i. Building heights:
      i. create interest along active frontage streets with the tallest and most prominent buildings sited at key intersections and around the town square and transit hub;

ii. where a landmark building and exceeding the building height identified on Figure 7.2.10.4.3 - Springwood building heights, the landmark building demonstrates design excellence, enhanced identity and wayfinding and acts as a visual marker;
iii. are the greatest in the Centre core precinct and avoid unacceptable impacts on adjacent residential development by transitioning down in height towards residential zone category land, while responding to the topography of individual sites;

j. The visual presentation of the local plan area from the Pacific Highway is of a high quality with articulated building forms, minimal blank facades, varied building materials and colour or texture, screened rooftop plant and a landscape setting;
k. In the Centre core precinct land uses are Principal centre activities other than Adult store or an Adult store in a Shopping centre;
l. In the Centre frame precinct, land uses are Principal centre activities;
m. In the Civic and community precinct:
i. land uses are:
A. Civic and cultural activities other than Theatre; or
B. Principal centre activities that are Accommodation activities, and small-scale Retail activities, developed in conjunction with Civic and cultural activities or Outdoor sport and recreation;
ii. a town square located on Lot 175 CP851067 is the focal point of the precinct;
Editor's note - The town square is trunk infrastructure in Part 4 - Local government infrastructure plan.
n. In the Commercial precinct, land uses are Principal centre activities other than large-scale Retail activities;
o. In the Slacks Creek precinct land uses are Mixed use activities; but in the case of:
i. a Food and drink outlet or Shop, it is small-scale and serves the local workforces' daily needs;
ii. a small-scale Shop, does not undermine the viability of a nearby centre or the centre hierarchy;
iii. an Office, is not stand alone;
iv. a Health care service, is not a Pharmacotherapy clinic.

Editor's note - The place making elements referred to in the overall outcomes eg. active frontage streets are identified on Figure 7.2.10.4.2 - Springwood place making and movement network.

7.2.10.4 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
All precincts	
Land use	
PO1 A use adjoining the town square or active frontage street identified on Figure 7.2.10.4.2 - Springwood place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	**AO1** A use adjoining the town square or active frontage street identified on Figure 7.2.10.4.2 - Springwood place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres.
Design	
Building height	
PO2 A building has a building height that: a. is in accordance with building height overall outcome 7.2.10.3(3)(i); b. does not cause unacceptable overshadowing of premises in the residential zone category.	**AO2** The building height of a building does not exceed the maximum height identified on Figure 7.2.10.4.3 - Springwood building heights.
Access laneways, active frontage streets and main streets	
Boundary clearances and awnings	
PO3 Development on a site adjoining a road in column 1 of Table 7.2.10.4.2 - Streetscape section and plan view provides the following: a. for a road identified as an active frontage street in column 2 of Table 7.2.10.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable visual engagement with pedestrians on the street; b. for a road identified as an access laneway in column 2 of Table 7.2.10.4.2 - Streetscape section and plan view, road boundary clearance for the full site frontage to the road that enable pedestrian connectivity and accessibility; c. upper level boundary clearances that reduce bulk and articulate building form to provide a human scale along the street and adjoining lots; d. awnings over the footpath (other than if adjoining an access laneway) adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO3** Development on a site adjoining a road in column 1 of Table 7.2.10.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awnings (other than if adjoining an access laneway) for the full site frontage to the road; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.10.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
Design	
Rooftop	
PO4	**AO4**

The rooftop of a building may be used as a functional space. Editor's note - The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.	No acceptable outcome provided.
Landmark buildings	
PO5 Development on premises with a landmark building identified on Figure 7.2.10.4.2 - Springwood place making and movement network provides landmark buildings and structures that: a. demonstrate design excellence; b. enhance identity and wayfinding; c. act as a visual marker to define the: i. entry to the local plan area, in the case the landmark building identified on the corner of Springwood Road and Rochedale Road; ii. entry to the active frontage street, in the case of the landmark building identified on the corner of Springwood Road and Cinderella Drive; iii. transit hub, in the case of the landmark buildings in symmetry and alignment identified on: A. the northern side of Fitzgerald Avenue on the corner of Fitzgerald Avenue and Rochedale Road; B. the north-eastern side of Logan Road in the Centre frame precinct; iv. entry point to the Commercial precinct, in the case of the landmark building identified on the corner of Vanessa Boulevard and Rochedale Road; v. town square, in the case of the landmark building location identified in the Commercial precinct on Murrajong Road; d. articulate corner sites.	**AO5** No acceptable outcome provided.
Casual surveillance of Parks	
PO6 Development on land adjoining the Slacks Creek Park corridor, Springwood Park or the Park on Dennis Road facilitates casual surveillance of the Park and corridor.	**AO6** No acceptable outcome provided.
Transparent facade	
PO7 A building adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2 - Springwood place making and movement network has a facade that facilitates casual surveillance.	**AO7** A building adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2 - Springwood place making and movement network has transparent windows for a minimum of 75 percent of the building facade.
Development adjoining the Pacific Highway	
PO8 Development adjoining the Pacific Highway service road or Rochedale Road is of a high quality having regard to: a. building articulation; b. minimal blank facades; c. varied building materials and the use of colour accents; d. visual screening of rooftop plant; e. car park landscaping; f. the landscape setting and public realm.	**AO8** No acceptable outcome provided.
Access laneways, active frontage streets and main streets	
Road improvements	
PO9 Development on a site adjoining a road in column 1 of Table 7.2.10.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.10.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. landscaping; iv. cycle network; v. on-street car parking; vi. street lighting; vii. median strip; viii. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.10.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO9** No acceptable outcome provided.

Table 7.2.10.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3

Road	Type of street	Streetscape figure
Carol Avenue	Active frontage street	Figure 7.2.10.4.5
Cinderella Drive (between Springwood Road and Vanessa Boulevard)	Active frontage street	Figure 7.2.10.4.6
Fitzgerald Avenue (North) (between Cinderella Drive and the southern boundary of Lot 2 RP155458)	Active frontage street	Figure 7.2.10.4.7
Fitzgerald Avenue (West) (between Rochedale Road and the northern boundary of Lot 1 RP126328)	Active frontage street	Figure 7.2.10.4.8
Laurinda Crescent (between Vanessa Boulevard and the eastern boundary of Lot 7 SP197042)	Active frontage street	Figure 7.2.10.4.9
Murrajong Road (between Pacific Highway service road and Carol Avenue)	Active frontage street	Figure 7.2.10.4.10
New Access laneways (between Pacific Highway service road and Carol Avenue pedestrian extension)	Access Laneway	Figure 7.2.10.4.11
Paxton Street (between Pacific Highway service road and Carol Avenue)	Active frontage street	Figure 7.2.10.4.12
Springwood Road (between Rochedale Road and Cinderella Drive)	Active frontage street	Figure 7.2.10.4.13
Vanessa Boulevard (East) (between Cinderella Drive and Laurinda Crescent)	Active frontage street	Figure 7.2.10.4.14
Vanessa Boulevard (West) (between Laurinda Crescent and Rochedale Road)	Active frontage street	Figure 7.2.10.4.15

Built form streetscape	
PO10 Development adjoining an active frontage street identified on Figure 7.2.10.4.2 - Springwood place making and movement network creates an engaging, legible and pedestrian friendly streetscape by providing: a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping.	**AO10** No acceptable outcome provided.
Movement network	
Pedestrian network, cycle networks, new road and access laneway	
PO11 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.10.4.2 - Springwood place making and movement network provides the element: a. pedestrian network; b. major cycle network; c. district cycle network; d. access laneway. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO11** No acceptable outcome provided.
Shared zone	
PO12 Development on a site adjoining a shared zone identified on Figure 7.2.10.4.2 - Springwood place making and movement network does not compromise and supports the provision of a shared zone that has: a. a low speed traffic environment; b. traffic calming devices such as narrowing of lane widths, material changes to road surfaces and regulatory and wayfinding signage; c. flush kerb to shared spaces for seamless footpath and road integration; d. trafficable stone or coloured concrete pavement treatments; e. no traditional signage or line markings; f. street furniture, street lighting and soft landscaping.	**AO12** No acceptable outcome provided.
Vehicle access adjoining the town square	
PO13 Development adjoining the town square identified on Figure 7.2.10.4.2 - Springwood place making and movement network does not have an adverse impact on the pedestrian or town square environment.	**AO13** Development adjoining the town square identified on Figure 7.2.10.4.2 - Springwood place making and movement network has vehicle access points and service areas concealed from the town square.
Car parking adjoining the town square or active frontage street	
PO14 Development adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2 - Springwood place making and movement network does not have an adverse visual impact on the streetscape.	**AO14** Car parking on land adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2 - Springwood place making and movement network is: a. located internal to, behind or under a building; b. not visible from the town square or active frontage street.
Centre core precinct	
Land uses	
PO15 A use in the Centre core precinct is a Principal centre activity other than: a. an Adult store; or	**AO15** No acceptable outcome provided.

b. an Adult store in a Shopping centre. Editor's note - A Principal centre activity at the ground floor adjoining an active frontage street on Figure 7.2.10.4.2 - Springwood place making and movement network will activate the street in accordance with PO1.	
PO16 Material change of use for any Retail activity in the Centre core precinct that exceeds 10,000m^2 gross floor area is developed in conjunction with an Office, or Principal centre activity that is an Accommodation activity that has a gross floor area equivalent to at least 15 percent of the Retail activity gross floor area. Editor's note - The Retail activity gross floor area in this PO is a reference to the Retail activity gross floor area that is the subject of the development application. It does not include existing gross floor area which is not the subject of the material change of use.	**AO16** No acceptable outcome provided.
Design	
Development integrates with the Transit hub	
PO17 Development in the Centre core precinct integrates with the Transit hub identified on Figure 7.2.10.4.2 - Springwood place making and movement network.	**AO17** No acceptable outcome provided.
Centre frame precinct	
Land uses	
PO18 A use in the Centre frame precinct is a Principal centre activity.	**AO18** No acceptable outcome provided.
Civic and community precinct	
Land uses	
PO19 A use in the Civic and community precinct is: a. a Civic and cultural activity; or b. if developed in conjunction with a Civic and cultural activity or Outdoor sport and recreation, a Principal centre activity that is an Accommodation activity or a Retail activity. Editor's note - A Principal centre activity at the ground floor adjoining the town square on Figure 7.2.10.4.2 - Springwood place making and movement network will activate the street in accordance with PO1	**AO19** No acceptable outcome provided.
PO20 A Retail activity in the Civic and community precinct is small-scale to protect residential amenity.	**AO20** A Retail activity in the Civic and community precinct: a. has a maximum tenancy size of 200m^2 gross floor area; b. does not include a drive-through facility.
Design	
Town square	
PO21 Development does not compromise the future provision of the town square identified on Figure 7.2.10.4.2 - Springwood place making and movement network. Editor's note - The town square is trunk infrastructure in Part 4 - Local goverment infrastructure plan.	**AO21** No acceptable outcome provided.
PO22 A building on a site adjoining the town square identified on Figure 7.2.10.4.2 - Springwood place making and movement network: a. has an active frontage; b. has varied building materials; c. has distinctive building entrances; d. has a façade that enables casual surveillance of the town square; e. comprises uses that generate a high level of pedestrian activity.	**AO22** No acceptable outcome provided.
Commercial precinct	
Land uses	
PO23 A use in the Commercial precinct is a Principal centre activity other than a Retail activity exceeding 2,000m^2 gross floor area. Editor's note - A Principal centre activity at the ground floor adjoining an active frontage street identified on Figure 7.2.10.4.2 - Springwood place making and movement network will activate the street in accordance with PO1	**AO23** No acceptable outcome provided.
Slacks Creek precinct	
Land uses	
PO24 A use in the Slacks Creek precinct is a Mixed use activity other than a Health care service being Pharmacotherapy clinic.	**AO24** No acceptable outcome provided.
PO25	**AO25**

A Food and drink outlet: a. is small-scale; b. serves the local workforces' daily needs.	A Food and drink outlet: a. has a maximum gross floor area of 200m^2; b. is not within 800 metres of another Food and drink outlet.
PO26 A Shop: a. is small-scale; b. serves the local workforces' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO26** A Shop: a. has a maximum gross floor area of 200m^2; b. is not within 800 metres of another Food and drink outlet.
PO27 An Office is incidental to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse.	**AO27** An Office does not exceed 40 percent of the gross floor area of a tenancy for a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse.
Design	
PO28 Development in the Slacks Creek precinct interacts with and addresses the Slacks Creek Park corridor identified on Figure 7.2.10.4.2 - Springwood place making and movement network.	**AO28** No acceptable outcome provided.

Figure 7.2.10.4.1 - Springwood local plan precincts

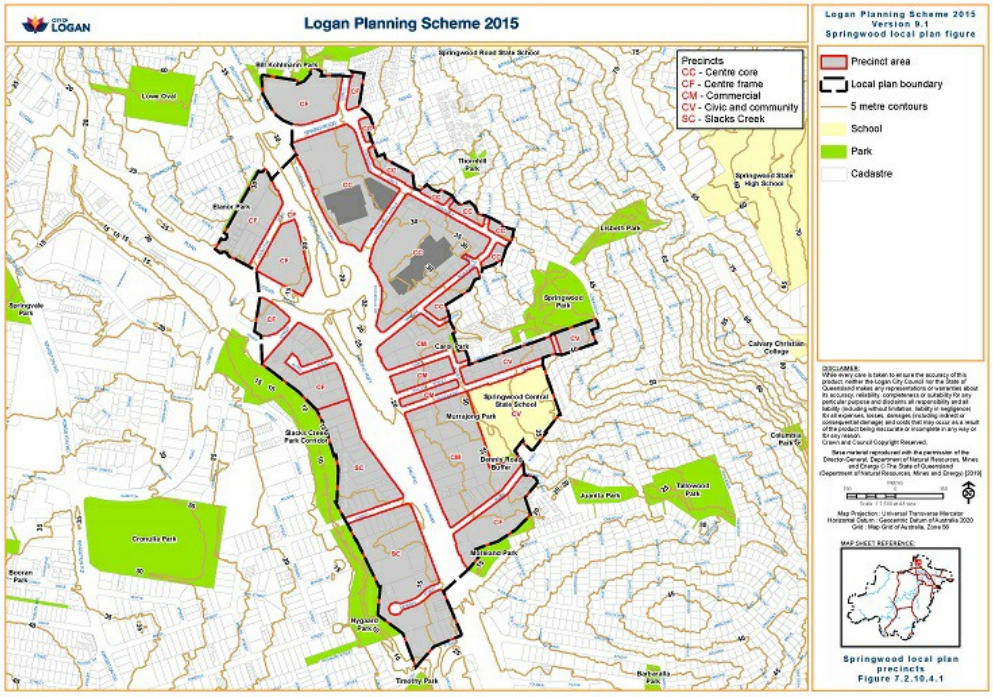


Figure 7.2.10.4.2 - Springwood place making and movement network

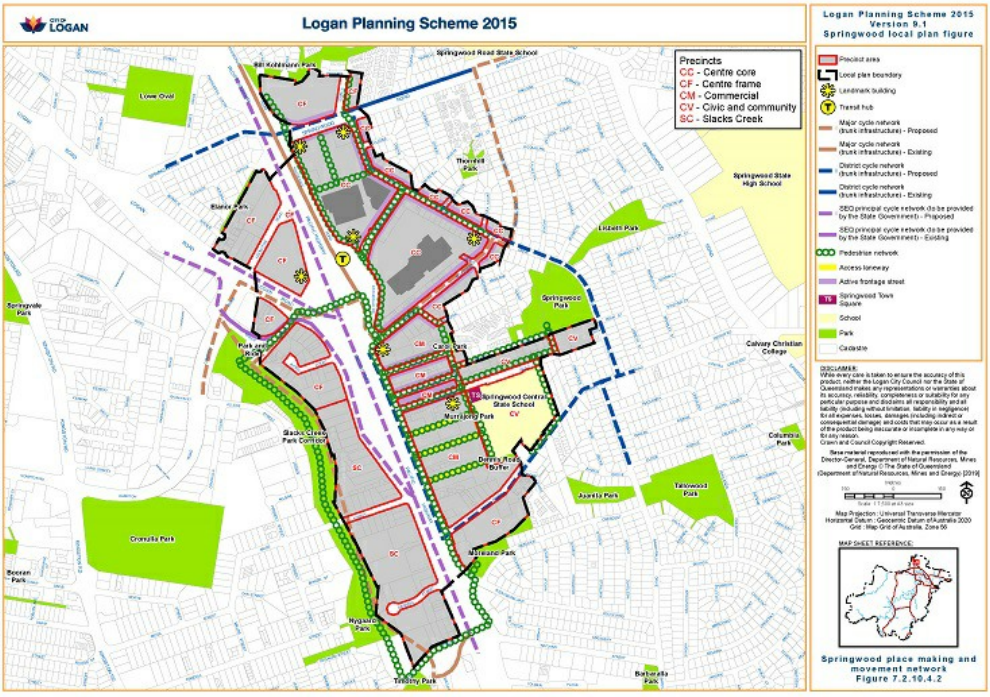


Figure 7.2.10.4.3 - Springwood building heights

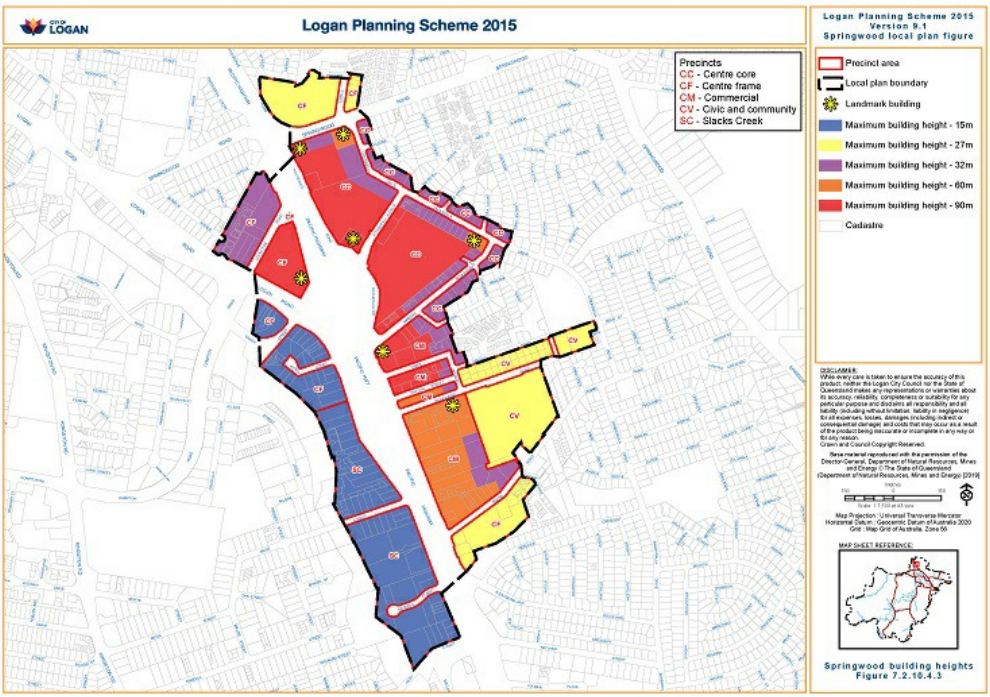


Figure 7.2.10.4.4 - Springwood streetscape: Streetscape sections and plan view

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Springwood streetscape sections Figure 7.2.9.4.5 to Figure 7.2.9.4.15

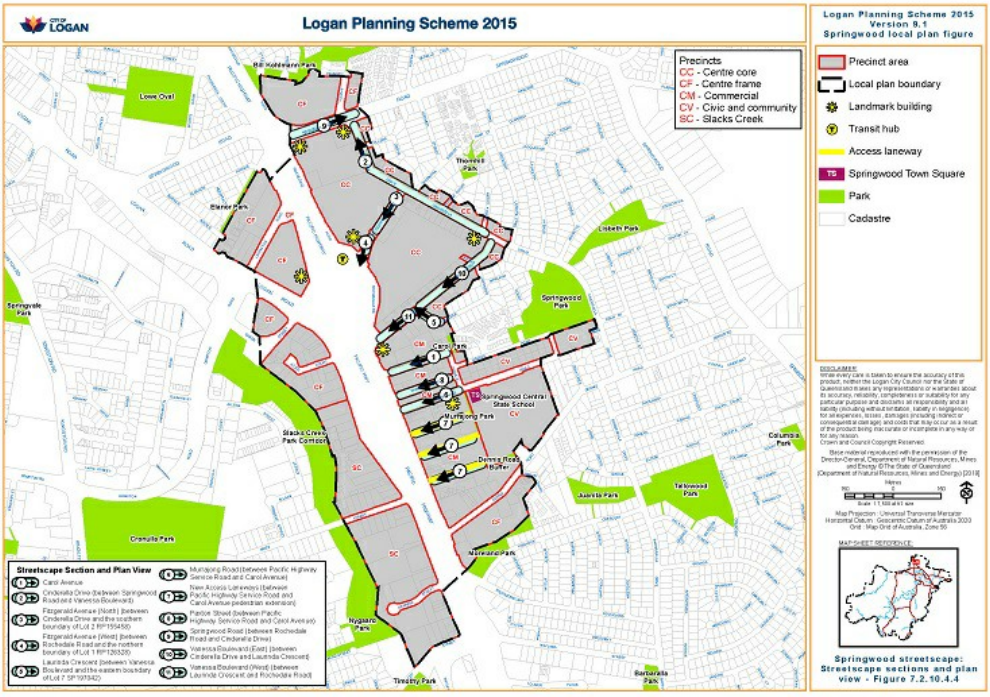


Figure 7.2.10.4.5 - Springwood streetscape: Carol Avenue

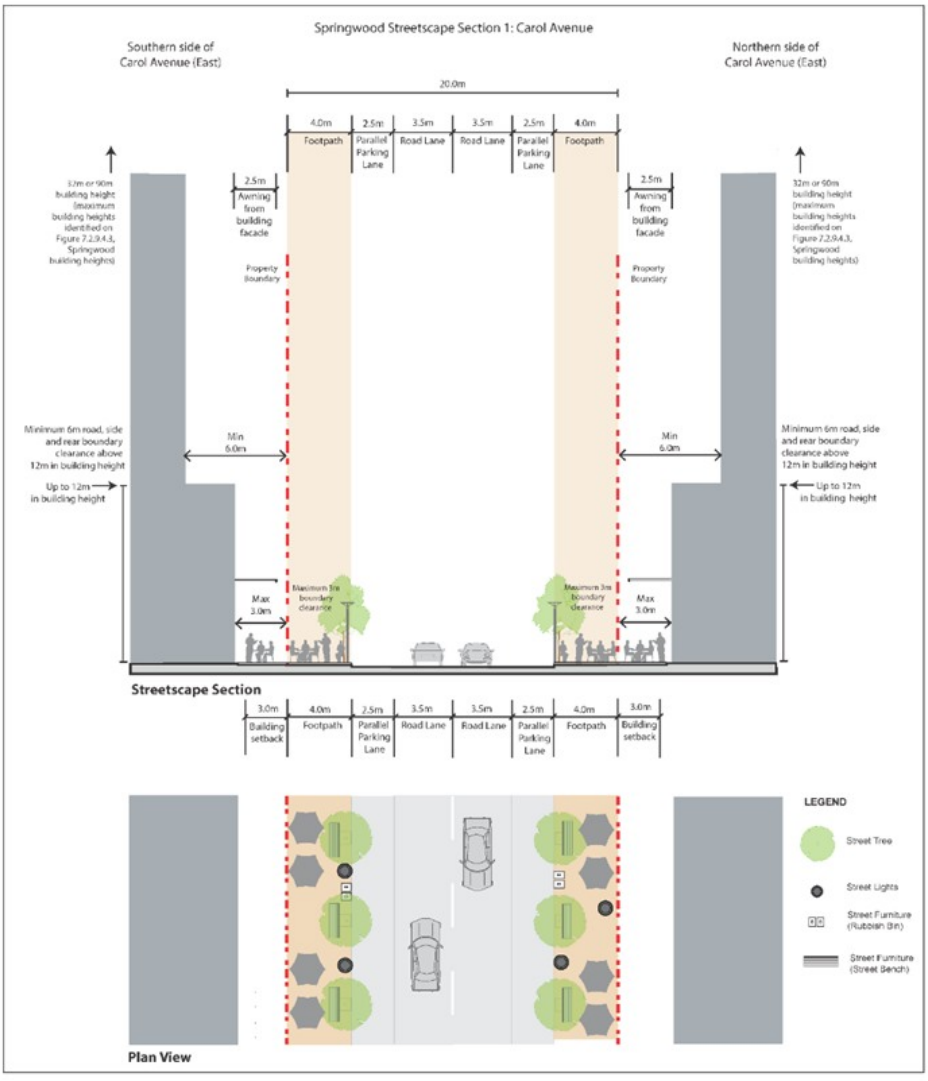


Figure 7.2.10.4.6 - Springwood streetscape: Cinderella Drive (between Springwood Road and Vanessa Boulevard)

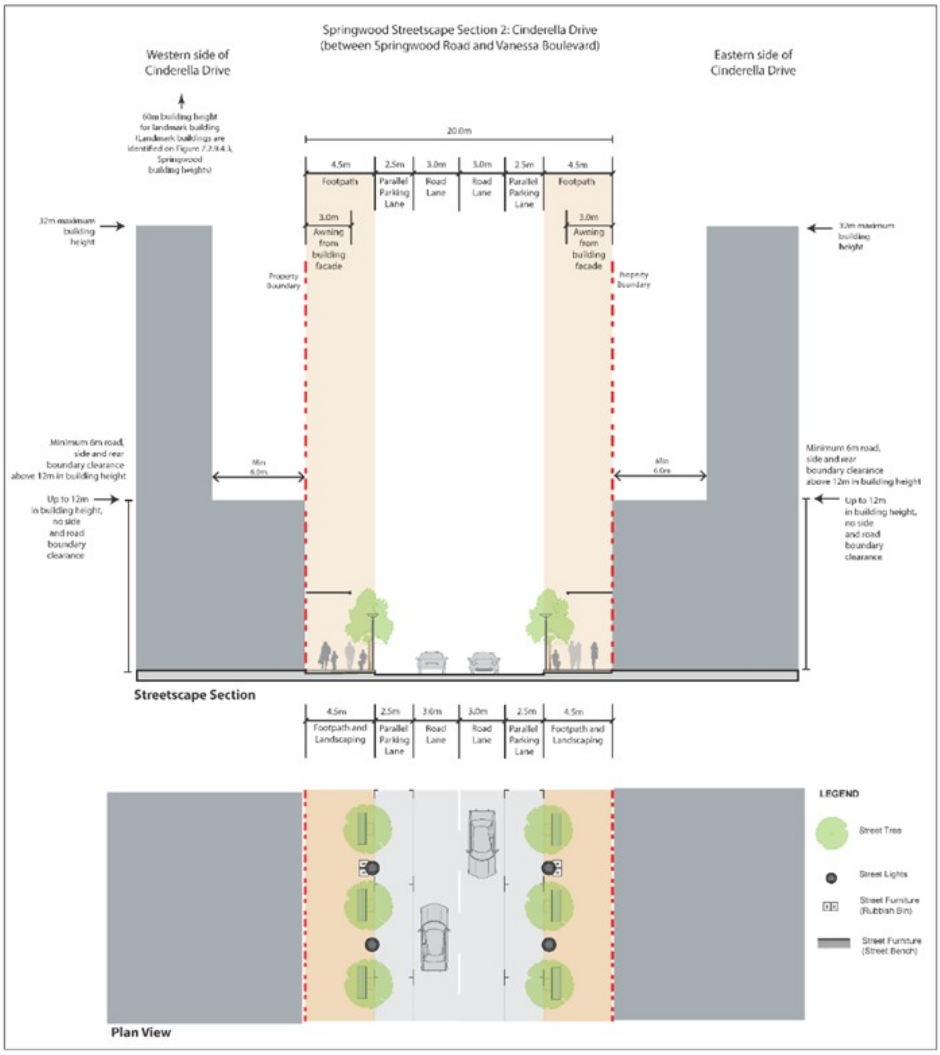


Figure 7.2.10.4.7 - Springwood streetscape: Fitzgerald Avenue (North) (between Cinderella Drive and the southern boundary of Lot 2 RP155458)

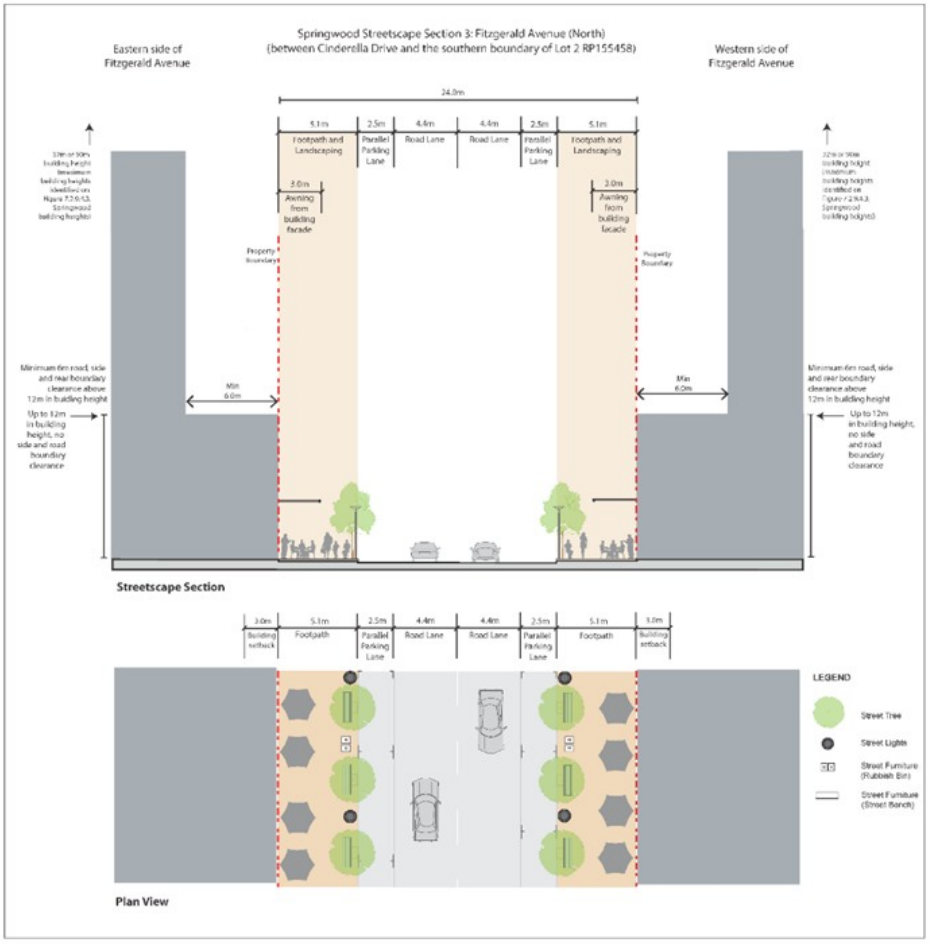


Figure 7.2.10.4.8 - Springwood streetscape: Fitzgerald Avenue (West) (between Rochedale Road and the northern boundary of Lot 1 RP126328)



Figure 7.2.10.4.9 - Springwood streetscape: Laurinda Crescent (between Vanessa Boulevard and the eastern boundary of Lot 7 SP197042)

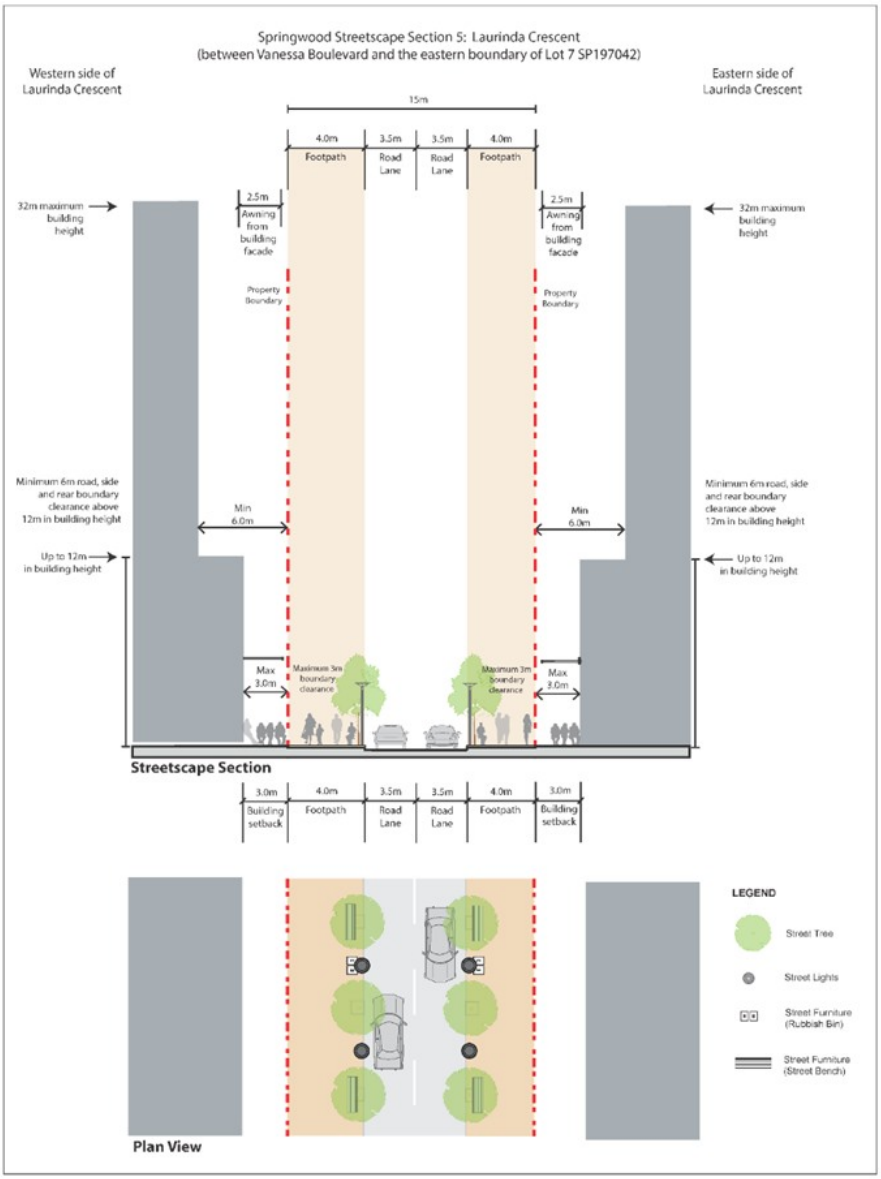


Figure 7.2.10.4.10 - Springwood streetscape: Murrajong Road (between Pacific Highway service road and Carol Avenue)

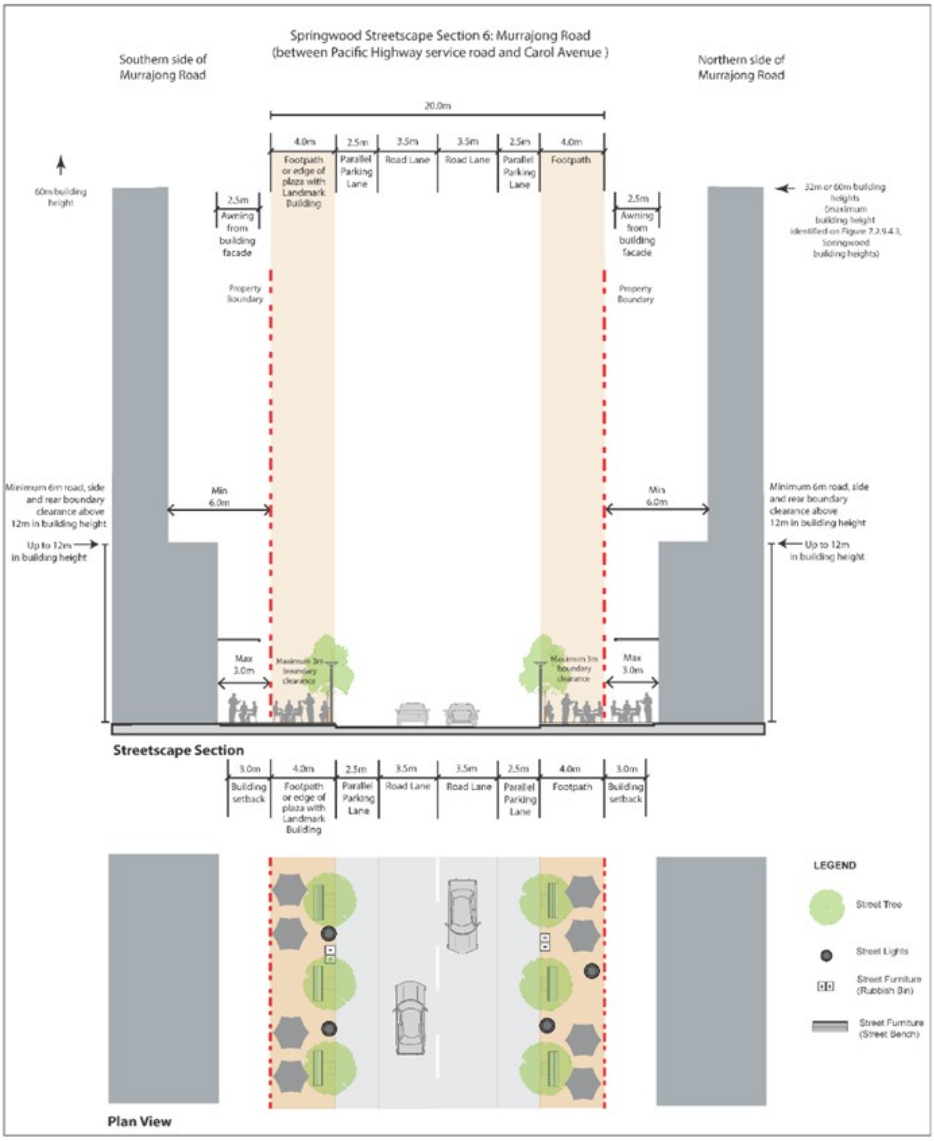


Figure 7.2.10.4.11 - Springwood streetscape: New Access laneways (between Pacific Highway service road and Carol Avenue pedestrian extension)

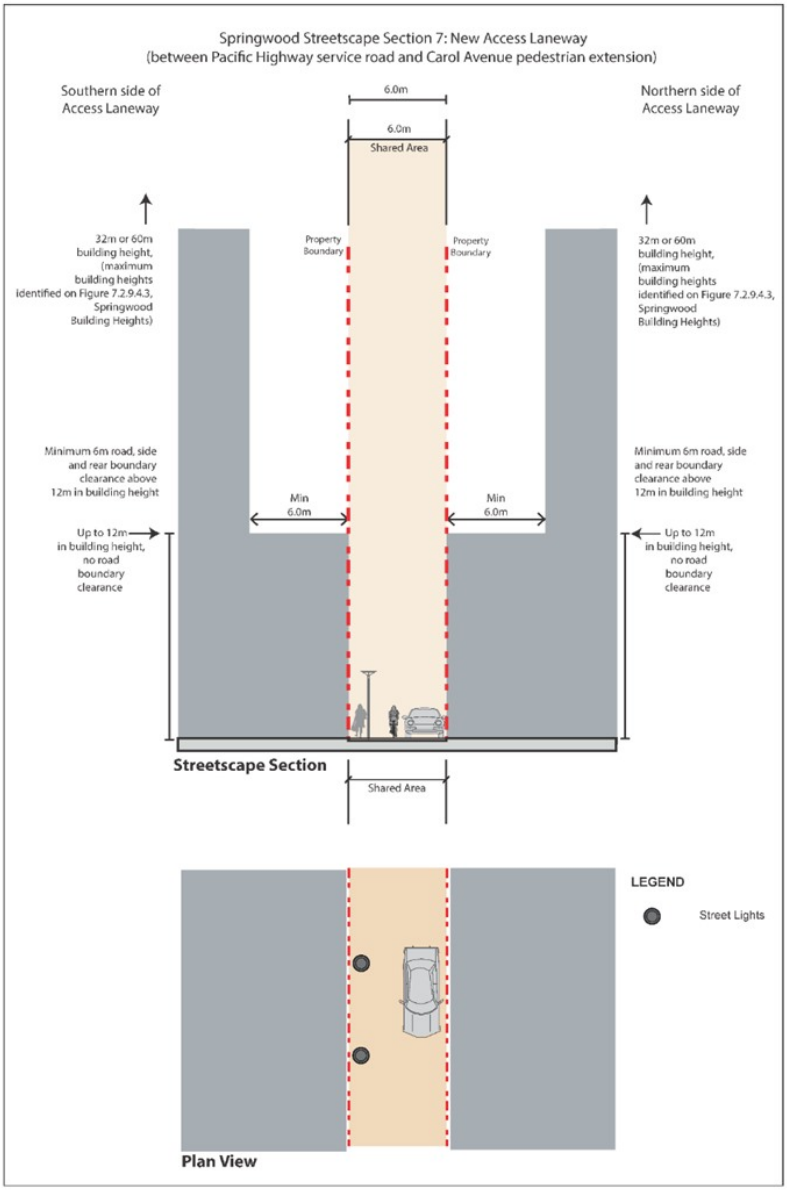


Figure 7.2.10.4.12 - Springwood streetscape: Paxton Street (between Pacific Highway service road and Carol Avenue)

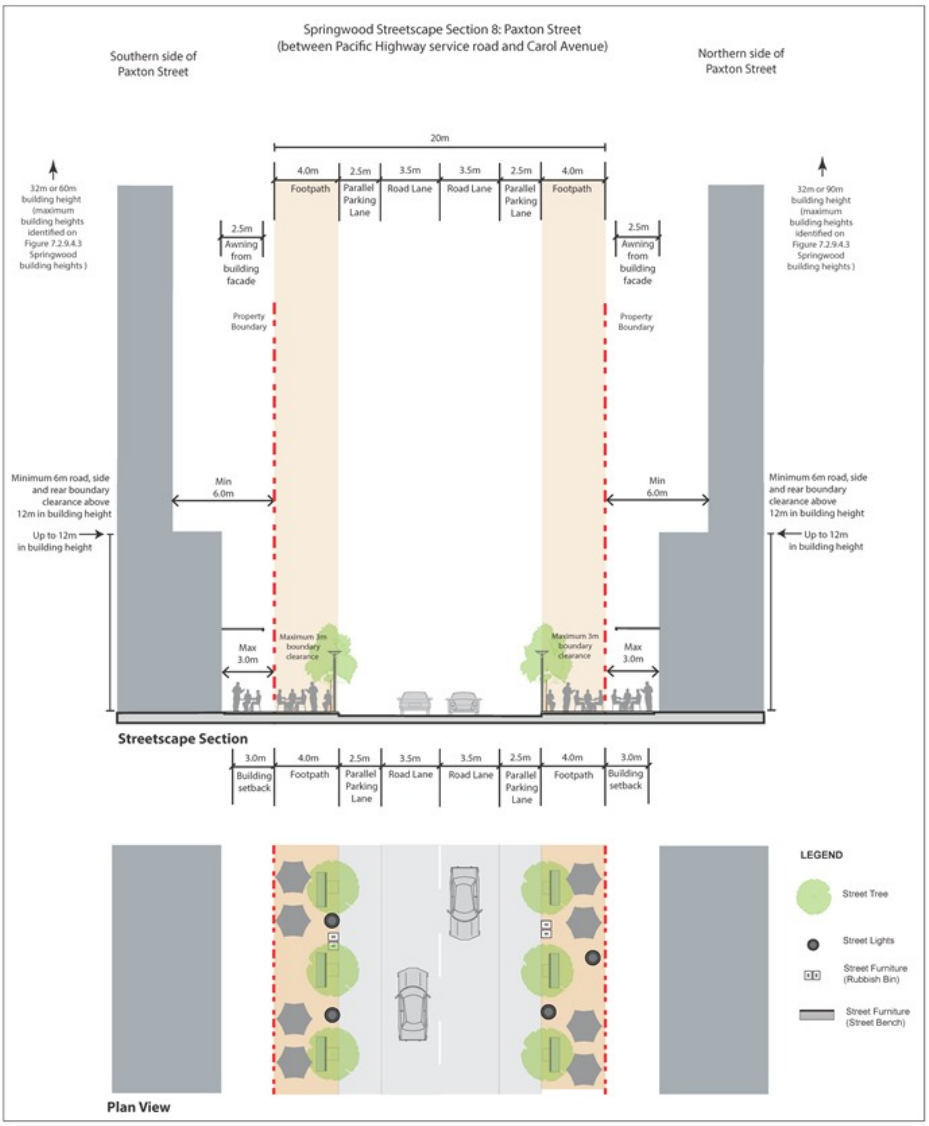


Figure 7.2.10.4.13 - Springwood streetscape: Springwood Road (between Rochedale Road and Cinderella Drive)

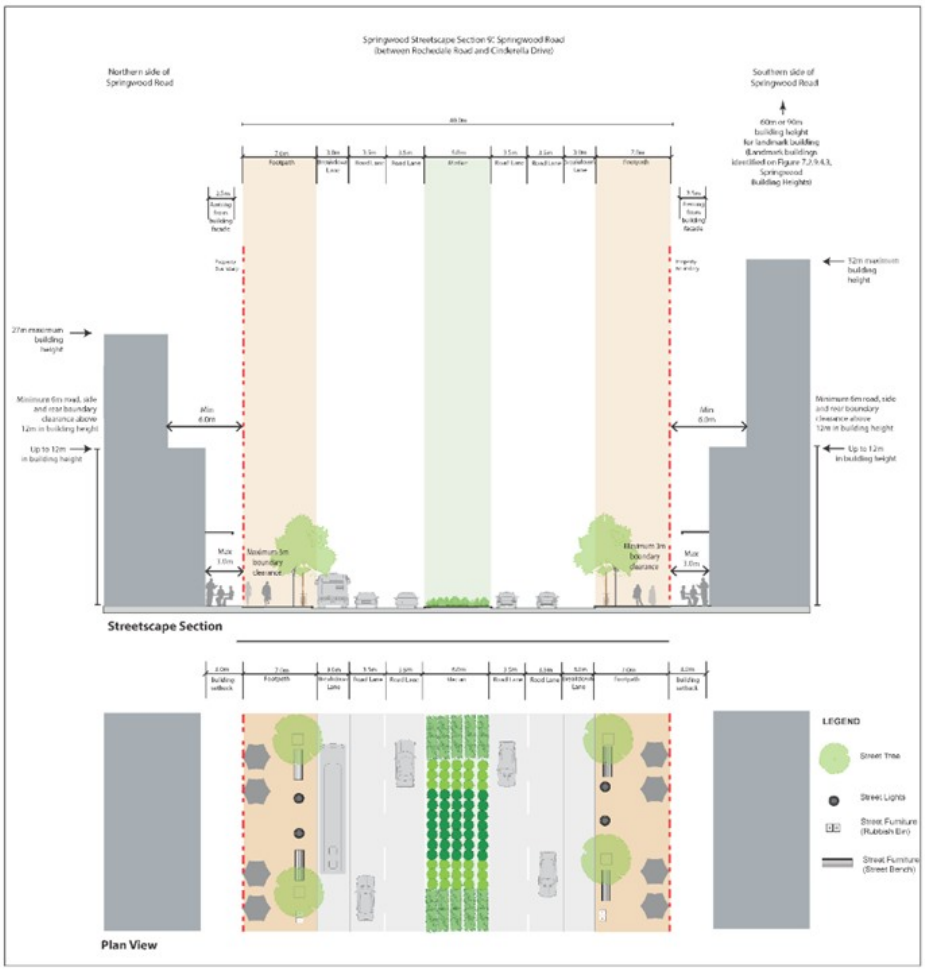


Figure 7.2.10.4.14 - Springwood streetscape: Vanessa Boulevard (East) (between Cinderella Drive and Laurinda Crescent)

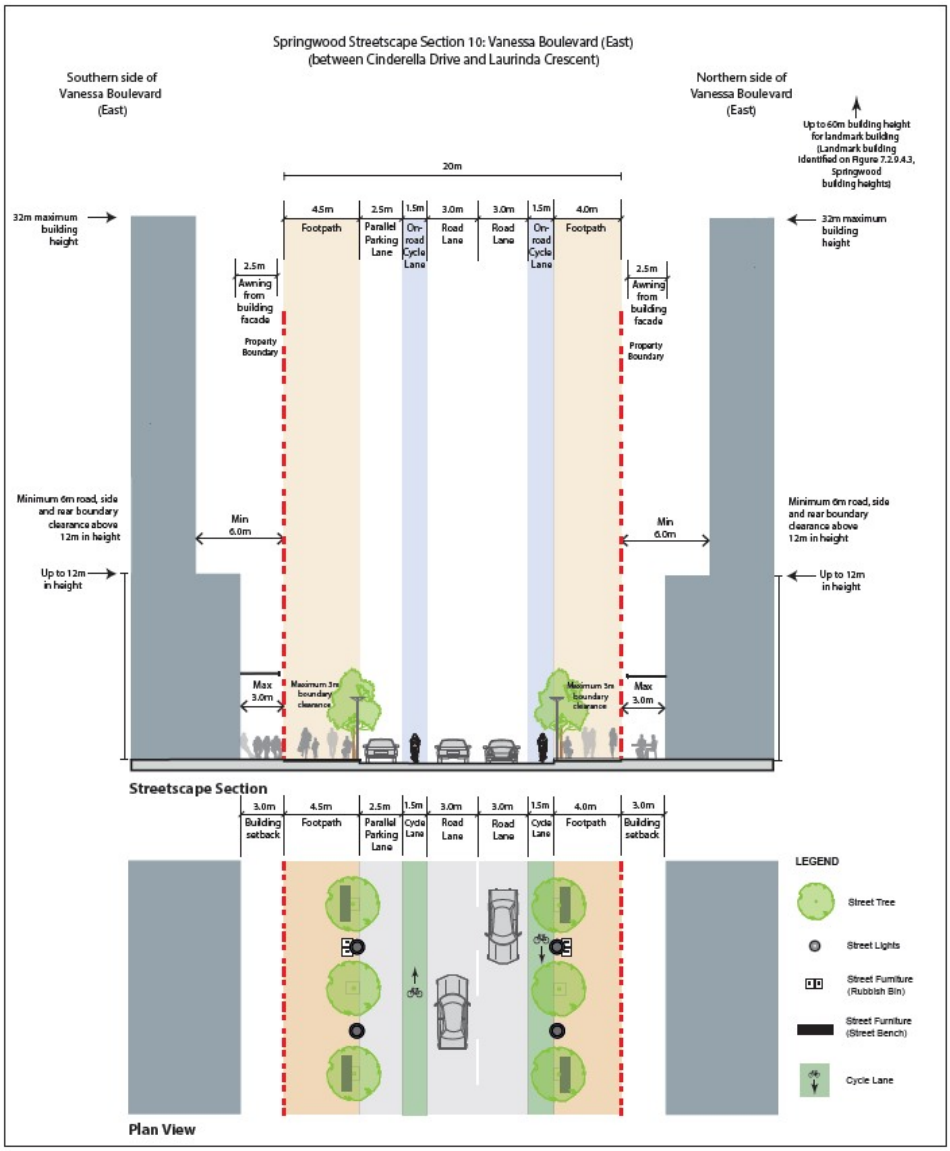
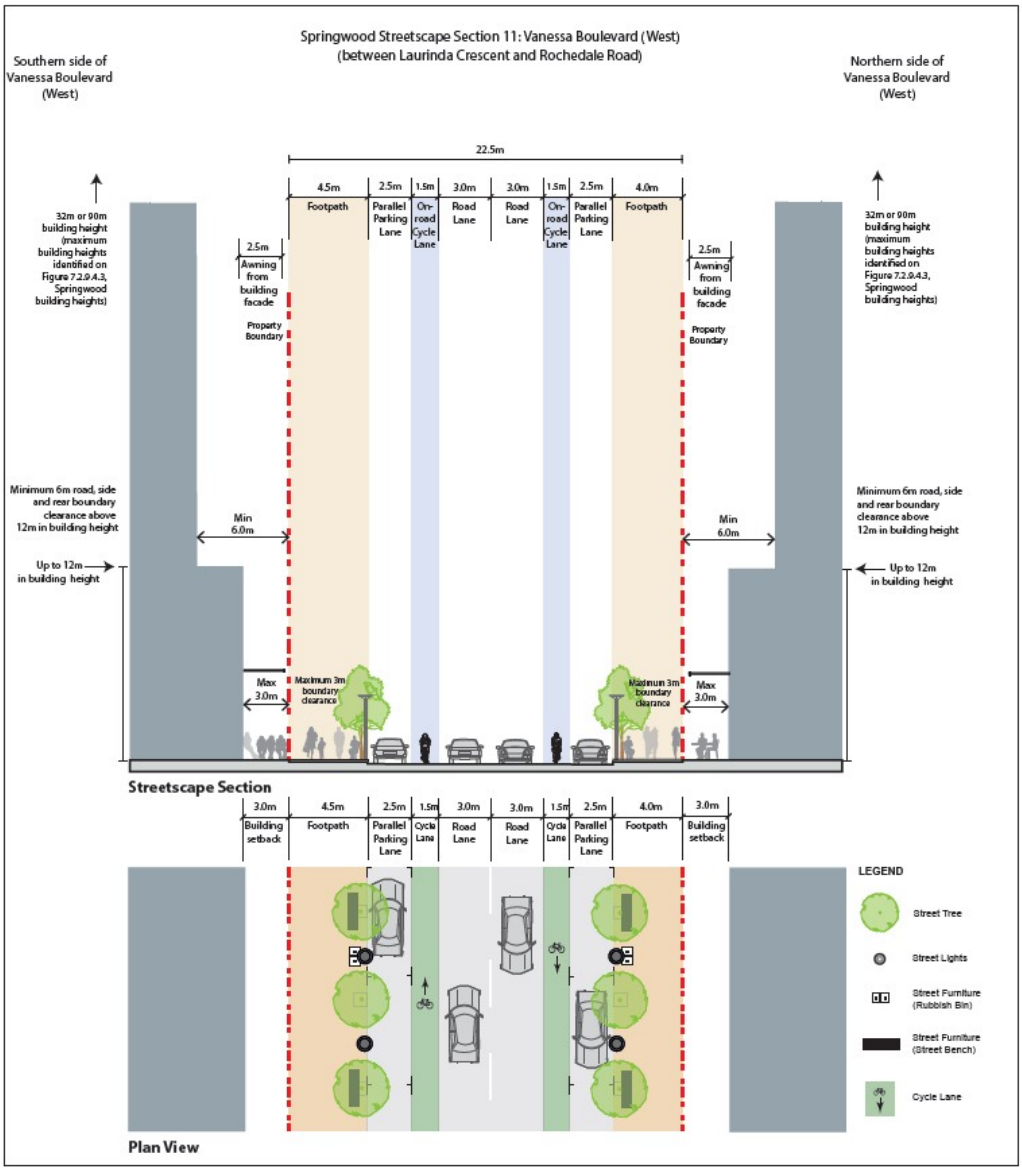


Figure 7.2.10.4.15 - Springwood streetscape: Vanessa Boulevard (West) (between Laurinda Crescent and Rochedale Road)


Springwood Streetscape Section 11: Vanessa Boulevard (West)
(between Laurinda Crescent and Rochedale Road)
Southern side of Vanessa Boulevard (West)
Northern side of Vanessa Boulevard (West)
22.5m
4.5m Footpath
2.5m Parallel Parking Lane
1.5m On-road Cycle Lane
3.0m Road Lane
3.0m Road Lane
1.5m On-road Cycle Lane
2.5m Parallel Parking Lane
4.0m Footpath
32m or 90m building height (maximum building heights identified on Figure 7.2.9.4.3, Springwood building heights)
2.5m Awning from building facade
Property Boundary
Minimum 6m road, side and rear boundary clearance above 12m in building height
Min 6.0m
Up to 12m in building height
Max 3.0m
Maximum 3m boundary clearance
Streetscape Section
3.0m Building setback
4.5m Footpath
2.5m Parallel Parking Lane
1.5m Cycle Lane
3.0m Road Lane
3.0m Road Lane
1.5m Cycle Lane
2.5m Parallel Parking Lane
4.0m Footpath
3.0m Building setback
LEGEND
Street Tree
Street Lights
Street Furniture (Rubbish Bin)
Street Furniture (Street Bench)
Cycle Lane
Plan View

8.1 Preliminary

1. Overlays identify areas in the planning scheme that reflect state and local level interests and have one or more of the following characteristics:
   a. there is a particular sensitivity to the effects of development;
   b. there is a constraint on land use or development outcomes;
   c. there is the presence of valuable resources;
   d. there are particular opportunities for development.
2. Overlays are mapped and included in Schedule 2 - Mapping.
3. The changed categories of development or assessment, if applicable, for development affected by an overlay are in Part 5 - Tables of assessment.
4. Some overlays are included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks for assessable development or requirements for accepted development.
5. Assessment benchmarks for assessable development and requirements for accepted development for an overlay may be contained in one or more of the following:
   a. a map for an overlay;
   b. a code for an overlay;
   c. a zone code;
   d. a local plan code;
   e. a development code.
6. Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for assessable development and requirements for accepted development for the overlay only relate to the part of the premises affected by the overlay.
7. The overlays for the planning scheme are:

Table 8.1.1 - Overlay codes and maps

Overlay	Trigger map	Supporting map
Acid sulfate soils overlay	OM-01.00	OM-01.01 Acid sulfate soils
Biodiversity areas overlay	OM-02.00	OM-02.01 Vegetation management areas OM-02.02 Biodiversity corridors OM-02.03 Locally significant vegetation OM-02.04 Matters of environmental significance
Bushfire hazard overlay	OM-03.00	OM-03.01 Risk areas
Extractive resources overlay	OM-04.00	OM-04.01 Processing and separation areas
Flood hazard overlay	OM-05.00	Not applicable
Greenbank Training Area buffer overlay	OM-06.00	Not applicable
Heritage overlay	OM-07.00	OM-07.01 Heritage areas
Landslide hazard and steep slopes area overlay	OM-08.00	OM-08.01 Landslide hazard and steep slopes areas
Regional infrastructure corridors and substations overlay	OM-09.00	OM-09.01 Regional infrastructure corridors and facilities
Residential overlay	OM-10.00	Not applicable
Strategic airport and environs overlay	OM-11.00	OM-11.01 Strategic airport and environs overlay
Transport noise corridors overlay	OM-12.00	Not applicable
Water resource catchments overlay	OM-13.00	OM-13.01 Water resource catchment, weirs and supply levels
Waterway corridors and wetlands overlay	OM-14.00	OM-14.01 Waterways OM-14.02 Wetlands OM-14.03 Erosion prone areas

8. The following overlays for the planning scheme are without code(s):
   a. Transport noise corridors overlay;
   b. Residential overlay

Editor's note - Although there is no 'Residential overlay code', identification of premises on Residential overlay map OM-10.00 triggers material change of use specified in Table 5.10.10.1 to be assessed against the Dual occupancy and Dwelling house code.

9. The following overlays for the planning scheme are for information purposes only:
   a. Transport noise corridors overlay map OM-12.00 in Schedule 2 - Mapping.

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Acid sulfate soils overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.1.1 - Acid sulfate soils overlay map OM-01.00 in Part 5.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.1.2 Purpose

1. The purpose of code is to ensure that acid sulfate soils do not adversely affect the natural and built environment and human health and safety.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development:
      i. avoids the disturbance of acid sulfate soils; or
      ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters.

8.2.1.3 Requirements for assessment

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

Table 8.2.1.3.1 - Acid sulfate soils overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Land in the Potential and actual acid sulfate soil area	
PO1 Development in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.01 that involves disturbing soil or sediment at or below 5 metres AHD: a. avoids disturbing acid sulfate soils; or b. is managed to avoid the: i. release of acid and metal contaminants; ii. release of nutrients that contribute to coastal algal blooms. Editor's note - For development to which this overlay code applies, undertake an acid sulfate soils investigation conforming to the current version of Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the current Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	**AO1.1** Development in the Potential and actual acid sulfate soils area at or below 5 metres AHD identified on Acid sulfate soils overlay map OM-01.01 does not involve: a. excavating or otherwise removing 100m^3 or more of soil or sediment; or b. filling of land involving 500m^3 or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. **AO1.2** Development in the Potential and actual acid sulfate soils area above 5 metres AHD and at or below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5 metres AHD.
Treatment and disposal of acid sulfate soils	
PO2 Development manages the treatment and disposal of acid sulfate soils.	**AO2** Where acid sulfate soils are identified, the acid sulfate soils are managed in accordance with an acid sulfate soils management plan prepared in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.

Editor's note - The following documents will assist in undertaking an acid sulfate soil investigation and assessment:
- Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines
- Queensland Acid Sulfate Soil Technical Manual, Legislation and Policy Guide
- National Acid Sulfate Soils Guidance: National acid sulfate sampling and identification methods manual
- Acid Sulfate Soils: Laboratory Methods Guidelines
- Australian Standard 4969 - Analysis of acid sulfate soil - Dried samples - Methods of test
- National Acid Sulfate Soils Guidance: National acid sulfate soils identification and laboratory methods manual
- National Acid Sulfate Soils Guidance: Guidelines for the dredging of acid sulfate soil sediments and associated dredge spoil management
- National Acid Sulfate Soils Guidance: Guidance for the dewatering of acid sulfate soils in shallow groundwater environments
- National Acid Sulfate Soils Guidance: Overview and management of monosulfidic black ooze (MBO) accumulations in waterways and wetlands

8.2.2 Biodiversity areas overlay code

8.2.2.1 Application

1. This code applies to accepted development (subject to requirements), compliance assessable and assessable development for which the Biodiversity areas overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.2.1 - Biodiversity areas overlay map OM-02.00 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.2.2 Purpose

1. The purpose of the code is to:
   a. connect biodiversity corridors;
   b. protect and enhance habitat values and ecosystem functions;
   c. protect scenic amenity values.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development protects and enhances:
      i. habitat values and biodiversity corridors;
      ii. native vegetation in the primary vegetation management area;
      iii. native trees and native habitat trees in the secondary vegetation management area;
      iv. wildlife habitat and movement;
      v. landscape values.

8.2.2.3 Requirements for assessment

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

Table 8.2.2.3.1 - Biodiversity areas overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Biodiversity corridors	
PO1 Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: a. provide for habitat links; b. facilitate safe wildlife movement; c. facilitate wildlife refuge; d. enhance habitat values; e. rehabilitate degraded areas with native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO1** Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.
Primary vegetation management area	
PO2 Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located: a. to: i. protect the current extent of native vegetation; or ii. achieve a net gain of native vegetation; b. to rehabilitate degraded areas with native vegetation. Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO2.1** Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: a. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or b. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the *Environmental Offsets Act 2014* Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For purposes of AO2.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions. Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.
	AO2.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.
Secondary vegetation management area	
PO3	**AO3**

Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either: a. protect the current extent of native trees and native habitat trees; or b. achieve a net gain of native trees and native habitat trees. Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless: a. if clearing less than 10 native trees, compensatory planting is provided of: i. two trees of the same species for every native tree cleared in a secondary vegetation management area; ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the *Environmental Offsets Act* Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management. Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions. Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.
Koala corridor	
PO4 Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO4** Development: a. is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02; b. in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.
Locally significant vegetation area	
PO5 Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from: a. encroachment; b. edge effects. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO5** Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.
For assessable development	
Wildlife movement	
PO6 Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by: a. generating minimal additional night time traffic; b. minimising the risk of injury or death to wildlife by vehicular traffic; c. incorporating practices or measures to minimise disruption, injury or death during construction; d. providing that a road or accessway has a low design speed; e. providing fauna-friendly fencing. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO6** Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of: a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b. the Queensland Government Koala-sensitive Design Guideline.
Locally significant Melaleuca irbyana buffer area	
PO7 Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: a. edge effects; b. adverse changes to the local hydrology. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO7** Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.

Landscape values	
PO8 Development is designed and located to protect and enhance the landscape values of: a. a ridgeline; b. native vegetation.	**AO8** No acceptable outcome provided.
Lighting	
PO9 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.	**AO9** Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02: a. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; b. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Bushfire hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Note - Pursuant to section 32(a) of the *Building Act 1975* and section 12 of the *Building Regulation 2006*, land identified as a Bushfire hazard area on Bushfire hazard overlay map OM-03.00 is a 'designated bushfire prone area' for the Building Code of Australia and the Queensland Development Code.

8.2.3.2 Purpose

1. The purpose of the code is to protect people and premises in a Bushfire hazard area.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development protects people and premises from bushfire risk:
      i. through allotment design and siting of development envelope areas and asset protection zones;
      ii. by providing vehicular access, fire maintenance trails and evacuation routes that are safe and facilitate easy way finding;
      iii. by providing an accessible water supply for firefighting purposes;
      iv. by ensuring the function of community infrastructure is not adversely impacted by bushfire;
      v. by protecting personal health and safety and the environment from hazardous materials.

8.2.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Location, design and siting of development	
PO1 Development is designed to: a. minimise risk of bushfire hazard; b. provide safe premises; c. create efficient emergency access for fire-fighting and other emergency vehicles. Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.	**AO1** Development: a. does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard.
PO2 Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire. Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.	**AO2** Development is located and constructed: a. where there is no bushfire management plan approved by an existing development approval: i. such that the bushfire attack level is less than or equal to BAL-29; ii. away from the most likely direction of a fire front; iii. so that elements of the development least susceptible to fire are sited closest to the bushfire hazard; iv. such that asset protection zones are sited on land with a slope less than 18 degrees; v. such that asset protection zones are entirely within the boundaries of the private property of the development site; or b. where an approved bushfire management plan directs development to be located. Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m^2. BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009. Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.
PO3 Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.	**AO3** Lots: a. are suitable for people, property and buildings by: i. having a bushfire attack level less than or equal to BAL-29; or ii. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29; b. provide asset protection zones that: i. are located on land with a slope less than 18 degrees; ii. are located on the same lot.
Vehicular access and fire maintenance trails	

PO4 Access for fire management and evacuation is provided by access that: a. separates premises from adjoining vegetation; b. is safely accessible by fire fighting vehicles; c. has regular vehicular access points for bushfire management, response and evacuation; d. has regular vehicle passing and turning areas for bushfire management, response and evacuation; e. allows access at all times for fire fighting vehicles; f. allows for maintenance, burning off and bushfire response; g. has vehicular links to an alternative through road; h. is readily maintained. Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation	**AO4** Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road: a. with a minimum reserve width of 20 metres; b. located between the premises and adjoining vegetation; c. with a maximum gradient of 12.5 percent; d. constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure; e. that has a layout that does not include a cul-de-sac.
Water supply	
PO5 Development has access to adequate water supply for fire fighting purposes.	**AO5** Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.; - reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.
For assessable development	
Community infrastructure	
PO6 Community infrastructure is not located in a bushfire hazard area or is able to function effectively during and immediately after a bushfire event.	**AO6** Community infrastructure is: a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or b. located to ensure that: i. the core services provided by the community infrastructure is able to function effectively during bushfire events; ii. access to the community infrastructure is not compromised by bushfire events; iii. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event.
Hazardous materials	
PO7 Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.	**AO7** Hazardous materials: a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids; b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.

Table 8.2.3.3.2 - Water storage for fire fighting

Column 1 **Lot size / use type**	**Column 2** **Water requirement**
For each residential lot:	
(a) less than 1,000m^2	5,000 litres
(b) between 1,000m^2 and less than 1 hectare	10,000 litres
(c) greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard

8.2.4 Extractive resources overlay code

8.2.4.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Extractive resources overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.4.1 - Extractive resources overlay map OM-04.00 in Part 5.
2. When using this code, reference should be made to section 5.3.2 Determining the category of development and category of assessment and, where applicable, section 5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5.

8.2.4.2 Purpose

1. The purpose of the code is to ensure that:
   a. an extractive resource can be extracted in its entirety and distributed in an efficient manner;
   b. an extractive resource is protected from incompatible development;
   c. sites used for extractive industry are appropriately rehabilitated.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development:
      i. protects the long term availability of an extractive resource for extraction or processing;
      ii. in an Extractive resource separation area identified on Extractive resources overlay map OM-04.01:
         A. does not result in an increase in the number of people living in the separation area;
         B. does not impede the safe operation of an extractive industry;
         C. minimises an adverse effect from an extractive industry on people working or congregating in the separation area;
         D. does not compromise the function of the separation area, as a buffer between an extractive industry and an incompatible use outside the separation area;
      iii. with direct vehicular access to a transport route identified on Extractive resources overlay map OM-04.01 does not adversely affect the safety and efficiency of vehicles transporting extractive resources;
      iv. being an extractive industry provides for the progressive rehabilitation of the land.

8.2.4.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.4.3.1 - Extractive resources overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Resource/processing area	
PO1 Development in an Extractive resource/processing area identified on Extractive resources overlay map OM-04.01 does not compromise the efficient existing or future winning of the resource having regard to the: a. nature and type of the use; b. duration of the use; c. infrastructure necessary to service the use.	**AO1** Development in an Extractive resource/processing area identified on Extractive resources overlay map OM-04.01 is for: a. an extractive industry or directly associated with an extractive industry; or b. a temporary use.
Extractive resource separation area	
PO2 Development in an Extractive resource separation area identified on Extractive resources overlay map OM-04.01 is compatible with the winning of the entire resource in an efficient manner and does not introduce or increase uses that are sensitive to the impacts of an extractive industry.	**AO2** Development in an Extractive resource separation area identified on Extractive resources overlay map OM-04.01 does not include a sensitive land use.
PO3 Development does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01.	**AO3** Development: a. does not increase the number of lots in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; b. does not increase the number of dwellings in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; c. in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01 is not for an Accommodation activity.
Transport route	
PO4 Development accessing a Transport route identified on Extractive resources overlay map OM-04.01 allows the transport of the resource to continue in a safe and efficient manner.	**AO4** Development does not result in an increase to the number of access points to a Transport route identified on Extractive resources overlay map OM-04.01.
Transport route separation area	
PO5 Development in a Transport route separation area identified on Extractive	**AO5** Development in a Transport route separation area identified on Extractive

resources overlay map OM-04.01 is compatible with the transporting of the extractive resource.	resources overlay map OM-04.01 does not include a sensitive land use.
Development in an Extractive resource separation area or Transport route separation area	
PO6 Development that is not for an Extractive industry attenuates adverse impacts on a sensitive land use from an Extractive resource/processing area and Transport route identified on Extractive resources overlay map OM-04.01, having regard to: a. noise; b. dust; c. vibration; d. air blast overpressure; e. lighting. Editor's note - This provision only applies to matters within the jurisdiction of the local government as devolved by the *Environmental Protection Act 1994.*	**AO6** Development in an Extractive resource separation area or a Transport route separation area identified on Extractive resources overlay map OM-04.01 complies with the following standards in Planning scheme policy 3 - Environmental Management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity; b. Table 3.2.2.1 - Air emission standards; c. Table 3.2.3.1 - Light emission standards; d. section 3.2.4 - Radiation emission standard; e. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz. Editor's note - This provision only applies to matters within the jurisdiction of the local government as devolved by the *Environmental Protection Act 1994.*
For assessable development	
Rehabilitation	
PO7 Development does not result in an increase in the number of people working or congregating in the Extractive resource separation area or Transport route separation area identified on Extractive resources overlay map OM-04.01.	**AO7** A domestic outbuilding or associated structure used for a home-based business employing more than two non-resident people on a full-time equivalent basis is not located in an Extractive resource separation area or a Transport route separation area identified on Extractive resources overlay map OM-04.01.
PO8 A site used for an Extractive industry is rehabilitated: a. to enable the near natural ecological and landscape values of the premises to be reinstated having regard to the: i. use opportunities after the extractive resource is exhausted; ii. environmental and landscape values of the land and surrounding area; iii. overall outcomes of the applicable zone; b. with a hierarchy of species from: i. pioneer to long-lived; ii. large to small scale that are self-sufficient and self-regenerating.	**AO8** No acceptable outcome provided.

8.2.5 Flood hazard overlay code

8.2.5.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Flood hazard overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.5.1 - Flood hazard overlay map OM-05.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Editor's Note - This overlay deals with inundation as a result of waterways overtopping their banks. It does not address localised stormwater runoff making its way into a waterway.

Note - Pursuant to section 32(a) of the *Building Act 1975* and section 13(1)(a) of the *Building Regulation 2006*, land identified as a Flooding and inundation area on Flood hazard overlay map OM-05.00 is designated as a 'natural hazard management area (flood)'.

Note - Floods larger than the DFE can occur, which may cause development at the margins of the natural hazard management area (flood) to be indirectly affected by flooding and therefore may not be able to serve their critical function. Particular attention should be paid to community infrastructure and the State Planning Policy requirements for their respective flood immunities.

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.

8.2.5.3 Assessment benchmarks for assessment development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Risk to people and premises	
PO1 A building floor level of a habitable room has adequate allowance for the hydraulic gradient above the main floodway.	**AO1** A building has a finished habitable floor level a minimum of 500mm above the defined flood event.
PO2 Development must not increase the level of risk of injury to life or risk of damage to property or adversely affect flood evacuation procedures.	**AO2** Development: a. does not result in any of the following: i. an increase in the number of people at risk from flooding up to and including the defined flood event; or ii. an increase in the number of people that need evacuation up to and including the defined flood event; or iii. an increase in the number of premises or infrastructure at risk from flooding up to and including the defined flood event; or iv. existing flood warning times being reduced for flood events up to and including the defined flood event; or v. an adverse impact on the ability of traffic to use evacuation routes or unreasonably increase traffic volumes on evacuation routes; or b. is located entirely within a development envelope area approved by an earlier development approval.
For assessable development	
Risk to people and premises	
PO3 Development provides a development envelope area that is: a. above the flood level during the defined flood event; b. of an area and dimensions to accommodate the activities associated with the intended use.	**AO3** Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.2 - Development envelope area.
PO4 Public safety and the environment are not adversely affected by floodwater by: a. locating a Medium impact industry or High impact industry to be able to function safely during and immediately after flood events; b. safely storing hazardous materials.	**AO4** Development: a. for a Medium impact industry or High impact industry is above the flood level specified in column 2 of Table 8.2.5.3.3 - Minimum flood levels; b. involving the storage, sale or use of hazardous materials is located above the flood level during the defined flood event.

PO5 A car park other than a Parking station is only located below the flood level during the defined flood event where there is no increase in risk to: a. pedestrian and vehicular safety; b. a building or other structure. Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO5** No acceptable outcome provided.
PO6 Development for any of the uses identified in column 1 of Table 8.2.5.3.3 - Minimum flood levels, are able to function effectively during and immediately after flood events. Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO6** Development for any of the uses identified in column 1 of Table 8.2.5.3.3 - Minimum flood levels is located above the flood level specified in column 2 of Table 8.2.5.3.3 - Minimum flood levels.
Flood storage and discharge capacity	
PO7 An existing floodway is protected and maintained to ensure there are no losses of conveyance capacity of waterways and storage so as not to adversely affect other premises, infrastructure and the environment. Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO7** No acceptable outcome provided.
PO8 The natural conveyance of flood waters and natural overland flow paths are protected and maintained without adversely affecting adjoining premises. Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO8** No acceptable outcome provided.
PO9 Development (or development in combination with other development) for all flood events up to and including the defined flood event does not do any of the following: a. cause or have the potential to cause damage; or b. cause ponding of flood water; or c. adversely affect the flood discharge capacity of the floodplain; or d. decrease the flood resilience of properties and infrastructure; or e. cause a cumulative increase in flood levels external to the premises. Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO9** No acceptable outcome provided.
PO10 Any loss of floodplain storage is compensated with compensatory storage or excavation that: a. is of equal volume, creating a balance of cut to fill; b. is free draining; c. is located within the premises; d. does not adversely affect the hydraulic conveyance capacity of the flood channel or floodplain; e. is provided to the corresponding flood level; f. is landscaped to provide visual amenity and erosion control; g. is solely for the purpose of compensatory storage. Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO10** No acceptable outcome provided.
PO11 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. Note - Compliance with this performance outcome is to be demonstrated by a flood study report prepared in accordance with section 2.5.1 of Planning scheme policy 5 - Infrastructure Note - Section 4.1 - Guidelines for satisfying flood hazard overlay of Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO11** No acceptable outcome provided.
PO12 A stormwater quality improvement device is located to retain existing	**AO12** A stormwater quality improvement high flow outlet device is located:

flood plain storage capacity and ensure functionality of the stormwater quality improvement device.	a. above the five percent AEP flood event caused by local flooding; b. above the two percent AEP flood event caused by regional flooding.
PO13 A stormwater quantity management device is located to retain existing flood plain storage capacity and ensure functionality of the stormwater quantity management device.	**AO13** A stormwater quantity management high flow outlet device is located above the two percent AEP flood event.
Filling and excavation	
PO14 Filling and excavation is carried out above the flood level of the 10 percent AEP event to protect in stream and banks of a waterway and wetland. Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO14.1** Earthworks are limited to areas where: a. flooding is predominately due to backflow; b. the peak depth average velocity is less than the maximum permissible velocity for considerable bare earth channels (typically 0.5m/sec) in accordance with Table 9.0.5.3 of the Queensland Urban Drainage Manual; c. the cut/fill batter is not steeper than 1V:4H and the exposed earth surface is landscaped with erosion resistant vegetation cover.
	AO14.2 A filling and excavation plan is provided in accordance with section 2.2.2 of Planning scheme policy 5 - Infrastructure**.**
Access	
PO15 Development provides vehicular access to a road network that is sufficient to enable safe access and egress. Note - Section 4.1 - Guidelines for satisfying flood hazard overlay code in Planning scheme policy 5 - Infrastructure provides guidance to achieve this outcome.	**AO15** Development provides vehicular access to a road that is: a. above the flood level during the defined flood event; or b. below the flood level during the defined flood event where the road: i. has a low flood hazard; ii. remains trafficable until another road access to the development becomes trafficable; iii. directly connects to a road that is above the defined flood event that provides access to the road network.
PO16 Development provides an access area to a building or fill area on which a building is to be constructed where the access is located on land classified as a low flood hazard in the defined flood event.	**AO16** Development provides access to a building or fill area that has: a. a maximum depth of inundation of 300 mm during all flood events up to and including the defined flood event; b. a maximum distance of inundation of 200 metres during all flood events up to and including the defined flood event; c. a depth multiplied velocity product of less than or equal to 0.4m^2/s. Note - Velocity in flood waters is measured as the average velocity over a column of water.

Table 8.2.5.3.2 - Development envelope area

Zone or precinct	Development envelope area specification	
	Minimum area	Minimum dimension
Rural zone	4,000m^2	50m
Rural residential zone	4,000m^2	50m
Environmental management and conservation zone - Environmental management precinct	2,000m^2	30m
Environmental management and conservation zone - Rural environmental management precinct	4,000m^2	50m
All other zones	The entire lot	-

Table 8.2.5.3.3 - Minimum flood levels

Column 1 Development for a material change of use	Column 2 Land is to be above the following minimum flood level
Emergency services not specified elsewhere in this table	The 0.2% AEP flood level
Hospital	The 0.2% AEP flood level
Major electricity infrastructure	The 0.2% AEP flood level
Detention facility	The 0.2% AEP flood level
Utility installation, being a power station	The 0.2% AEP flood level
Residential care facility or Retirement facility	The 0. 2% AEP flood level
Emergency services, being police facilities and emergency shelters	The 0.5% AEP flood level
Substation	The 0.5% AEP flood level
Utility installation, being a sewage treatment plant or water treatment plant	The 0.5% AEP flood level
Stores of valuable records or items of historic or cultural significance (eg galleries and libraries)	The 0.5% AEP flood level

An industry activity, involving the manufacture or storage of noxious or hazardous materials (e.g. a regional fuel storage facility)	The 0.5% AEP flood level
Warehouse, being a food storage warehouse	The 0.5% AEP flood level
Development involving the use of Class 5, 6, 7(b), 8 or 9(b) buildings other than specified above	The 1% AEP flood level

8.2.6 Greenbank Training Area buffer overlay code

8.2.6.1 Application

1. This code applies assessable development for which the Greenbank Training Area buffer overlay code is identified in the 'assessment benchmarks for assessable development' column in Table 5.10.6.1 - Greenbank Training Area buffer overlay map OM-06.00 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 requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.6.2 Purpose

1. The purpose of the code is to ensure that defence operations in the Greenbank Training Area are protected from incompatible development.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development in the Greenbank Training Area buffer does not restrict the nature or scope of defence operations in the Greenbank Training Area.

8.2.6.3 Assessment benchmarks for assessable development

Part A - Assessment benchmarks for assessable development

Table 8.2.6.3.1 - Greenbank Training Area buffer overlay code: assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Reverse Amenity	
PO1 Development within the Greenbank Training Area buffer identified on Greenbank Training Area buffer overlay map OM-06.00 does not result in a reverse amenity impact on the Greenbank Training Area.	**AO1** No acceptable outcome provided.

8.2.7 Heritage overlay code

8.2.7.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Heritage overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.7.1 - Heritage overlay map OM-07.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.7.2 Purpose

1. The purpose of the code is to preserve and protect premises of local cultural heritage significance.

Editor's note - The Heritage overlay code applies to premises of local cultural heritage significance. Premises of state cultural heritage significance will continue to be regulated through the development assessment rules contained in the *Planning Act 2016.*

2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development is designed to:
      i. recognise and respect an identified grave site and its associated fabric;
      ii. protect the cultural heritage values of a heritage premises;
      iii. be sympathetic with the architectural design and setting of a heritage premises.

8.2.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.7.3.1 - Heritage overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Grave sites	
PO1 Development recognises and respects a Grave site identified on Heritage overlay map OM-07.01 and its associated fabric.	**AO1** Development does not disturb a Grave site identified on Heritage overlay map OM-07.01 or its associated grave fabric.
Heritage premises (other than a Grave site)	
PO2 Heritage buildings in a Local heritage area identified on Heritage overlay map OM-07.01 are retained in place, unless the retention is not reasonably practicable as a matter of engineering safety, in which case the development incorporates appropriate signs and interpretive material recording the significance of the premises, viewable by the public.	**AO2.1** Heritage buildings in a Local heritage area identified on Heritage overlay map OM-07.01 are retained in place.
	AO2.2 Where a heritage building in a Local heritage area identified on Heritage overlay map OM-07.01 is certified by a structural engineer to be unsafe and reasonably unable to be made safe, the heritage building may be removed or demolished where: a. an archival-quality photographic record is made of the features of the place and provided to the local government; b. the development incorporates signs and interpretive material recording the significance of the heritage place, viewable from or in a public area.
PO3 Development on a heritage premises in a Local heritage area identified on Heritage overlay map OM-07.01 is sympathetic to the form, character and setting of the heritage premises having regard to the premises': a. aesthetic significance; b. architectural significance; c. historical significance; d. social significance; e. technological significance.	**AO3.1** Development being one or more of the following, complies with part 4 of Planning scheme policy 4 - Heritage: a. the raising of a house or building underneath; or b. the addition of an extension; or c. the building of a class 10a building/structure being a carport or garage; or d. the building of a class 10b building/structure being a deck, veranda or swimming pool.
	AO3.2 A heritage assessment report is prepared and provided to the local government in accordance with section 2.1.3 of Planning scheme policy 4 - Heritage for: a. development that is not listed in AO3.1(a) to (d); or b. development listed in AO3.1(a) to (d) and that does not comply with part 4 of Planning scheme policy 4 - Heritage.

8.2.8 Landslide hazard and steep slope area overlay code

8.2.8.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Landslide hazard and steep slope area overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.8.1 - Landslide hazard and steep slope area overlay map OM-08.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Editor's note - The mapping methodology is as follows:

- land with a slope greater than 15% was identified from the local government's digital elevation model;
- geological formations with known landslide problems on slopes less than 15% were identified and mapped and an appropriate lower slope criteria (12%) was then used to identify areas at potential risk;
- aerial photograph viewed using 3D techniques revealed the presence of a number of landslides, mostly in areas with slopes above 15% and some associated with stream processes;
- the overlay map is the amalgamation of all the above.

8.2.8.2 Purpose

1. The purpose of the code is to:
   a. protect the geological stability of premises;
   b. protect people and premises from the risk of landslide;
   c. maintain the visual amenity of the area.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development:
      i. takes into account the risks associated with the natural physical process of land movement and erosion;
      ii. protects the safety of people and premises from risk of landslide;
      iii. is designed and located to protect and enhance the visual amenity of adjoining premises, the streetscape and the locality.

8.2.8.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.8.3.1 - Landslide hazard and steep slope area overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Natural physical processes and safety of people and premises	
PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00: a. takes into account the risks associated with the natural physical processes of land movement and erosion; b. is located so that it is geologically stable in the long term and not at risk from landslide.	**AO1** Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is carried out in accordance with a site-specific geotechnical report: a. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; b. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; c. identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; d. 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.
PO2 Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.	**AO2** Storage of hazardous materials is in compliance with AS1940 - The storage and handling of flammable and combustible liquids.
Design	
PO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed to be responsive to: a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality.	**AO3** Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 does not involve cut and fill.
PO4 The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is screened when viewed from: a. adjoining premises; b. a road.	**AO4** The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 has: a. skirting or landscape screening to the full height of the undercroft; b. a maximum height at the perimeter of the building or structure of three metres above ground level.
Stormwater drainage	
PO5 Development in a Steep slope area identified on Landslide hazard and	**AO5** Development in a Steep slope area identified on Landslide hazard and

steep slope area overlay map OM-08.00 ensures that stormwater runoff does not increase the susceptibility of the site and neighbouring sites to landslide.	steep slope area overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank overflows) to avoid, on the site and on neighbouring sites: a. redirection of the flow of surface water or groundwater; b. concentration of surface water or groundwater.

8.2.9 Regional infrastructure corridors and substations overlay code

8.2.9.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Regional infrastructure corridors and substations overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.9.1 - Regional infrastructure corridors and substations overlay map OM-09.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.9.2 Purpose

1. The purpose of the code is to protect:
   a. the health, safety and amenity of the community;
   b. existing and the future locations of regional infrastructure corridors, substations, bulk water supply facilities and wastewater facilities.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development:
      i. protects the health and safety of the community;
      ii. co-locates new regional infrastructure in existing regional infrastructure corridors where practicable;
      iii. protects regional infrastructure;
      iv. provides access to regional infrastructure at all times;
      v. provides and maintain buffers to regional infrastructure.

8.2.9.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.9.3.1 - Regional infrastructure corridors and substations overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Community health and safety	
PO1 A use does not result in an unacceptable health or safety risk to the community from extremely low frequency magnetic field from powerline infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01. Note - ARPANSA draft standard, 2008 outlines the appropriate measures to be taken into consideration to achieve this outcome.	**AO1** A use is located outside the 275kV powerline buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01.
PO2 A sensitive land use is located a sufficient distance from a substation and wastewater facility identified on Regional infrastructure corridors and substations overlay map OM-09.01 to prevent an unacceptable health or safety risk to the community from a substation or wastewater facility.	**AO2** A sensitive land use: a. has a minimum boundary clearance of 100 metres from a Substation identified on Regional infrastructure corridors and substations overlay map OM-09.01; b. is located outside the Wastewater facility buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01.
Protection of electricity infrastructure	
PO3 Development of premises adjoining a 110kv or 275kv powerline identified on Regional infrastructure corridors and substations overlay map OM-09.01 whether or not in an electricity easement, takes into account the impacts of 'sag' and 'swing'.	**AO3** Development of premises adjoining a 110kV or 275kV powerline corridor identified on Regional infrastructure corridors and substations overlay map OM-09.01 complies with the mandatory clearance from any proposed buildings, structures and operational equipment to existing power lines specified in Schedules 4 and 5 of the *Electrical Safety Regulation 2013*.
Protection of water infrastructure	
PO4 Development protects bulk water infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 by: a. locating outside an easement for the pipeline; b. having an adequate boundary clearance to protect its operation.	**AO4** Development is not located within the water pipeline corridor identified on Regional infrastructure corridors and substations overlay map OM-9.01.
Protection of petroleum pipeline infrastructure	
PO5 Development does not compromise the operation of a Petroleum pipeline identified on Regional infrastructure corridors and substations overlay map OM-09.01.	**AO5** Development is not located on: a. Emt D SP147672; or b. Emt A RP104128; or c. Emt B RP119561.
Access for infrastructure providers	

PO6 Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times: a. 110kv and 275kv powerlines; b. Substation; c. Wastewater facility. Note - The applicable infrastructure provider will provide a padlock wherever gates and locked access to an easement is required.	**AO6** Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times: a. 110kV and 275kV powerlines; b. Substation; c. Wastewater facility.
For assessable development	
Co-location of regional infrastructure corridors	
PO7 Regional infrastructure is co-located in a Regional infrastructure corridor identified on Regional infrastructure corridors and substations overlay map OM-09.00 to: a. achieve an efficient use of land; b. enable ease of access and maintenance; c. limit adverse environmental impacts.	**AO7** No acceptable outcome provided.

8.2.10 Strategic airport and environs overlay code

8.2.10.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Strategic airport and environs overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.11.1 - Strategic airport and environs overlay map OM-11.00 in Part 5.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.10.2 Purpose

1. The purpose of code is to protect the operational efficiency of the Archerfield airport and maintain the safety of aircraft operating within the airport's operational airspace.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development:
      i. protects the safety and functioning of operational airspace of the Archerfield airport;
      ii. minimises potential hazards to the safety and functioning of airport operations resulting from emissions from smoke, dust or any other airborne particulates or the creation of air turbulence;
      iii. ensures the operational airspace of the Archerfield airport is not put at risk from wildlife interference generated by development.

8.2.10.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.10.3.1 - Strategic airport and environs overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Operational airspace	
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard in the Archerfield airport's operational airspace.	**AO1** Development in the Obstacle limitation surface area identified on Strategic airport and environs overlay map OM-11.01: a. involving cranes or other equipment used during construction, does not penetrate the obstacle limitation surface; or b. involving temporary or permanent aviation activities, does not occur within the Archerfield airport's operational airspace; or c. otherwise, does not penetrate or create any physical obstruction into the obstacle limitation surface.
PO2 Development does not cause an obstruction or hazard to the safe movement of aircraft within the Archerfield airport's operational airspace through the emission of particulates, gases or other materials that may cause air turbulence, reduce visibility or affect aircraft engine performance.	**AO2** Development in the Obstacle limitation surface area identified on Strategic airport and environs overlay map OM-11.01 does not release into the Archerfield airport's operational airspace: a. a gaseous plume with a velocity exceeding 4.3m/s; b. smoke, dust, ash, steam or other airborne particulate.
Bird and Bat Strike area	
PO3 Development does not attract birds or bats into the Archerfield airport's Bird and bat strike area identified on Strategic airport and environs overlay map OM-11.01 in significant numbers likely to cause a safety hazard to airport operations.	**AO3** Development in the Bird and bat strike area identified on Strategic airport and environs overlay map OM-11.01 does not involve: a. Animal husbandry; or b. Cropping; or c. Intensive animal industry; or d. Major sport, recreation and entertainment facility; or e. a food processing plant being a Medium impact industry or High impact industry; or f. Outdoor sport and recreation; or g. Utility installation being a waste management facility, sewerage treatment plant or water treatment plant.

8.2.11 Water resource catchments overlay code

8.2.11.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Water resource catchments overlay code is identified in Table 5.10.13.1 - Water resource catchments overlay map OM-13.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.11.2 Purpose

1. The purpose of the code is to protect water quality in a water resource catchment area.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development is designed, constructed and managed to:
      i. protect the health and safety of a water storage;
      ii. prevent pollutants from entering a water storage.

8.2.11.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.11.3.1 - Water resource catchments overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) development	
Protection of drinking water catchments	
PO1 Development 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.	**AO1** Development: a. Complies with the minimum horizontal separation distances (setbacks) specified in Table 3 of the Seqwater Development Guidelines - Development Guidelines for Water Quality Management in Drinking Water Catchments; b. is connected to, and all wastewater and effluent disposed via, reticulated sewerage or 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.
For accepted development (subject to requirements) and assessable development	
Pollutants	
PO2 Chemicals and other potential contaminants are stored to prevent leaching or discharging to ground or surface waters.	**AO2** Chemicals and other potential contaminants are stored: a. in containers; b. under a roofed area with an impermeable floor surface; c. in a bunded and impermeable area to contain a spill of equivalent volume to the total volume of material being stored.
PO3 Development is designed, constructed and managed to prevent the discharge of sediments to surface waters.	**AO3** Development complies with the following erosion and sediment control standards specified in Planning scheme policy 5 - Infrastructure: a. section 3.3.3.1 - Site disturbance; b. section 3.3.3.2 - Site and waste management; c. section 3.3.7 - Drainage, sediment, erosion and dust control (including works in a disperative soil area).
For assessable development	
Protection of drinking water catchments	
PO4 Development 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.	**AO4** Development complies with the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments.

8.2.12 Waterway corridors and wetlands overlay code

8.2.12.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Waterway corridors and wetlands overlay code is identified in Table 5.10.14.1 - Waterway corridors and wetlands overlay map OM-14.00 in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the criteria of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.12.2 Purpose

1. The purpose of the code is to protect and enhance the ecological values, bank stability and scenic amenity of waterway corridors and wetlands and their riparian areas.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Development is designed, constructed and managed to:
      i. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
      ii. protect natural hydrological and geomorphological processes;
      iii. protect and enhance water quality of a waterway and wetland;
      iv. protect and enhance landscape values of a waterway and wetland;
      v. ensure the long term management and maintenance of a waterway and wetland;
      vi. provide public access to a wetland and along the entire frontage of the Logan and Albert Rivers where they are located within the urban footprint;
      vii. avoid erosion prone areas or mitigate the risk of coastal hazards.

8.2.12.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 8.2.12.3.1 - Waterway corridors and wetlands overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Design and location	
PO1 Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.	**AO1** Development is located outside the: a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02.
For assessable development only	
Location and ecosystem processes	
PO2 Development is: a. designed and located such that a waterway area or wetlands and wetland buffer is protected; b. designed, constructed and managed to protect and enhance: i. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00; ii. safe wildlife movement and fish passage. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of Planning scheme policy 3 - Environmental management.	**AO2** Development: a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible; b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement; c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management.
Natural hydrological and geomorphological processes	
PO3 Development is designed, constructed and managed to ensure: a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained; b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is re-instated.	**AO3** Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by: a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management; b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management.
Erosion prone areas	
PO4 Development in an erosion prone area identified on Waterway corridors	**AO4** Development is not located in an erosion prone area identified on

and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.	Waterway corridors and wetlands overlay map OM-14.03 unless the development: a. cannot be feasibly located elsewhere; b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.
Water quality	
PO5 Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by: a. providing vegetated buffers; b. incorporating water sensitive urban design principles having regard to: i. protecting water quality of surface and ground waters; ii. minimising sewage discharges to the natural environment; c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area.	**AO5** Development: a. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management; b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure; c. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure; d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points.
Access	
PO6 Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of: a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint; b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.	**AO6** Development provides: a. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint; b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.
Tenure	
PO7 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.	**AO7** No acceptable outcome provided.

Part 9 Development codes

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. Health care service code;
   d. Home-based business code;
   e. Multiple dwelling, Rooming accommodation and Short-term accommodation code;
   f. Relocatable home park, Residential care facility and Retirement facility code;
   g. Roadside stall code;
   h. Sales office code;
   i. 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.

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

Editor's note - The following schedules of the Regulation are relevant to the Logan Planning Scheme:

- Schedule 6, Part 2, (6) of the Regulation, Material change of use for community residence;
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment;
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production.

9.3 Use codes

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.
PO13 Development provides side and rear boundary clearances that: a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. contains dense landscaping.	**AO13.1** Where adjoining land in the residential zone category, the development has a minimum: a. side boundary clearance of 3 metres; b. rear boundary clearance of 6 metres. Editor's note - Where a greater setback is prescribed in the zone code or local plan code, the greater setback prevails.
	AO13.2 Development provides a 2 metre wide landscape strip for dense planting along any boundary shared with land in the residential zone category.

9.3.2 Dual occupancy and Dwelling house code

9.3.2.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and assessable material change of use for a Dual occupancy [including Dual occupancy (auxiliary unit)] or Dwelling house for which the Dual occupancy and Dwelling house code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Part 5 - Tables of assessment;
   b. building work in accordance with Table 5.7.1 - Building work (including house extensions and class 10 structures).
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

Editor's note - In this code:

- a reference to “Dual occupancy (auxiliary unit)” is a reference to a Dual occupancy that is an auxiliary unit. “Auxiliary unit” is defined in Schedule 1 - Definitions;
- unless otherwise specified, a reference to “Dual occupancy” covers both Dual occupancy (auxiliary unit) and any other form of Dual occupancy.

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

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

9.3.2.2 Purpose

1. The purpose of the code is to ensure that a Dual occupancy or Dwelling house is compatible with the surrounding area and to ensure a Dwelling house protects the environment, and the safety of people and property.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. A Dual occupancy or Dwelling house:
      i. is designed and sited to protect the amenity of adjoining premises and the streetscape;
      ii. provides safe vehicle access to the premises;
      iii. has an attractive built form that is consistent with the character of the applicable zone, local plan and precinct;
      iv. does not adversely affect the operation of infrastructure or inhibit the maintenance of infrastructure;
   b. A Dual occupancy (auxiliary unit):
      i. is sited to facilitate a high quality streetscape with high levels of amenity;
      ii. provides sufficient space for on-site car parking to satisfy the needs of residents and visitors where located on a lot fronting a road;
   c. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, has a maximum gross floor area of:
      i. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or
      ii. 100m^2 otherwise;
   d. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, is sited so as to appear visually related to the primary dwelling;
   e. A Dual occupancy (auxiliary unit) or Dwelling house that is located in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00:
      i. avoids the disturbance of acid sulfate soils; or
      ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters;
   f. A Dual occupancy (auxiliary unit) or Dwelling house that is located in an area identified on the Biodiversity areas overlap map OM-02.00 protects and enhances:
      i. habitat values and biodiversity corridors;
      ii. native vegetation in the primary and secondary vegetation management area;
      iii. wildlife habitat and movement;
      iv. landscape values;
   g. A Dual occupancy (auxiliary unit) that is located in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01:
      i. does not result in an increase in the number of people living in the separation area;
      ii. does not impede the safe operation of an extractive industry;
      iii. minimises an adverse effect from an extractive industry on people working or congregating in the separation area;
      iv. does not compromise the function of the separation area, as a buffer between an extractive industry and an incompatible use outside the separation area;
   h. A Dual occupancy (auxiliary unit) or Dwelling house with direct vehicular access to a transport route identified on Extractive resources overlay map OM-04.01 does not adversely affect the safety and efficiency of vehicles transporting extractive resources;
   i. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Flood hazard overlay map OM-05.00 does not result in people and premises being at an unacceptable risk during a defined flood event;
      Editor's note - Where a lot is affected by a Flooding and inundation area, a flood search report should be obtained from the local government to confirm the extent that is within the Flooding and inundation area. The flood search report will be determinative.
   j. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed and located to:
      i. protect the safety of people and premises from risk of landslide, taking into account the risks associated with the natural physical process of land movement and erosion;
      ii. protect and enhance the visual amenity of adjoining premises, the streetscape and the locality;
      Editor's note - Where a lot is affected by a Landslide hazard and steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00, a certificate can be obtained from the local government to confirm the extent that is within the Landslide hazard and steep slope area. The certificate will be determinative.
   k. A Dual occupancy (auxiliary unit) or Dwelling house located in an area identified on Regional infrastructure corridors and substations overlay map OM-09.00:
      i. protects the health and safety of the community;
      ii. protects regional infrastructure;
      iii. provides access to regional infrastructure at all times;
      iv. provides and maintain buffers to regional infrastructure;
   l. A Dual occupancy (auxiliary unit) or Dwelling house located within a Water resource catchment area identified on Water resource catchments area overlay map OM-13.01 is designed, constructed and managed to:
      i. protect the health and safety of a water storage;
      ii. prevent pollutants from entering a water storage;
   m. A Dual occupancy (auxiliary unit) or Dwelling house located within the mapped areas identified on Waterway corridors and wetlands overlay

map OM-14.00 is designed, constructed and managed to:
i. protect and enhance ecosystem processes and the function of a waterway corridor, wetland, and their riparian areas;
ii. protect natural hydrological and geomorphological processes;
iii. protect and enhance water quality of a waterway and wetland;
iv. protect and enhance landscape values of a waterway and wetland.

Editor's note - Where a lot is affected by a Waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00, a certificate can be obtained from the local government to confirm the extent that is within the Waterway corridor and wetland area. The certificate will be determinative.

9.3.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.3.2.3.1 - Dual occupancy and Dwelling house code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Design and siting	
PO1 A Dwelling house: a. that is: i. on a lot that is less than 450m^2 in size complies with the Performance Criteria specified in QDC MP 1.1; or ii. on a lot that is 450m^2 or greater in size complies with the Performance Criteria specified in QDC MP 1.2; b. being a secondary dwelling is visually integrated with the primary dwelling. Note - References to QDC MP 1.1 and 1.2 for the purposes of PO1 are to be applied as if these provisions applied to a secondary dwelling.	**AO1** 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 450m^2 in size complies with the Acceptable Solutions specified in QDC MP 1.1; or b. that is on a lot that is 450m^2 or greater in size complies with the Acceptable Solutions specified in QDC MP 1.2. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO1 to the extent of any inconsistency. 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. Note - References to QDC MP 1.1 and 1.2 for the purposes of AO1 are to be applied as if these provisions applied to a secondary dwelling. Editor's note - A building or structure ancillary to a Dwelling house includes a class 10a building, being a non-habitable building such as a private garage, carport, shed or the like.
PO2 A Dual occupancy: a. complies with the Performance Criteria specified in QDC MP 1.3; b. being a Dual occupancy (auxiliary unit) is visually integrated with the primary dwelling. Note - For the purpose of PO2, 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 PO2 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).	**AO2** A Dual occupancy complies with the Acceptable Solutions specified in QDC MP 1.3. Note - For the purpose of AO2, a reference to “duplex” in QDC MP 1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note - Where Table 9.3.2.3.1 AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 applies, AO3, AO4, AO5, AO6, AO7.1, AO8 or AO9 prevail over AO2 to the extent of any inconsistency. Note - References to QDC MP 1.3 for the purposes of AO2 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).
Site cover	
PO3 A Dual occupancy (auxiliary unit) or Dwelling house has a site cover that: a. is compatible with adjoining premises; b. supports residential amenity including access to natural light and ventilation; c. facilitates adequate private open space; d. facilitates landscaping to visually soften the built form.	**AO3** A Dual occupancy (auxiliary unit) or Dwelling house has a maximum site cover of: a. 60 percent in the Low density residential zone - Small lot precinct; b. 35 percent in the Low density residential zone - Small acreage precinct; c. 20 percent in the Low density residential zone - Acreage precinct; d. 700m^2 in the Emerging community zone, Environmental management and conservation zone, Rural zone or Rural residential zone.
Road boundary clearance	
PO4 A Dual occupancy or Dwelling house: a. is located to protect 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.	**AO4** A Dual occupancy or Dwelling house: a. 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; b. has a minimum road boundary clearance of 4 metres in the Low-medium density residential zone; c. 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 d. has a minimum road boundary clearance of 20 metres in the: i. Environmental management and conservation zone; ii. Rural residential zone - Carbrook precinct with a road frontage to Mount Cotton Road or Beenleigh-Redland Bay Road; iii. Rural zone.
Side and rear boundary clearance	
PO5 A Dual occupancy or Dwelling house has a side and rear boundary clearance that: a. is compatible with that of adjoining premises; b. allows for the separation of buildings or structures necessary to ensure impacts on residential amenity and privacy are minimised; c. provides access to natural light and ventilation; d. provides an area of landscaping; e. is consistent with the character for the relevant zone and precinct.	**AO5** A Dual occupancy or Dwelling house has the following minimum side and rear boundary clearances: a. 3 metres in the Rural residential zone, the Emerging community zone and the following precincts in the Low density residential zone: i. Acreage; ii. Small acreage precinct; or b. 10 metres in the: i. Environmental management and conservation zone; ii. Rural zone. Note - AO5 does not apply to a domestic outbuilding, being a shed or detached garage, that complies with Link AO7.1(b). 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.
Setback on rear lots	
PO6 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 setback to the accessway that: a. provides opportunity for on-site visitor car parking within the rear lot; b. is consistent with the character of the nearby streetscape; c. includes landscaping opportunities to enhance visual amenity.	**AO6** 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 setback to the accessway of 4.9 metres.
Domestic outbuildings	
PO7 A domestic outbuilding: a. is of a scale and built form compatible with the premises and adjoining premises having regard to: i. height, mass and proportion; ii. roof form and pitch; iii. building materials; b. maintains or contributes positively to the streetscape and amenity of adjoining premises; c. provides sufficient setbacks for large scale domestic outbuildings to mitigate adverse visual impact to adjoining premises.	**AO7.1** A single domestic outbuilding, being a shed or detached garage, or multiple domestic outbuildings, being sheds or detached garages: a. has a total maximum floor area of 150m^2; or b. where the floor area exceeds 150m^2: i. provides minimum side and rear boundary clearances in accordance with Link Table 9.3.2.3.2 - Minimum side and rear boundary clearances for large domestic outbuildings; ii. has a maximum building height of 5.5 metres; iii. has a total maximum floor area of 300m^2. Editor's note - The total maximum floor area is a cumulative total that applies across all domestic outbuildings on a premises.
	AO7.2 A domestic outbuilding is not in the form of a shipping container.
Dual occupancy (auxiliary unit) or secondary dwelling	
PO8 Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or b. 100m^2 otherwise.	**AO8** Where development is a Dual occupancy (auxiliary unit) or secondary dwelling, the subordinate dwelling has a maximum gross floor area of: a. 70m^2 if in the residential zone category and on a lot that is less than 1,000m^2 in size; or b. 100m^2 otherwise.
PO9 A Dual occupancy (auxiliary unit) or secondary dwelling: 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.	**AO9** A Dual occupancy (auxiliary unit) or secondary dwelling: 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.
PO10 A Dual occupancy (auxiliary unit) or secondary dwelling is designed so that vehicular access and parking are not dominant features of the development when viewed from a road.	**AO10** A Dual occupancy (auxiliary unit) or secondary dwelling does not result in the creation of an additional driveway crossover unless where located on a corner lot or dual road lot.
PO11 A lot accommodating a Dual occupancy (auxiliary unit) is of a size, shape and dimension that ensures high levels of amenity, complements streetscape character and promotes a sense of openness.	**AO11** Where not a rear lot, a lot accommodating a Dual occupancy (auxiliary unit) has a minimum frontage of 15 metres.
PO12 Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides sufficient space for on-site car parking to satisfy the needs of residents and visitors considering: a. the availability of public transport; b. the availability of on-street car parking.	**AO12** Where not located on a rear lot, a Dual occupancy (auxiliary unit) provides a minimum of five on-site car parking spaces with a minimum of two spaces being covered. Editor's note - The required minimum of five car parking spaces services both the primary dwelling and subordinate dwelling.

PO13 A driveway servicing a Dual occupancy (auxiliary unit) is designed to: a. be safe and functional; b. promote practical on-site car parking and manoeuvring; and c. consider the location of existing infrastructure.	**AO13** A driveway servicing a Dual occupancy (auxiliary unit) is designed to comply with section 3.4.5 of Planning scheme policy 5 - Infrastructure.
Location of development	
PO14 Development: a. allows for safe and convenient vehicular access; b. is located to protect trunk infrastructure networks.	**AO14** Development: a. is connected to a constructed road; b. is located outside a 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.
Reverse amenity	
PO15 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.	**AO15** 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 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.
Earthworks	
PO16 Filling and excavation works including batters and retaining walls: a. do not adversely affect infrastructure, including any services; b. do not create a public health hazard; c. maintain the amenity of the surrounding area and adjoining premises; d. are safe, stable and easily maintained.	**AO16** Filling and excavation works involving batters and retaining walls greater than 1 metre in height from ground level are designed and constructed in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure.
Building over or near infrastructure	
PO17 A Dual occupancy or Dwelling house complies with the Performance Criteria specified in QDC MP 1.4.	**AO17** A Dual occupancy or Dwelling house complies with the Acceptable Solutions specified in QDC MP 1.4. Editor's note - QDC MP 1.4 applies to development located near a sewer, water main, stormwater drain or combined sanitary drain.
PO18 A Dual occupancy or Dwelling house is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.	**AO18** A Dual occupancy or Dwelling house: 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 F1 of the Queensland Plumbing and Wastewater Code.
Dual occupancy (auxiliary unit) or Dwelling house located in the Acid sulfate soils overlay	
PO19 A Dual occupancy (auxiliary unit) or Dwelling house in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.00 that involves disturbing soil or sediment at or below 5 metres AHD: a. avoids disturbing acid sulfate soils; or b. is managed to avoid or minimise the release of: i. acid and metal contaminants; ii. nutrients that contribute to coastal algal blooms. Editor's note - For assessable development, undertake an acid sulfate soils investigation conforming to the Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	**AO19.1** A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils below 5 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve: a. excavating or otherwise removing 100m^3 or more of soil or sediment; or b. filling of land involving 500m^3 or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. **AO19.2** A Dual occupancy (auxiliary unit) or Dwelling house located in the Potential and actual acid sulfate soils above 5 metres and below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5 metres AHD.
Dual occupancy (auxiliary unit) or Dwelling house located in the Biodiversity areas overlay	
PO20 A Dual occupancy (auxiliary unit) or Dwelling house in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is confined within an development envelope area that: a. is approved by Council; or b. is sited and operated with regard to: i. the protection of native vegetation; ii. the potential impacts of other overlays mapped within the	**AO20** A Dual occupancy (auxiliary unit) or Dwelling house located in the Primary or Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, that is not located within a development envelope area approved by a development approval: a. is located to avoid the need to clear any native vegetation in the Primary vegetation management area; b. is located to avoid the need to clear any native trees or native habitat trees in the Secondary vegetation management area.

development envelope area c. results in a total cleared area of: i. 4,000m^2 or less; or ii. greater than 4,000m^2 where an environmental offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management, for any the portion of the envelope that exceeds 4,000m^2. Note - Compliance with Performance outcome PO20(c)(ii) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	Editor's note - Operational work for clearing of native vegetation may be accepted development in accordance with Parts 5.8 and 5.10.2. Where clearing of native of vegetation in the location of the development is accepted development, AO20 would not apply to the development as the vegetation may be lawfully cleared as accepted development operational works.
PO21 A Dual occupancy (auxiliary unit) or Dwelling house in: a. a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to: i. provide for habitat links; ii. facilitate safe wildlife movement; iii. facilitate wildlife refuge; iv. enhance habitat values; v. rehabilitate degraded areas with native vegetation; or b. the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from: i. edge effects; or c. Development is designed and located to protect and enhance the landscape values of: i. a ridgeline; ii. native vegetation. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	**AO21** A Dual occupancy (auxiliary unit) or Dwelling house that is not located within a development envelope area approved by a development approval is: a. located outside a Biodiversity corridor as identified on Biodiversity areas overlay map OM-02.02; b. located outside the Locally significant Melaleuca irbyana 50 metre buffer area identified on Biodiversity areas overlay map OM-02.03.
Dwelling house located in the Biodiversity area overlay	
PO22 Dwelling house in a Koala corridor identified on Biodiversity area overlay map OM-02.02 is: a. designed and located to protect and enhance koala habitat; b. designed to minimise adverse light impacts on native fauna.	**AO22** Dwelling house that is not located within a development envelope area approved by a development approval is located to avoid the need to have a cleared area of greater that 500m^2 of native vegetation in a Koala corridor identified on Biodiversity area overlay map OM-02.02. Note - The maximum cleared area in the Koala corridor includes clearing for the bushfire protection inner zone.
Dual occupancy (auxiliary unit) located in the Extractive resources overlay	
PO23 A Dual occupancy (auxiliary unit), excluding a domestic outbuilding: a. does not increase the number of people living in the Extractive resource separation area identified on Extractive resources overlay map OM-04.01; b. in a Transport route separation area identified on Extractive resources overlay map OM-04.01 is compatible with the transporting of the extractive resource.	**AO23** A Dual occupancy (auxiliary unit), 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.
Dual occupancy (auxiliary unit) or Dwelling house located in the Flood hazard overlay	
PO24 A Dual occupancy (auxiliary unit) or Dwelling house does not increase the level of risk of damage to property in the Flooding and inundation area identified on Flood hazard overlay map OM-05.00.	**AO24** A Dual occupancy (auxiliary unit) or Dwelling house located in the Flooding and inundation area identified on Flood Hazard overlay map OM-05.00: a. has a finished habitable floor level that is a minimum of 500mm above the flood level of the defined flood event; b. has a finished non-habitable floor level that is equal to or greater than the defined flood event. Note - AO24 also applies to extensions to existing development.
PO25 A Dual occupancy (auxiliary unit) or Dwelling house does not: a. increase the risk of injury to life; b. add to the emergency management or evacuation burden during or after a flood event.	**AO25.1** A Dual occupancy (auxiliary unit) or Dwelling house where located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 ensures that the building is constructed in accordance with Queensland Development Code, MP 3.5 - Construction of buildings in flood hazard areas
	AO25.2 A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified of Flood hazard overlay map OM-05.00 provide flood-free vehicular access to a road that is above the flood level in the defined flood event.
PO26 Development: a. protects and maintains a floodplain to ensure there is no adverse impact to the flooding characteristics of the waterway so as to adversely affect other premises, infrastructure and the environment; b. does not create any worsening of stormwater flows from the site onto adjoining premises or infrastructure.	**AO26.1** A Dual occupancy (auxiliary unit) or Dwelling house located on a site that is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 does not result in earthworks that increase flooding to other premises, infrastructure and the environment.
	AO26.2 A Dual occupancy (auxiliary unit) or Dwelling house located on a site that

	is affected by the Flooding and inundation area identified on Flood hazard overlay map OM-05.00 provides surface water drainage ensuring that the following is not caused on the site or external to the site: a. increased runoff; or b. erosion or concentration of flow from or onto adjoining premises or infrastructure. Editor's note - Planning scheme policy 5 - Infrastructure, Section 3.6.2.10 provides guidance on non-worsening.
Dual occupancy (auxiliary unit) or Dwelling house located in the Landslide hazard and steep slope area overlay	
PO27 A Dual occupancy (auxiliary unit) or Dwelling house is designed: a. to take into account the risks associated with the natural physical processes of land movement and erosion; b. to be responsive to the topography of the premises; c. to be responsive to the visual amenity of adjoining premises, the streetscape and the locality; d. so that the undercroft of a building is screened when viewed from adjoining premises or a road. 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.	**AO27** 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: a. development is carried out in accordance with a site specific geotechnical report: i. prepared in accordance with section 2.2.6 of Planning scheme policy 5 - Infrastructure and is provided to the local government; ii. that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; iii. that identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; iv. that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure; b. development does not involve cut and fill of more than $40m^3$; c. development is designed to ensure that the undercroft of the building or structure has: i. skirting or landscape screening to the full height of the undercroft; ii. a maximum height at the perimeter of the building or structure of 3 metres above ground level.
Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure corridors and substations overlay	
PO28 A Dual occupancy (auxiliary unit) or Dwelling house located in the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00: a. prevents an unacceptable health or safety risk to the community; b. takes into account the impacts of “sag” and “swing” of 110kv and 275kv powerlines; c. protects the operation of water and petroleum pipelines; d. ensures access is provided to the infrastructure provider at all times for: i. 110kv and 275kv powerlines; ii. substations; iii. wastewater facilities.	**AO28** A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval located outside the Regional infrastructure and buffers identified on Regional infrastructure corridors and substations overlay map OM-09.00.
Dual occupancy (auxiliary unit) or Dwelling house located in the Water resource catchments overlay	
PO29 A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required, 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.	**AO29** A Dual occupancy (auxiliary unit) or Dwelling house, other than a domestic outbuilding for which no plumbing or drainage work is required: a. that is not within a development envelope area approved by a development approval is located outside the Water resource catchment area, identified on Water resource catchments area overlay map OM-13.01; or 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.
Dual occupancy (auxiliary unit) or Dwelling house located in the Waterway corridors and wetlands overlay	
PO30 A Dual occupancy (auxiliary unit) or Dwelling house located inside an area mapped on Waterway corridors and wetlands overlay map OM-14.00 protects ecosystem processes, water quality, function, scenic amenity and landscape values.	**AO30** A Dual occupancy (auxiliary unit) or Dwelling house that is not within a development envelope area approved by a development approval is located outside the mapped area identified on Waterway corridors and wetlands overlay map OM-14.00.

Table 9.3.2.3.2 - 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

9.3.3 Health care service code

9.3.3.1 Application

1. This code applies to:
   a. code assessable material change of use for a Health care service for which the Health care service 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 Health care service made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
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.

9.3.3.2 Purpose

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

9.3.3.3 Assessment benchmarks for assessable development

Part A - Requirements for assessable development

Table 9.3.3.3.1 - Health care service code: assessable development

Performance outcomes	Acceptable outcomes
Assessable Development	
PO1 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.	**AO1** No acceptable outcome provided.
Where in: • **Residential zone category; or** • **Loganlea local plan in a precinct other than the Mixed use precinct; or** • **Loganholme local plan in a precinct other than the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct.**	
PO2 Access for a Health care service: a. ensures a safe and functional movement network; b. minimises the introduction of non-residential traffic onto access roads and access streets.	**AO2.1** Where located on a corner lot or dual road lot and the site has frontage to an urban arterial road or urban collector road, a Health care service gains vehicle access from the lower order road. **AO2.2** Where not located on a corner lot or dual road lot, a Health care service does not have direct vehicle access to an urban access street, urban access road or urban neighbourhood access road.
PO3 A Health care service: a. is not a Pharmacotherapy clinic; b. is small-scale; c. serves the local residents' daily needs; d. protects residential amenity; e. is consistent with the residential character;	**AO3** A Health care service: a. is not a Pharmacotherapy clinic; b. has a maximum gross floor area of 200m²; c. is not within 800 metres of another Health care service.

f. does not undermine the viability of a nearby centre or the centre hierarchy.	
PO4 A Health care service results in noise emissions that are consistent with the residential amenity of the area.	**AO4.1** Development limits hours of operation to: a. 8:00am to 6:00pm Monday to Friday; b. 8.00am to 12:00pm Saturday; c. not occur on Sundays or public holidays.
	AO4.2 A Health care service does not involve the treatment of patients outdoors.
PO5 Development ensures that: a. car parking areas do not detract from residential amenity and the residential streetscape; b. landscaping contributes positively to the streetscape and amenity of adjoining premises.	**AO5** Development provides: a. a minimum 2 metre wide landscape strip for trees, shrubs and groundcovers along the primary street frontage and where adjoining public open space; b. a minimum 1 metre wide landscape strip for buffer planting along side and rear boundaries where adjoining residential premises.
Land use	
Health care service being Pharmacotherapy clinic	
PO6 A Pharmacotherapy clinic does not adjoin: a. a Childcare centre; or b. an Educational establishment; or c. a Place of worship; or d. Residential activities.	**AO6** No acceptable outcome provided.
PO7 A Pharmacotherapy clinic: a. is designed to reduce opportunities for loitering; b. minimises opportunities for anti-social behaviour; c. provides constant mechanical surveillance. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO7** Development: a. provides an indoor waiting area with a minimum allowance of 2m² for each patient that can be accommodated; b. provides mechanical surveillance to all publicly-accessible areas; c. protects the line of sight for all existing and planned mechanical surveillance equipment; d. provides signage identifying that mechanical surveillance equipment is in use.

9.3.4 Home-based business code

9.3.4.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for a Home-based business for which the Home-based business 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 Home-based business 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.

9.3.4.2 Purpose

1. The purpose of the code is to allow for the operation of small-scale businesses:
   a. in association with a dwelling;
   b. where compatible with the intended character of the zone and precinct.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. A Home-based business:
      i. is of a scale compatible with the surrounding area;
      ii. is compatible with the intended amenity and character of the zone;
      iii. protects the health and safety of people and premises.

9.3.4.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.3.4.3.1 - Home-based business code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Scale and amenity	
PO1 A Home-based business is compatible with the residential character of the area.	**AO1** A Home-based business is limited to a business activity that would otherwise be classified as: a. a family day care service; or b. a Home-based food and drink business; i. selling a single line of food or drink products; ii. selling non-potentially hazardous food and drink products; or c. Service industry; or d. where conducted entirely within a dwelling or ancillary building: i. Health care service other than a Pharmacotherapy clinic; or ii. Office; or iii. Shop, limited to the provision of personal services; or iv. Short-term accommodation being a bed and breakfast or farm stay; or e. Outdoor sport and recreation (other than equestrian tutelage), limited to outdoor sporting tutelage in an existing facility; or f. Outdoor sport and recreation, limited to equestrian tutelage that has a boundary clearance of a minimum of 30 metres from the boundary of an adjoining lot.
PO2 A Home-based business is: a. subordinate to the use of the dwelling house; b. compatible with the intended character of the zone and precinct.	**AO2** A Home-based business: a. is operated by a person who is permanently residing in the dwelling house; b. does not include any: i. use involving hiring out materials, goods, appliances or vehicles stored on-premises; or ii. repair or maintenance of a motor vehicle, an Industry activity or an environmentally relevant activity; c. being for guest accommodation, complies with the following: i. the maximum number of bedrooms used to accommodate guests does not exceed three bedrooms; ii. meals are not served for gain to other than paying guests of the use.
PO3 A Home-based business does not adversely affect the amenity of the area having regard to: a. number of non-resident employees or contractors; b. customer visitation; c. loading and unloading of vehicles; d. customer parking; e. impact of vehicles; f. visual amenity of a streetscape; g. noise emissions; h. outdoor lighting;	**AO3** A Home-based business: a. does not involve any of the following: i. more than one non-resident employee or contractor in the Low density residential zone (other than the Acreage precinct), Low-medium density residential zone and Medium density residential zone; or ii. more than two non-resident employees or contractors in the Low density residential zone - Acreage precinct and all other zones; or iii. customer visitation outside of the hours of 7am to 6pm Monday to Saturday other than for guest accommodation; or iv. loading or unloading of a vehicle outside of the hours of 7am to 6pm

i. for equestrian tutelage: i. boundary clearances; ii. dust. j. air emissions and odours.	Monday to Saturday; or v. more than three non-resident motor vehicles being parked at one time for a Home-based business that is guest accommodation; or vi. more than two non-resident motor vehicles being parked at one time for a Home-based business that is not guest accommodation; or vii. the use or visitation by a vehicle larger than a small rigid vehicle; or viii. the generation of more than 16 vehicle trips per day; or ix. the display of goods that are visible from a road frontage or an adjoining premises; or x. more than one advertising device; or xi. an advertising device with more than one side; or xii. an advertising device that is larger than 0.5m^2 in area; or xiii. an illuminated, moving, flashing or rotating advertising device; or xiv. noise emissions at the boundary of the premises that exceed those specified with Table 9.3.4.3.2 - Noise levels; b. where for outdoor sporting tutelage or equestrian tutelage, does not involve the use of outdoor lighting; c. where for equestrian tutelage: i. any enclosure or training area has a boundary clearance of a minimum of 30 metres from an adjoining lot boundary; ii. any training area is surfaced with a material that limits dust generation (such as coarse sand or chip sawdust mix); d. where for a Home-based food and drink business, does not involve: i. emissions of odour, dust or other air pollutants that do not comply with the air emissions standards outlined in Planning scheme policy 3 - Environmental management; ii. pose risk to the health of surrounding residents through the sale of hazardous food or drink products; iii. a wholesale business providing food and drink to a third party customer.
Health and safety	
PO4 A Home-based business does not adversely affect the health and safety of persons having regard to: a. regulated waste; or b. flammable or combustible materials.	**AO4** A Home-based business does not involve: a. regulated wastes as defined by the Environmental Protection Regulation 2008; or b. flammable or combustible liquids as defined by AS1940-2004 - The storage and handling of flammable and combustible liquids.

Table 9.3.4.4.2 - Noise levels

Period	Noise level at the boundary of the premises
7am - 7pm	Background noise level plus 5dB(A).
7pm - 7am	Not detectable at the boundary of the premises.
Note - Measured as the adjusted maximum sound pressure level as defined in the Noise Measurement Manual (Environmental Protection Agency, 2000).	

9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code

9.3.5.1 Application

1. This code applies to:
   a. code assessable material change of use for a Multiple dwelling, Rooming accommodation or Short-term accommodation for which the Multiple dwelling, Rooming accommodation and Short-term accommodation 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 Multiple dwelling, Rooming accommodation or Short-term accommodation 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.

9.3.5.2 Purpose

1. The purpose of the code is to provide a choice and diversity of housing types that are adaptable and provides amenity to residents.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. A Multiple dwelling, Rooming accommodation or Short-term accommodation:
      i. provides a choice and diversity of housing types to cater for different households;
      ii. provides private and communal open space that is adequate and useable to service the needs of residents;
      iii. addresses visual privacy and amenity through appropriate screening.
   b. A Multiple dwelling exceeding 20 dwellings provides on-site management.

9.3.5.3 Assessment benchmarks for assessable development

Part A - Assessment benchmarks for assessable development

Table 9.3.5.3.1 - Multiple dwelling, Rooming accommodation and Short-term accommodation code: assessable development

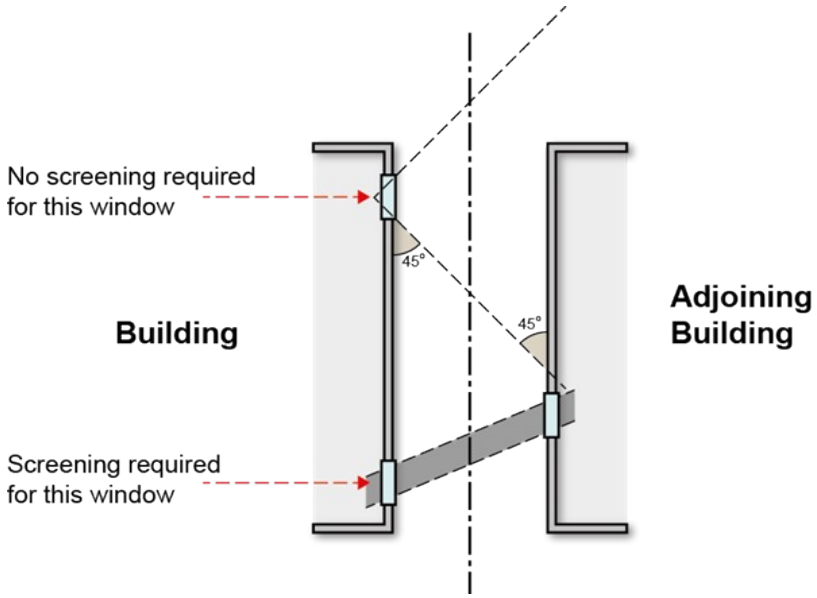
Performance outcomes	Acceptable outcomes
For assessable development	
Housing diversity	
PO1 A Multiple dwelling caters for a mix of household sizes having regard to local demographics and existing housing supply.	**AO1** A Multiple dwelling comprising more than 20 dwellings provides that 30 percent of dwellings have a different number of bedrooms than other dwellings.
Amenity	
PO2 A Multiple dwelling exceeding 20 dwellings provides on-site management.	**AO2** A Multiple dwelling exceeding 20 dwellings has an on-site manager.
PO3 Rooming accommodation has on-site management that protects the intended amenity for the zone and precinct.	**AO3** Rooming accommodation exceeding five accommodation rooms has an on-site manager.
Built form	
PO4 Building layout, location and design of windows or screen devices minimises adverse privacy impacts on dwellings.	**AO4** Where a building is located within two metres at ground level or 9 metres above ground level of a habitable room, window or private open space, habitable rooms have: a. an offset from a habitable room or private open space to limit overlooking as shown in Figure 9.3.5.3.1 - Window offset; or b. sill heights of a minimum 1,500mm above floor levels; or c. fixed obscure glazing in any part of the window below 1,500mm above floor level; or d. fixed external screens; or e. in the case of screening for ground floor, fencing to a minimum of 1.8 metres above ground level.
PO5 Screening and partial enclosure of balconies is provided to address visual privacy and amenity of occupants of the dwelling and neighbouring dwellings.	**AO5.1** Development provides screening of utilities and clothes drying racks.
	AO5.2 Development provides privacy screening at a maximum of: a. 60 percent of total individual balcony face area, where fronting a street; b. if west-facing, to a maximum of 100 percent of the total individual balcony face area; c. 100 percent of the total individual balcony face area if a secondary balcony not fronting a street, and used for utilities or drying area.
Private open space	
PO6 A Multiple dwelling provides private open space for each dwelling that: a. is well-proportioned and functional;	**AO6** A Multiple dwelling has a private open space area: a. for a townhouse, that:

b. promotes outdoor living as an extension of the dwelling.	i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 5 metres; iii. is directly accessible from the main living area; iv. has a gradient less than five percent; or b. for an apartment, that: i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 2.5 metres; iii. is directly accessible from the main living area; iv. has a gradient less than five percent.
Communal open space	
PO7 A Multiple dwelling provides adequate and useable communal open space for each dwelling to meet the needs of the residents having regard to the: a. location and accessibility of a park within a walkable catchment; b. area of a park available for passive and active recreation.	**AO7** A Multiple dwelling has a communal open space area: a. for a townhouse, that: i. complies with Table 9.3.5.3.2 - Private and communal open space: ii. has a minimum dimension of 7.5 metres; iii. has a gradient less than five percent; or b. for an apartment, that: i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 7.5 metres; iii. has a gradient less than five percent.
PO8 A Multiple dwelling, Rooming accommodation or Short-term accommodation provides communal open space and facilities that are located and designed to be: a. safe and attractive; b. easily accessible; c. clearly defined; d. centrally located; e. a combination of passive and active recreation; f. adequate and useable and designed for climatic comfort; g. connected to a footpath.	**AO8** No acceptable outcome provided.
PO9 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.	**AO9.1** 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.
	AO9.2 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. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.

Table 9.3.5.3.2 - Private and communal open space

Use	Private open space	Communal open space
Multiple dwelling being a townhouse	A minimum of 25m^2 courtyard for each dwelling where communal open space is provided	A minimum of 10m^2 for each dwelling where private open space is less than 35m^2 for each dwelling
	A minimum of 35m^2 courtyard for each dwelling where no communal open space is provided	
Multiple dwelling being an apartment	A minimum of 25m^2 for each dwelling at ground floor.	A minimum of 20 percent of the site area
	A minimum of 15m^2 balcony for each dwelling above ground floor.	
Rooming accommodation or Short-term accommodation	Not applicable	A minimum of 10 percent of the site area

Figure 9.3.5.3.1 - Window offset


No screening required
for this window
45°
45°
Building
Adjoining
Building
Screening required
for this window

9.3.6 Relocatable home park, Residential care facility and Retirement facility code

9.3.6.1 Application

1. This code applies to:
   a. code assessable material change of use for a Relocatable home park, Residential care facility or a Retirement facility for which the Relocatable home park, Residential care facility and Retirement facility 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 Relocatable home park, Residential care facility or a Retirement facility 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.

9.3.6.2 Purpose

1. The purpose of the code is to provide an attractive and comfortable environment for residents with a range of community facilities.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. A Relocatable home park, Residential care facility, or a Retirement facility is:
      i. designed to provide accommodation in a safe, accessible and attractive residential environment;
      ii. designed to provide a range of community and recreation facilities;
      iii. located to have convenient access to shops, public transport and community activities.

9.3.6.3 Assessment benchmarks for assessable development

Part A - Requirements for assessable development

Table 9.3.6.3.1 - Relocatable home park, Residential care facility and Retirement facility code: assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Layout	
PO1 A Relocatable home park, Residential care facility or Retirement facility provides: a. a safe and convenient movement network; b. open space and landscaping; c. vehicle access, parking, servicing and manoeuvring areas; d. amenities and facilities, including storage; e. an on-site manager's residence, if a Relocatable home park or Retirement facility.	**AO1** No acceptable outcome provided.
PO2 A Relocatable home park or Retirement facility provides that each dwelling is easily identifiable from an accessway or a road.	**AO2** A Relocatable home park or Retirement facility provides that each dwelling has property identification numbers that are clearly identifiable from an accessway or a road.
PO3 A Relocatable home park provides that a dwelling has a site of sufficient size and dimension to accommodate a dwelling and associated facilities including car parking and private open space.	**AO3** A Relocatable home park provides that each dwelling has a site with a minimum area of 200m^2.
Boundary clearance	
PO4 A Relocatable home park, Residential care facility, or Retirement facility provides boundary clearances that: a. allow for the separation of buildings or structures to ensure the impacts on residential amenity and privacy for the occupants of the dwelling and neighbouring dwellings are minimised; b. provide access to natural light and ventilation; c. are consistent with the surrounding character.	**AO4** Development has minimum boundary clearances that comply with Table 9.3.5.3.1 - Relocatable home park, Residential care facility and Retirement facility boundary clearance provisions.
Private open space	
PO5 A Relocatable home park or Retirement facility includes useable private open space to meet the needs of the residents.	**AO5** A Relocatable home park or Retirement facility provides that each dwelling has private open space with: a. direct access from the principal living area of each dwelling; b. a minimum dimension of three metres.
Communal open space and facilities	
PO6 A Relocatable home park, Residential care facility or Retirement facility provides communal outdoor open spaces and indoor facilities that are located and designed to be: a. safe and attractive;	**AO6** No acceptable outcome provided.

b. easily accessible; c. clearly defined and illuminated for night time use; d. centrally located; e. a combination of passive and active recreation facilities.	
PO7 A Relocatable home park, Residential care facility or Retirement facility meets the need of the residents by providing: a. outdoor communal open space; b. indoor communal facilities.	**AO7** A Relocatable home park, Residential care facility or Retirement facility has: a. an outdoor communal open space area being a minimum 20 percent of the site area with: i. a minimum dimension of 15 metres; ii. a gradient not exceeding five percent; b. an indoor communal facilities area: i. of a minimum $10m^2$ for each dwelling; ii. with a minimum dimension of 5 metres.
Access	
PO8 A Relocatable home park or Retirement facility: a. provides a bus service or is located within easy walking distance to public transport; b. is located within easy walking distance to a Shopping centre or provides an on-site Shop.	**AO8.1** A Relocatable home park or Retirement facility: a. has a private bus service; or b. is located within 400 metres walking distance of a bus service.
	AO8.2 A Relocatable home park or Retirement facility: a. is located within 400 metres walking distance of a Shopping centre; or b. has a kiosk on the premises.

Table 9.3.6.3.2 - Relocatable home park, Residential care facility and Retirement facility boundary clearance provisions

Boundary clearances				
Land use	**Building type**	**Road boundary**	**Side boundary**	**Rear boundary**
Relocatable home park	Dwelling	6 metres	a. where the *height* of that part is 4.5m or less - 1.5m; b. where the *height* of that part is greater than 4.5m but not more than 7.5m - 2m; c. where the *height* is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.	6 metres
Residential care facility; Retirement facility	All development	6 metres	a. where the *height* of that part is 4.5m or less - 4m; b. where the *height* of that part is greater than 4.5m - 6m.	a. where the *height* of that part is 4.5m or less - 4m; b. where the *height* of the part is greater than 4.5m - 6m.

Editor's note - Where these boundary clearances differ from the underlying zone code, the zone code prevails to the extent of the inconsistency.

9.3.7 Roadside stall code

9.3.7.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for a Roadside stall for which the Roadside stall 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 Roadside stall 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.

9.3.7.2 Purpose

1. The purpose of the Roadside stall code is to manage the impacts of development.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. A Roadside stall:
      i. is located to protect the amenity of the surrounding area;
      ii. is of a scale and form compatible with the surrounding area;
      iii. does not adversely affect the safe function and operation of the movement network.

9.3.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.3.7.3.1 - Roadside stall code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Boundary clearance	
PO1 A Roadside stall on a lot has a boundary clearances that: a. provides for convenience of use; b. protects the amenity of adjoining premises.	**AO1** A roadside stall has a: a. maximum road boundary clearance of 10 metres; b. minimum side boundary clearances of 10 metres.
Use, scale and location	
PO2 A Roadside stall: a. sells produce grown on the premises; b. is small-scale; c. does not adversely affect the movement network.	**AO2** A Roadside stall: a. sells only produce grown on the premises; b. has a maximum 25m^2 gross floor area; c. is not located: i. on a State-controlled road; or ii. within 100 metres of an intersection.

9.3.8 Sales office code

9.3.8.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable material change of use for a Sales office for which the Sales office 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 Sales office made impact assessable 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.

9.3.8.2 Purpose

1. The purpose of the code is to:
   a. protect the amenity of the surrounding area;
   b. limit the duration of operation of a Sales office.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. A Sales office is:
      i. located and designed to maintain the amenity of adjoining premises;
      ii. established on a temporary basis commensurate with the completion of sales of the development being promoted.

9.3.8.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.3.8.3.1 - Sales office code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Amenity	
PO1 A Sales office provides that the number of employees or contractors does not adversely affect the amenity of the area.	**AO1** A Sales office has a maximum of two employees or contractors on the premises at any one time.
PO2 A Sales office has operating hours that are compatible with the nature and type of use on adjoining premises.	**AO2** A Sales office has operating hours that are limited to: a. 8am to 5pm Monday to Saturday; b. 10am to 5pm on Sunday.
Duration of use	
PO3 A Sales office operates for a limited duration commensurate with the completion of sales of the development being promoted.	**AO3** A sales office ceases operation on completion of sale or transfer of the lots or dwelling units being promoted.

9.3.9 Telecommunications facility code

9.3.9.1 Application

1. This code applies to:
   a. code assessable material change of use for a Telecommunications facility for which the Telecommunications facility 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 Telecommunications facility 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.

9.3.9.2 Purpose

1. The purpose of the code is to protect the amenity of the surrounding area.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. A Telecommunications facility:
      i. is integrated with the natural and built environment;
      ii. supports co-location;
      iii. minimises adverse amenity impacts on development in a residential zone category.

9.3.9.3 Assessment benchmarks for assessable development

Part A - Assessment benchmarks for assessable development

Table 9.3.9.3.1 - Telecommunications facility code: assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Amenity	
PO1 A Telecommunications facility is located to minimise any adverse impacts on the intended amenity for the zone or precinct and an adjoining residential zone category land.	**AO1** A Telecommunications facility has a minimum boundary clearance of 150 metres from an adjoining lot in the residential zone category.
PO2 A Telecommunications facility is designed to: a. integrate with the surrounding natural and built environment; b. not be visually obtrusive.	**AO2** No acceptable outcome provided.
Location	
PO3 A Telecommunications facility: a. is co-located with existing telecommunications facilities; or b. provides for future co-location of telecommunication facilities.	**AO3** No acceptable outcome provided.
Fauna exclusion	
PO4 A telecommunication facility is designed to exclude native fauna. Editor's note - Fauna Sensitive Road Design Volume 2 from Main Roads Department - section 6.11 provides guidelines for fauna exclusion fencing.	**AO4** No acceptable outcome provided.

9.4 Other development codes

9.4.1 Advertising device code

9.4.1.1 Application

1. This code applies to:
   a. accepted development (subject to requirements) and code assessable operational work - advertising device for which the Advertising device code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.8.1 - Operational work in Part 5 - Tables of assessment;
   b. operational work - advertising device made impact assessment in Table 5.8.1 - Operational work 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.

9.4.1.2 Purpose

1. The purpose of the code is to:
   a. protect the amenity of the surrounding area;
   b. maintain the safety of the movement network.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. An Advertising device is designed and located to:
      i. protect the visual amenity of the surrounding area;
      ii. not adversely affect the safe function and operation of the movement network.

9.4.1.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.4.1.3.1 - Advertising device code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Visual amenity and safety of movement network	
PO1 An advertising device is designed and located: a. to be compatible and visually integrate with the built form and streetscape; b. to be safe for pedestrians, cyclists and vehicular traffic; c. to not cause a distraction to road users or light nuisance to residents.	**AO1.1** An advertising device is designed and located to comply with Table 9.4.1.3.2 - Standards for signs.
	AO1.2 An off-premises sign complies with Table 9.4.1.3.3 - Maximum face area of off-premises advertising devices in all zones or precincts.
	AO1.3 An on-premises freestanding sign complies with Table 9.4.1.3.4 - Maximum face area for an on-premises freestanding sign.
	AO1.4 An advertising device: a. is not animated and does not rotate or flash; b. that is illuminated or contains an electronic display: i. does not contain scrolling, moving images or moving text; ii. does not obscure traffic signals, directional, regulatory or advisory road signage; iii. is not located to create an obstruction to a road user's clear line of vision to other road users; iv. is not located within 50 metres of: A. a school zone; B. an intersection; C. an unsignalised pedestrian crossing; D. a roundabout; v. displays a message for a minimum display dwell time of 30 seconds; vi. ensures message changes are instantaneous (within 0.5 seconds); vii. has luminous levels consistent with Table 9.4.1.3.5 - Luminance levels.
PO2 An advertising device does not create visual clutter.	**AO2.1** An advertising device is designed and located to comply with Table 9.4.1.3.2 - Standards for signs.
	AO2.2 No more than two free standing advertising devices are erected per 100 metre road frontage of a premises: a. where in: i. the Centre zone, other than in the Neighbourhood centre precinct; ii. the Low impact industry zone; iii. the Medium impact industry zone; iv. the Mixed use zone; v. the Specialised centre zone;

	b. with a separation distance of at least 60 metres from another freestanding sign on the same road frontage, or 200 metres if either sign has an electronic component.
	AO2.3 An off-premises sign is not located within 500 metres of another existing or approved off-premises sign, with a maximum of three off-premises signs in the same direction of travel in any five kilometres in: a. the Community facilities zone; b. the Emerging community zone; c. the Environmental management and conservation zone; d. the Recreation and open space zone; e. land in a residential zone category; f. the Rural zone; g. the Rural residential zone.
	AO2.4 An advertising device does not include bunting.
For assessable development only	
Off-premises sign	
PO3 The view of a building entrance or an existing advertising device from a road is not obscured by a new off-premises sign.	**AO3** No acceptable outcome provided.

Table 9.4.1.3.2 - Standards for signs

Column 1 **Type of advertising device**	**Column 2** **Standards**	**Column 3** **Indicative figure**
Above awning sign	a. has a maximum height of 0.5 metres above the awning, balcony or veranda; b. has a maximum width of 0.3 metres; c. does not project beyond the width of the awning, balcony or veranda or is not greater than 2.5 metres in length, whichever is the lesser; d. does not project within 0.45 metres of the vertical projection of the kerb; e. has a minimum clearance from the awning fascia of 0.3 metres; f. is not closer than 0.4 metres from any other above awning sign or a horizontal projecting wall sign; g. there is a maximum of one above awning sign per tenancy.	Figure 9.4.1.3.1 - Above awning sign
Banner sign	a. is not displayed for more than 30 days per calendar year; b. is static; c. there is a maximum of one banner sign per tenancy.	No figure
Below awning sign	a. has a maximum height of 0.5 metres below the awning, balcony or veranda; b. has a maximum width of 0.3 metres; c. does not project beyond the width of the awning, balcony or veranda or is not greater than 2.5 metres in length, whichever is the lesser; d. does not project within 0.45 metres of the vertical projection of the kerb; e. is not closer than 2.5 metres to any other below awning sign; f. has a minimum clearance above ground level of 2.4 metres; g. has nothing suspended from the below awning sign.	Figure 9.4.1.3.2 - Below awning sign
Building façade sign	a. that is painted on, attached to or otherwise incorporated into a wall of a building does not project above the wall of the building; b. that is painted on, attached to or otherwise incorporated into a window of a building is limited to a window on the ground floor of the building; c. that is painted on, attached to or otherwise incorporated into the fascia of a building: i. does not project above or below the fascia of the building; ii. has a maximum height of one metre or 60% of the height of a fascia of the building, whichever is the lesser; iii. has a maximum total face of 25 percent of the building facade.	Figure 9.4.1.3.3 - Building façade sign
Directional sign	a. has a maximum height of 1.2 metres above ground level; b. has a maximum total face area of $1m^2$.	No figure
Free standing sign	a. has a maximum height from ground level of: i. 12 metres in: A. the Centre zone, other than in the neighbourhood centre precinct; B. the Low impact industry zone; C. the Medium impact industry zone; D. the Mixed use zone; E. the Specialised centre zone; ii. 10.5 metres in Centre zone, Neighbourhood centre precinct; iii. 5 metres in all other zones; b. being a pole or pylon sign, has a minimum clearance above ground level of 2.4 metres where pedestrian access is to occur under the free standing sign; c. where an on-premises sign, has a maximum width of 4 metres; d. is not located within: i. 3 metres of a side or rear boundary of premises in a Centre zone; or ii. 10 metres of a side or rear boundary of premises not in a Centre zone; e. has a tenant directory sign where the development contains more than one tenancy.	Figure 9.4.1.3.4 - Free standing sign
Horizontal projecting wall sign	a. does not project within 0.45 metres of the vertical projection of the kerb;	Figure 9.4.1.3.5 - Horizontal

	b. has a maximum height above ground level of 3 metres; c. has a minimum clearance above ground level of 2.4 metres; d. there is a maximum of one horizontal projecting wall-sign per tenancy.	projecting wall sign
Roadside stall sign	a. has a maximum of two advertising devices displayed, in the form of a single-sided sign; b. has a maximum total face area of 1m^2.	No figure
Roof sign	a. has a maximum height of 0.9 metres; b. does not project past the side of a wall of the building; c. if erected on a roof that has a slope of more than five degrees, does not project above the highest point of the roof; d. there is a maximum of one roof sign per tenancy.	Figure 9.4.1.3.6 - Roof sign
Sales office sign	a. is located on premises lawfully operating as a Sales office; b. limited to one sign per road frontage; c. has a maximum face area of 5m^2.	No figure
Vertical projecting wall sign	a. has a minimum clearance above the ground level of 2.4 metres; b. does not project above the façade; c. does not project horizontally more than 1.2 metres from the façade; d. has a maximum width of 0.3 metres; e. has a maximum height of 2.4 metres; f. has a minimum distance to a side boundary of 1.2 metres; g. is a minimum of 0.6 metres above the roof of any awning measured from the bottom of the awning; h. there is a maximum of one vertical projecting wall sign per tenancy.	Figure 9.4.1.3.7 - Vertical projecting wall sign

Table 9.4.1.3.3 - Maximum face area of off-premises advertising devices in all zones or precincts

Column 1 **Zone**	**Column 2** **Precinct (where applicable)**	**Maximum total (cumulative) face area of all off-premises advertising devises for a premises, being whichever is the lesser of column 3 and column 4**	
		Column 3	**Column 4**
Centre	District	1m^2 per metre of road frontage	48m^2
	Local	0.5m^2 per metre of road frontage	20m^2
	Neighbourhood	0.25m^2 per metre of road frontage	5m^2
	Any other land in the Centre zone	1m^2 per metre of road frontage	48m^2
Specialised centre	Albert River tourism; Logan River tourism; Highway business; Old Chatswood Road.	1m^2 per metre of road frontage	48m^2
	Low impact office	0.5m^2 per metre of road frontage	20m^2
Low impact industry	Not applicable	1m^2 per metre of road frontage	48m^2
Medium impact industry	Not applicable	1m^2 per metre of road frontage	48m^2
Mixed use	Not applicable	1m^2 per metre of road frontage	48m^2
Community facilities Recreation and open space	All	0.5m^2 per metre of road frontage where visible from a road	20m^2 where visible from a road
Emerging community Environmental management and conservation Rural	All	0.25m^2 per metre of road frontage	5m^2
Low density residential Low-medium density residential Medium density residential Rural residential	All	0m^2 Editor's note - Off-premises signs are not intended in these zones.	

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

Type of advertising device	**Maximum total face area**
Free standing sign where on premises	10m^2 each side in the following zones: • Centre zone • Low impact industry zone • Medium impact industry zone • Mixed use zone • Specialised centre zone
	5m^2 each side in all other zones

Table 9.4.1.3.5 - Luminance levels

Maximum output	**Zone**
500 cd/m^2	Low impact industry zone Medium impact industry zone

400 cd/m^2	Centre zone Mixed use zone Specialised centre zone
300 cd/m^2	All other zones not listed in this table

Figure 9.4.1.3.1 - Above awning sign

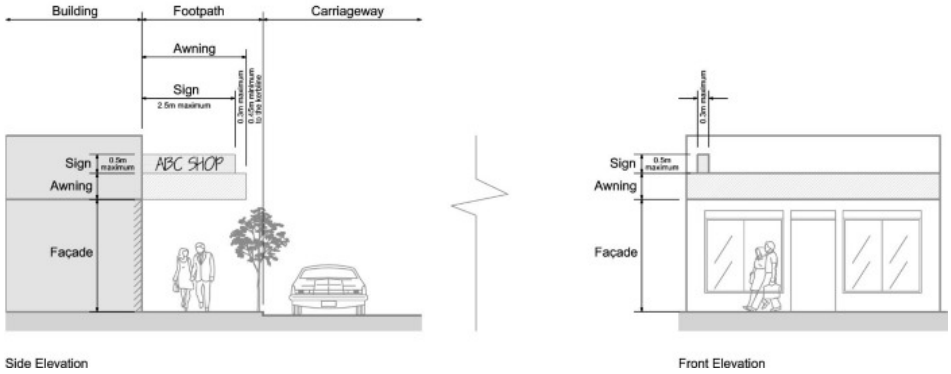


Figure 9.4.1.3.2 - Below awning sign

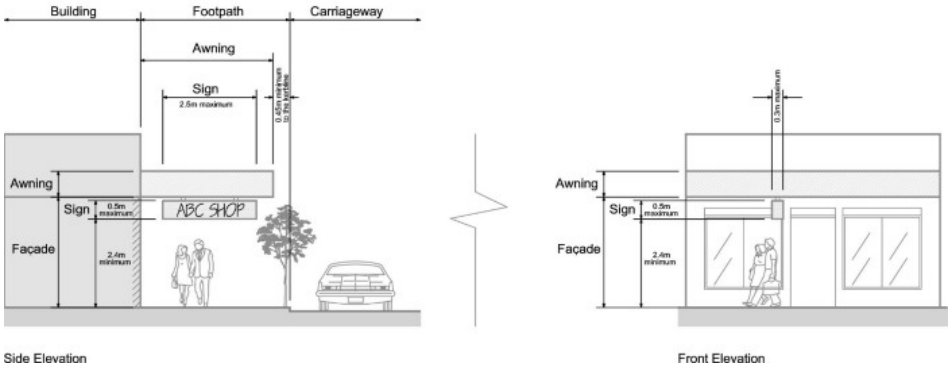


Figure 9.4.1.3.3 - Building façade sign

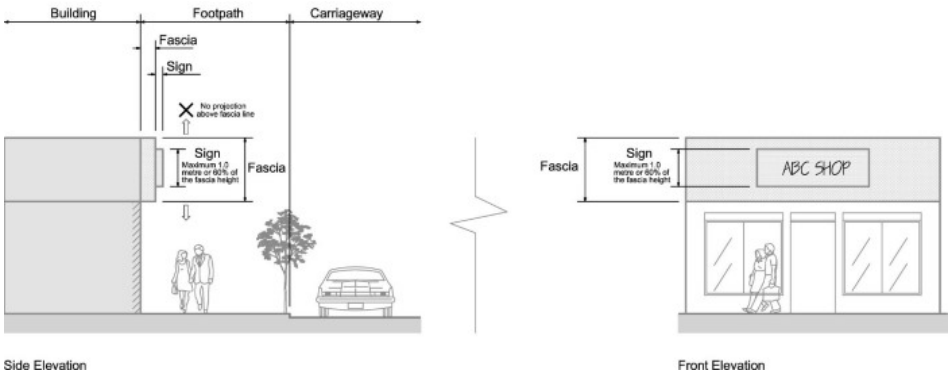


Figure 9.4.1.3.4 - Free standing sign

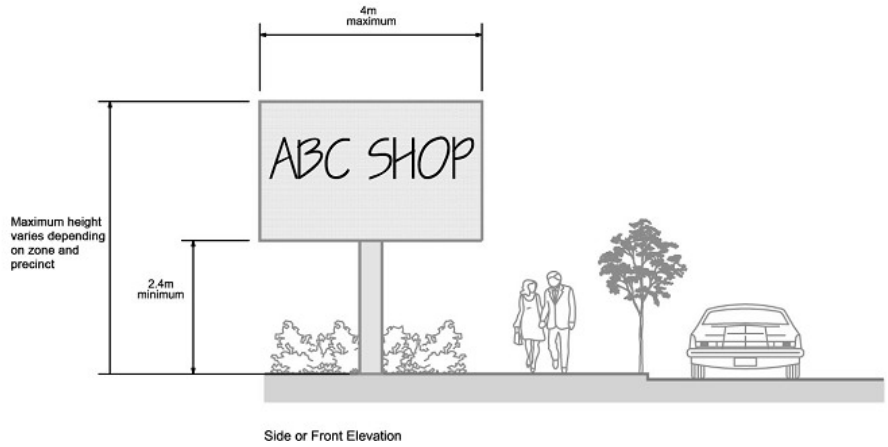


Figure 9.4.1.3.5 - Horizontal projecting wall sign

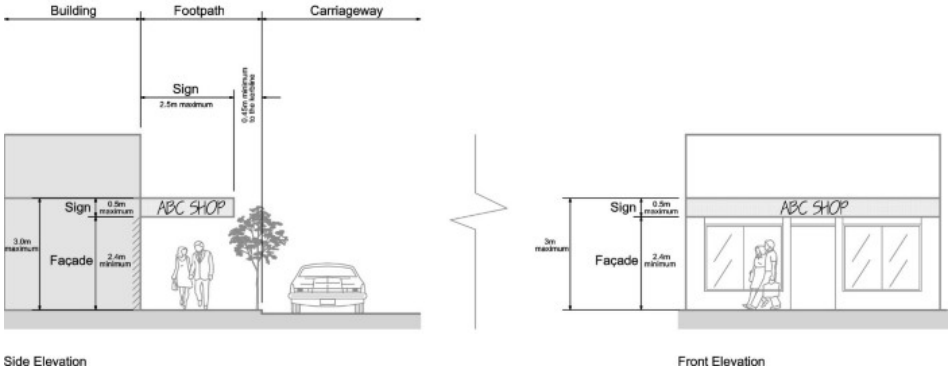


Figure 9.4.1.3.6 - Roof sign

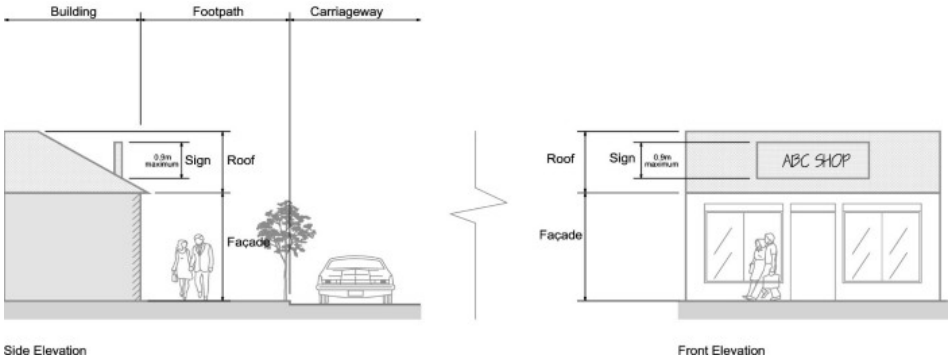
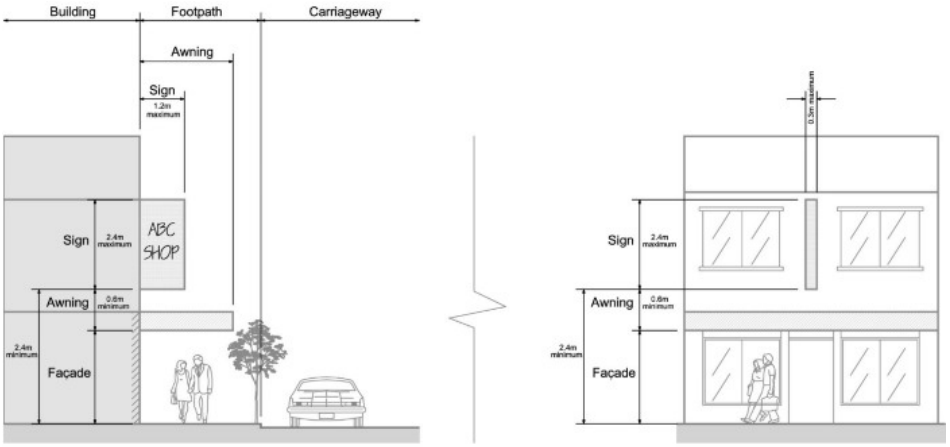


Figure 9.4.1.3.7 - Vertical projecting wall sign



Side Elevation

Front Elevation

9.4.2 Filling and excavation code

9.4.2.1 Application

1. This code applies to:
   a. material change of use:
      i. that is accepted development (subject to requirements) or code assessable and for which the Filling and excavation 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;
      ii. 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;
   b. reconfiguring a lot:
      i. that is code assessable and for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
      ii. that is impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
   c. operational work that is accepted development (subject to requirements) and code assessable operational work - filling or excavation for which the Filling and excavation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.8.1 - Operational work.
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.

9.4.2.2 Purpose

1. The purpose of the code is to protect premises, people and natural processes from adverse impacts associated with filling or excavation.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. development protects:
      i. natural physical processes and ecosystems;
      ii. existing and planned infrastructure;
      iii. personal health and safety and premises;
      iv. visual amenity.

9.4.2.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.4.2.3.1 - Filling and excavation code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Protection of natural processes and ecosystems	
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network.	**AO1** The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems.	**AO2** Topsoil and spoil is stockpiled to comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	**AO3** Filling complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.
Protection of existing and planned infrastructure	
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	**AO4** Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.
Protection and enhancement of personal health and safety and premises	
PO5 Filling or excavation works do not adversely affect personal health and safety.	**AO5** Filling or excavation works comply with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.
Surface water flow	
PO6 Surface water drainage does not cause any of the following: a. ponding on any premises; or b. a hazard or adversely affect personal health and safety and premises; or c. diversion or concentration of flow from or onto adjoining premises or infrastructure.	**AO6** Surface water drainage complies with part 3.3 - Filling or excavation standards in Planning scheme policy 5 - Infrastructure.
Batters	
PO7 A batter: a. does not adversely affect the natural physical processes and ecosystems;	**AO7** A batter is designed and constructed to comply with the standards specified in 3.3.6 - Batters and retaining walls in Planning scheme policy 5 - Infrastructure.

b. protects existing and planned infrastructure; c. is safe, stable and easily maintained; d. is landscaped to enhance visual amenity.	
Retaining walls	
PO8 A retaining wall: a. is not constructed of timber and is not located on existing or proposed lot boundaries, or movement networks; b. does not adversely affect the natural physical processes and ecosystems; c. is located to avoid conflict with adjoining premises; d. is located such that existing and planned infrastructure is not adversely affected; e. protects the visual amenity of adjoining premises or a public open space; f. is located within the premises that is being filled; g. is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; h. is safe and stable; i. enables easy access for maintenance.	**AO8** A retaining wall is designed and constructed to comply with the standards specified in section 3.3.6.2 - Retaining walls in Planning scheme policy 5 - Infrastructure.
Filling of a dam	
PO9 The filling of a dam: a. does not adversely affect the natural physical processes and ecosystems; b. creates a safe and stable surface; c. is integrated into the landscape.	**AO9** The filling of a dam complies with part 3.3 - Filling and excavation standards in Planning scheme policy 5 - Infrastructure.

9.4.3 Infrastructure code

9.4.3.1 Application

1. This code applies to:
   a. material change of use:
      i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure 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;
      ii. 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;
   b. reconfiguring a lot:
      i. that is code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
      ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
   c. operational work that is infrastructure work:
      i. that is accepted development (subject to requirements) or code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work 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.

9.4.3.2 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.

9.4.3.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Provision, design, construction and location of infrastructure	
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	**AO1** Reports, plans and drawings are provided in accordance with part 2 of Planning scheme policy 5 - Infrastructure.
PO2 Development: a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: i. protects existing and planned infrastructure networks; ii. services proposed development; iii. integrates with existing and planned infrastructure networks; iv. delivers a standard of service that is efficient and equitable; v. minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of	**AO2** Development: 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 1 of the

maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values.	Queensland Plumbing and Wastewater Code; e. provides stormwater infrastructure in accordance with part 3.6 of Planning scheme policy 5 - Infrastructure; f. provides a movement network infrastructure in accordance with part 3.4 of Planning scheme policy 5 - Infrastructure; g. provides parks in accordance with part 3.12 of Planning scheme policy 5 - Infrastructure; h. provides road lighting in accordance with part 3.5 of Planning scheme policy 5 - Infrastructure; i. provides electricity reticulation in accordance with part 3.8 of Planning scheme policy 5 - Infrastructure; j. provides gas and telecommunications reticulation in accordance with part 3.9 of Planning scheme policy 5 - Infrastructure. k. is consistent with the general planning layouts in part 7.2 of Planning scheme policy 5 - Infrastructure. Editor's note - The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4 - Local government infrastructure plan.
Location of development	
PO3 Development is located to protect trunk infrastructure networks.	**AO3** Development is located outside 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.
Fire fighting	
PO4 Development in a water service area accessed by common private title provides: a. fire hydrant infrastructure; b. unimpeded access for emergency services vehicles. Editor's note - The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are private and under group or body corporate control.	**AO4** Development in a water service area involving a material change of use or reconfiguring a lot where, or to be, accessed by common private title ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with: a. Australian Standard (AS) 2419.1 - 2005 *Fire hydrant installations*; b. QFES: *Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots*.
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	**AO5** Development: a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or b. has on-site water storage in accordance with Table 9.4.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: i. a separate tank; or ii. a reserve section in the bottom part of the main water supply tankwater tank. Editor's note - The requirement in AO5 is: - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development; - reflected in AO5 in Table 8.2.3.3.1 - Bushfire hazard overlay code: accepted development (subject to requirements) and assessable development.
Waste management	
PO6 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.	**AO6.1** Development provides refuse and recycling collection and storage facilities in accordance with Planning scheme policy 9 - Waste management.
	AO6.2 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. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.
Disposal of trade waste	
PO7 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	**AO7** The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6 - Sewer admission standards in Planning scheme policy 3 - Environmental management.
Roof water drainage and surface water drainage	
PO8 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: a. ponding of stormwater on the premises; b. a hazard to personal health and safety; c. damage to premises; d. an increased risk of flooding to premises within the catchment.	**AO8** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.

Natural flow of surface water	
PO9 Development provides that the natural flow of surface water is: a. not altered so as to cause a risk to personal health and safety or damage to property; b. not increased in intensity, velocity or frequency; c. not concentrated onto adjoining premises.	**AO9** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.
Water sensitive urban design	
PO10 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: a. protecting existing natural features and ecological processes; b. protecting the natural hydrologic behaviour of catchments; c. protecting the existing natural flow and water quality regimes of waterways; d. protecting water quality of surface and ground waters; e. minimising demand on the water network; f. minimising sewage discharges to the natural environment; g. integrating water into the landscape to enhance visual and ecological values.	**AO10** Development complies with the standards for stormwater infrastructure specified in part 3.6 of Planning scheme policy 5 - Infrastructure.
Movement network	
PO11 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	**AO11** Development does not cause or contribute to projected traffic levels: a. exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in Planning scheme policy 5 - Infrastructure; or b. exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in Planning scheme policy 5 - Infrastructure.
Integrated movement concept report	
PO12 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	**AO12** Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of Planning scheme policy 5 - Infrastructure.
For assessable development only	
Land use and transport integration	
PO13 Development within 400 metres of existing or future public passenger transport facilities where the total site area is 5,000m^2 or more: a. supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; b. enhances connectivity between existing and future public passenger transport facilities and other transport modes; c. optimises the walkable catchment to existing and future public passenger transport facilities; d. provides for direct and safe access to and use of existing or future public passenger transport facilities. Note - SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.	**AO13** No acceptable outcome provided.

Table 9.4.3.3.2 - Water storage for fire fighting

Column 1 **Lot size / use type**	**Column 2** **Water requirement**
For each residential lot:	
a. less than 1,000m^2	5,000 litres
b. between 1,000m^2 and less than 1 hectare	10,000 litres
c. greater than 1 hectare	20,000 litres
Multiple dwelling	5,000 litres per dwelling up to a maximum of 20,000 litres
A use other than Multiple dwelling	5,000 litres or the prevailing rural fire brigade standard

9.4.4 Landscape code

9.4.4.1 Application

1. This code applies to:
   a. material change of use:
      i. that is accepted development (subject to requirements) and code assessable and for which the Landscape 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;
      ii. 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;
   b. reconfiguring a lot:
      i. that is code assessable and for which the Landscape code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
      ii. made impact assessment in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
   c. operational work that is landscape work:
      i. that is accepted development (subject to requirements) and for which the Landscape Code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work 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.

9.4.4.2 Purpose

1. The purpose of the code is to enhance visual amenity of the built and natural environment.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Landscaping is designed and located to:
      i. enhance the amenity of premises;
      ii. enhance streetscapes;
      iii. protect the movement network;
      iv. be responsive to site conditions;
      v. retain significant on-site vegetation, where practicable;
      vi. protect a building and infrastructure;
      vii. be cost effective to maintain;
      viii. buffer incompatible uses;
      ix. protect public open space from encroachment by existing or future uses;
      x. protect personal health and safety;
      xi. rehabilitate degraded areas;
   b. A degraded area is rehabilitated with endemic species.

9.4.4.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.4.4.3.1 - Landscape code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Landscape design	
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists; iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; m. be easily maintained. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.	**AO1** Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.

9.4.5 Management of emissions and hazardous activities code

9.4.5.1 Application

1. This code applies to:
   a. 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;
   b. 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.

9.4.5.2 Purpose

1. The purpose of the code is to manage impacts of emissions on sensitive land uses and minimise the health and safety risks on the community from development involving hazardous materials.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. development is designed to effectively manage adverse impacts and hazards on a sensitive land use;
   b. development, involving the storage of hazardous chemicals, ensures that hazardous chemicals are appropriately stored to reduce the risk of contamination to the environment;
   c. a site that is contaminated or poses a health risk is remediated prior to being developed for an alternative land use.

9.4.5.3 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 9.4.5.3.1 - Management of emissions and hazardous activities code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Air, noise and odour pollution	
PO1 A sensitive land use is not exposed to air, noise and odour emissions from Industry activities, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation that have the potential to adversely impact on human health, amenity and wellbeing.	**AO1** An Industry activity, Major sport, recreation and entertainment facility, Motor sport facility or Outdoor sport and recreation is designed, constructed and operated to ensure that: a. the indoor objectives of the Environmental Protection (Noise) Policy 2008 are met; b. the requirements identified in Table 3.2.1.1 - Noise emission standards for the protection of residential amenity are met; c. the requirements identified in Table 3.2.1.2 - Noise emission standards for the protection of general amenity are met; d. the air quality objectives in the Environmental Protection (Air) Policy 2008 are met; e. the requirements identified in Table 3.2.2.1 - Air emission standards are met; f. noxious and offensive odours are not experienced at the boundary of a sensitive land use.
Flammable and combustible liquids	
PO2 A Service station is designed and constructed to ensure that on-site operations: a. do not cause environmental harm; b. do not result in the release of untreated pollutants; c. prevent the emission of contaminant to land, surface water or groundwater.	**AO2** A Service station: a. is designed and constructed to comply with: i. AS1940-2004 - The storage and handling of flammable and combustible liquids; ii. AS/NZS 1596:2008 - The storage and handling of LP Gas; iii. Equipment Level 1 of AS4897-2008 - The design, installation and operation of underground petroleum storage systems; iv. AS4977-2008 - Petroleum products - Pipeline, road tanker compartment and underground tank identification; b. has installed and maintains and operates Stage 1 and Stage 2 Vapour Recovery Systems in compliance with NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations; c. is designed and managed to prevent the discharge of contaminants to the stormwater system by discharging contaminants in the fuel dispensing area (under canopy) and underground storage tank remote fill point to a blind sump with a minimum capacity of 10kL; d. has a spill activated cut-off valve installed.
PO3 Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to ensure that on-site operations: a. do not cause environmental harm;	**AO3** Development (other than a Service station) involving the storing or dispensing of petroleum, is designed and constructed to comply with: a. AS1940-2004 - The storage and handling of flammable and combustible liquids;

b. do not result in the release of untreated pollutants; c. prevent the emission of contaminant to land, surface water or groundwater.	b. AS1692-2006 - Steel tanks for flammable and combustible liquids; c. AS1657-2013 - Fixed platforms, walkways, stairways and ladders - Design, construction and installation; d. UL 142-1968 - Steel Above Ground Tanks for Flammable and Combustible Liquids; e. ULC S601.00 - Standard for Shop Fabricated Steel Aboveground Horizontal Tanks for Flammable and Combustible Liquids.
PO4 Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are decommissioned appropriately.	**AO4** Development involving the storing or dispensing of petroleum from underground tanks ensures that the underground tanks are removed in accordance with AS4976-2008 - The removal and disposal of underground petroleum storage tanks.
Hazardous chemicals	
PO5 Buildings containing fire-risk hazardous chemicals are designed to detect the early stages of a fire situation and notify a designated person.	**AO5** Buildings containing fire-risk hazardous chemicals are provided with 24 hour monitored fire detection system for early detection of a fire event.
PO6 Aboveground storage areas containing hazardous chemicals and fuels are designed with spill containment systems.	**AO6** Bunded areas for the storage of hazardous chemicals and fuels are provided: a. in a separate enclosed area with an impervious floor; b. of a capacity at least 100 percent of the capacity of the largest tank or package plus 25 percent of the combined capacity; c. covered by sufficient roofing to prevent the egress of rainwater entering the bunded area if the storage area is outside.

9.4.6 Reconfiguring a lot code

9.4.6.1 Application

1. This code applies to:
   a. code assessable reconfiguring a lot for which the Reconfiguring a lot code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in:
      i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
      ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
   b. reconfiguring a lot made impact assessment in:
      i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
      ii. a table of assessment in 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.

9.4.6.2 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 with a diverse mix of lots;
      iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;
      iv. a high quality streetscape, where creating 10 or more lots, that:
         A. provides for a wide variety of frontages;
         B. provides for a noticeable variety of frontages;
         C. avoids a concentration of similar frontages.
      v. 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;
      vi. 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;
      vii. the protection of the lawfulness of an approved Multiple dwelling.

9.4.6.3 Assessment benchmarks for assessable development

Part A - Requirements for assessable development

Table 9.4.6.3.1 - Reconfiguring a lot code: assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Boundary realignment	
PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	**AO1** A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.
PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	**AO2** A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.
Design	
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are: a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced. Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.	**AO3** Unless involving an approved Multiple dwelling, a new lot complies with: a. Table 9.4.6.3.2 - Reconfiguring a lot; or b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or c. a preliminary approval for reconfiguring a lot.
PO4 Reconfiguring a lot results in functional lots that: a. can be safely accessed and egressed by vehicles; b. provide for safe and efficient on-site refuse collection; c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing; d. provide durable site access constructed to withstand heavy vehicles.	**AO4.1** Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide: a. one passing bay for every 30 metres of length; b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions.
	AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for: a. a refuse collection vehicle to enter and exit the site in a forward gear; b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions;

	c. the access driveway (including crossover) to be designed to withstand heavy vehicles.
PO5 Reconfiguring a lot is designed to: a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO5** No acceptable outcome provided.
PO6 Reconfiguring a lot facilitates a movement network that: a. is permeable; b. supports active transport. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO6** No acceptable outcome provided.
PO7 Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO7** No acceptable outcome provided.
PO8 The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.	**AO8** A lot for a residential purpose is not created within the distances stated for any of the following: a. 1,500 metres of a Special industry; or b. 500 metres of a High impact industry; or c. 500 metres of an Intensive animal industry; or d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry.
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone	
PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by: a. providing a wide variety of frontages; b. providing lots with noticeable frontage variation when observed from the street. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO9.1** Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome. Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.
	AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.
Access easement	
PO10 An access easement: a. is fit for its particular purpose; b. has a safe access point; c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities; d. does not adversely affect adjoining premises having regard to any of the following: i. traffic; or ii. accessibility; or iii. parking; or iv. privacy; or v. amenity Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.	**AO10** No acceptable outcome provided.
Lots adjoining an urban arterial road	
PO11 Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.	**AO11** Reconfiguring a lot that results in lots that adjoin an urban arterial road provides: a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: i. is a minimum of 3 metres wide; ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area. Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.

Approved multiple dwellings	
PO12 Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.	**AO12** Reconfiguring a lot where material change of use has been granted for three or more dwellings: a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; b. does not result in a building that straddles a boundary; c. does not compromise the use of a multiple dwelling as a self-contained residence.
PO13 Reconfiguring a lot where a material change of use has been granted for three or more dwellings: a. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or b. establishes freehold lots only if: i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.	**AO13** No acceptable outcome provided.
Where within a regulated access area	
PO14 Development within Figure 9.4.6.3.1 - Regulated access area: a. does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or Calfornia 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.
Where within a local plan area	
PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	**AO15** No acceptable outcome provided.

Table 9.4.6.3.2 - Reconfiguring a lot

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	**Minimum lot size**	**Minimum frontage**			**Maximum depth to width ratio**	**Rear lot**	**Qualifications**
		Normal	**Cul-de-sac lot**	**Corner lot**			
Low density residential zone - Small lot precinct	300m^2	10m	6m	12m	NA	A rear lot is not created in this precinct.	
Low density residential zone - Suburban precinct	400m^2	12.5m	10m	15m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Village precinct	500m^2	15m	10m	18m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Large suburban precinct	1,000m^2	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Small acreage precinct	2,000m^2	20m	15m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Acreage precinct	4,000m^2	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Townhouse precinct	500m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low-medium	800m^2	20m	No	30m	3 to 1	A rear lot is not created in this precinct.	

density residential zone - Apartment precinct			minimum				
Medium density residential zone - Medium rise precinct	1,200m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - High rise precinct	1,200m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Centre zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Specialised centre zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Recreation and open space zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Low impact industry zone	2,000m^2	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Medium impact industry zone	2,000m^2	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Community facilities zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Emerging community zone	20 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Environmental management and conservation zone	100 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	-
Mixed use zone	2,000m^2	25m	20m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Rural zone	100 hectares	No minimum frontage.			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Park residential precinct	5,000m^2	40m	20m	40m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Park living precinct	100 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Cottage rural precinct and Carbrook precinct	a. 20 hectares in the urban footprint; b. 100 hectares in the regional landscape and rural production area.	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	

Note - The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.3 - Reconfiguring a lot: local plans

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Zone and/or precinct	**Minimum lot size**	**Minimum frontage**	**Maximum depth to width ratio**	**Rear lot**	**Qualifications**

		Normal	Cul-de-sac lot	Corner lot			
Loganholme local plan							
Large lot residential precinct	1,000m^2	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Residential choice precinct	600m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban residential precinct	400m^2	12.5m	10m	15m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	Access is restricted at a major intersection.
Loganlea local plan							
Residential edge precinct	600m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct or Residential core precinct	800m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low medium precinct or Mixed use precinct	1,200m^2	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Note - The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.4 - Additional requirements for rear lots

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Zone and/or precinct	**Minimum area clear of access strip**	**Maximum access strip length**	**Number of dwellings serviced by accessway**	**Minimum access strip width**	**Passing bays**	**On-site refuse collection**
Low density residential zone - Suburban precinct	500m^2	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Village precinct	600m^2	50m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width	Yes	No

				and 3m pavement width		
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Large suburban precinct	1,000m^2	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Small acreage precinct	2,000m^2	75m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Emerging Community zone	20 hectares	No maximum				
Environmental management and conservation zone	100 hectares	No maximum				
Mixed use zone	4,000m^2	150m		10m		
Rural zone	100 hectares	No maximum				
Rural residential zone - Park residential precinct	5,000m^2	150m		10m		
Rural residential zone - Park living precinct	100 hectares	No maximum				
Rural residential zone - Cottage rural precinct and Carbrook precinct	100 hectares	No maximum				
Loganholme local plan						
Large lot residential precinct	1,000m^2	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width	Yes	No

				and 3m pavement width		
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Suburban residential precinct	500m^2	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes

Figure 9.4.6.3.1 - Regulated access area

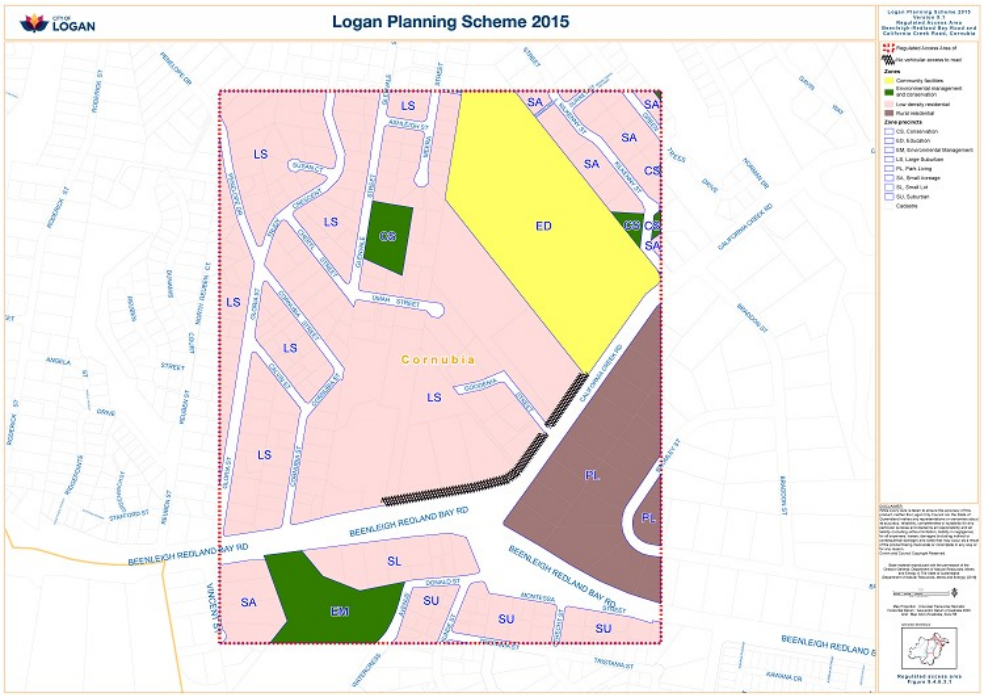


Table 9.4.6.3.5 - Frontage requirements

Column 1	**Column 2**	
Zone and/or precinct	**Frontage**	
	Maximum 70% of total lots created	Minimum 30% of total lots created
Low density residential zone - Small lot precinct	10m - 12.49m	12.5m or greater
Low density residential zone - Suburban precinct	12.5m - 14.99m	15m or greater

Low density residential zone - Village precinct	15m - 17.99m	18m or greater

9.4.7 Servicing, access and parking code

9.4.7.1 Application

1. This code applies to:
   a. material change of use:
      i. that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking 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;
      ii. 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;
   b. reconfiguring a lot:
      i. that is code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
      ii. made impact assessable in Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment;
   c. operational work being a driveway crossover or infrastructure work that is constructing a car park area that is accepted development (subject to requirements) or code assessable and for which the Servicing, access and parking code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column Table 5.8.1 - Operational work 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.

9.4.7.2 Purpose

1. The purpose of the code is to ensure that development satisfies the demand for parking and provides safe, functional and legible parking, access and servicing.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. parking, access and servicing areas:
      i. satisfy the expected demand for the number and type of vehicles, motorcycles and bicycles;
      ii. are safe and functional and have easy way finding;
      iii. protect the movement network.

9.4.7.3 Assessment benchmarks for assessable development and requirements for accepted development

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

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

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Provision of parking spaces for vehicles	
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: a. the particular circumstances of the premises including the: i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises; b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.	**AO1** Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.
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.
PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	**AO3** A use, other than a Residential activity or a Parking station, provides vehicle parking that: a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.
Provision of motorcycle parking	
PO4 Motorcycle parking is provided that is safe and functional.	**AO4** Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.
Provision of bicycle parking	

PO5 Bicycle parking facilities are provided that: a. satisfy the likely demand for bicycle parking; b. are functional; c. are located close to a pedestrian entry to a building.	**AO5** Bicycle parking facilities comply with: a. the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. AS2890.3-1993 - Bicycle parking facilities.
Provision of vehicle manoeuvring area	
PO6 Development provides a safe and functional vehicle manoeuvring area.	**AO6** Development provides a vehicle manoeuvring area that: a. enables vehicles to enter and exit the site in a forward motion where the development: i. is non-residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure.
Vehicle washing bay	
PO7 A vehicle washing bay does not cause environmental harm.	**AO7** A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.
Car park access	
PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	**AO8** Vehicular queuing space to a car parking area: a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3 - Queuing spaces; c. complies with Table 9.4.7.3.6 - Queuing requirements for particular uses.
Access and driveways	
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	**AO9** A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.
Design and construction of a car parking area	
PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point; g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows.	**AO10** A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.
Waste management	
PO11 Development layout provides for refuse servicing which: a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area.	**AO11.1** Development ensures that an on-site service bay for refuse collection is designed: a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises.
	AO11.2 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.

For assessable development	
Vehicle queuing	
PO12 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.	**AO12** No acceptable outcome provided.

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
Adult store	1 space per 17m² of GFA	1 space per 100m² of GFA	√ (if more than 500m² GFA)	Not required	1 space per 400m² GFA / employee; plus 1 visitor space per 500m² GFA
Agricultural supplies store	1 space per 100m² of site area	Not applicable	√	Not required	No minimum
Animal husbandry	No minimum	Not applicable	Not required	Not required	No minimum
Animal keeping	A minimum of either: a. 4 spaces, if the premises is used for the boarding of animals; or b. 2 spaces, if the premises is not used for the boarding of animals.	Not applicable	Not required	Not required	No minimum
Aquaculture	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Bar	1 space per 10m² of GFA bar area (excluding staff only areas); plus 1 space per 3 gaming machines for gaming machines	1 space per 100m² of GFA.	√	Not required	No minimum
Brothel	5 spaces per 100m^2 of GFA	Not applicable	Not required	Not required	No minimum
Bulk landscape supplies	1 space per 400m² of site area with a minimum of 6 spaces	Not applicable	√	Not required	No minimum
Caretaker's accommodation	1 covered space	Not applicable	Not required	Not required	No minimum
Car wash	1 space per employee if not part of a Service station	1 space per employee if not part of a Service station.	Not required	Not required	No minimum
Childcare centre	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	1 space per equivalent full time employee based on the maximum number of employees on the premises at any one time plus 1 space per 10 approved places for children	√	Not required	No minimum
Club	1 space per 30m² of GFA	1 space per 100m² of GFA	√	√ (if more than 2,000m² GFA)	No minimum
Community care centre	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	1 space per equivalent full time employee, based on the maximum number of employees on the premises at any one time plus 1 space per 10 visitors	√	√	No minimum
Crematorium	1 space per employee	Not applicable	√	√	No minimum.

Cropping	No minimum	Not applicable	√	Not required	No minimum
Dual occupancy	2 spaces per dwelling, 1 of which is covered	Not applicable	Not required	Not required	No minimum
Dwelling unit	1 space	Not applicable	Not required	Not required	No minimum
Educational establishment	1 space per employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	1 space per 1 employee; plus 1 space per 5 students for year 12 students and above; plus 1 visitor space per 10 students and 1 bus space per 50 students	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Emergency services	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	√	No minimum
Environment facility	No minimum	Not applicable	Not required	Not required	No minimum
Extractive industry	No minimum	Not applicable	Not required	Not required	No minimum
Food and drink outlet	1 space per 10m² of GFA up to 400m² GFA, thereafter 1 space per 20m² GFA; plus 2 spaces per 10m² of floor area for an outdoor seating area.	1 space per 100m² of GFA	√	Not required	1 space per 30m² GFA.
Function facility	1 space per 17m² of GFA	1 space per 100m² of GFA	√	√ (if more than 2,000m² GFA)	No minimum
Funeral parlour	1 space per employee; plus 1 space per 10m² of GFA associated with a chapel	Not applicable	√	√	No minimum
Garden centre	1 space per 300m² of display area with a minimum of 6 spaces; plus 1 space per 20m² of indoor retail use area	Not applicable	√	Not required	No minimum
Hardware and trade supplies	1 space per 60m² of GFA	Not applicable	√	Not required	No minimum
Health care service	1 space per 10m² of GFA; plus 1 ambulance space	Not applicable	√	√	1 space per 400m² GFA for employees; plus 1 visitor space per 200m² GFA
High impact industry	1 space per 150m² of GFA up to 900m²; plus 1 space per 200m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees.
Home-based business (not being guest accommodation)	1 space plus 1 space per non- resident staff member in addition to the spaces required for the Dwelling house or Dwelling unit	Not applicable	Not required	Not required	No minimum
Home-based business (being guest accommodation)	1 space per bedroom to be utilised for the guest accommodation in addition to the spaces required for the Dwelling unit	Not applicable	Not required	Not required	No minimum
Hospital	1 space per 10m² of GFA; plus 1 ambulance space	Not applicable	√	√	Not specified Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Hotel	1 space per guest room; plus 1 space per 10m² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per	1 space per 100m² of GFA	√	√	1 space per 50m² of GFA for lounge, bar and beer garden area; plus 1 space per 60m² of GFA for gaming

	35m² GFA of liquor sales area; plus 1 space per 5m² of GFA for gaming machines				machines
Indoor sport and recreation	1 space per 15m² of GFA	1 space per 15m² of GFA	√	√	3 spaces; plus 1 space per 50m² GFA for visitors
Intensive animal industry	1 space	Not applicable	Not required	Not required	No minimum
Intensive horticulture	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	Not required	Not required	No minimum
Landing	No minimum	Not applicable	Not required	Not required	No minimum
Low impact industry	1 space per 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees
Major electricity infrastructure	No minimum	Not applicable	Not required	Not required	No minimum
Market	1 space per 5m² of GFA of the stalls and the displays	Not applicable	√	Not required	1 space per 10 stalls
Medium impact industry	1 space per 80m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees
Multiple dwelling	In the Loganlea local plan: • 1.15 covered spaces for dwellings comprising less than 2 bedrooms; • 1.3 covered spaces for dwellings comprising 2 or more bedrooms; • 1 vehicle washing space where the use comprises more than 15 dwellings; and • 0.4 visitor space per dwelling. For all other land (unless Column 3 applies): • 1.5 covered spaces for dwellings comprising less than 2 bedrooms; • 2 spaces, including 1 covered space, for dwellings comprising 2 or more bedrooms; • 0.25 visitor space per dwelling; and • 1 vehicle washing space where the use comprises more than 15 dwellings	1 covered space per dwelling	√	√	1 space per 3 dwelling units plus 1 visitor space per 12 dwelling units
Nightclub entertainment facility	1 space per 100m² of GFA plus 1 space per employee	Not applicable	√	√	No minimum
Office	1 space per 20m² of GFA of any storey at ground level; plus 1 space per 30m² of GFA of any other storey with a minimum of 4 spaces; plus 2 visitors' spaces	1 space per 100m² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Outdoor sales	1 space per 300m² of display area; plus 1 space per 1.5 employees	Not applicable	Not required	Not required	No minimum
Outdoor sport and recreation (where a bowling green)	4 spaces for the first rink; plus 2 spaces for the subsequent rink	4 spaces for the first rink; plus 2 spaces for the subsequent rink	√	√	No minimum
Outdoor sport and recreation (where a court	4 spaces per court	4 spaces per court	Not required.	√	No minimum

game)					
Outdoor sport and recreation (where a golf course)	40 spaces per 9 hole course or 80 spaces for 18 hole course	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a golf driving range)	1 space per tee off area; plus 1 space per 20m² GFA of bar, lounge and other entertainment areas	Not applicable	Not required	√	No minimum
Outdoor sport and recreation (where a swimming pool)	15 spaces; plus 1 space per 100m² of site area	15 spaces; plus 1 space per 100m² of site area	√	√	2 spaces per 20m² of pool area
Outdoor sport and recreation (where outdoor field games)	15 spaces per field	Not applicable	√	√	No minimum
Outdoor sport and recreation (where a sport arena)	1 space for every 3 seats plus 1 bus space per 100 seats	1 space for every 3 seats; plus 1 bus space per 100 seats	√	√	1 space per 250 seats
Outdoor sport and recreation (other than those above)	1 space per 15m² of GFA	1 space per 15m² of GFA	√	√	No minimum
Park	No minimum	Not applicable	Not required	Not required	No minimum
Parking station	No minimum	Not applicable	Not required	Not required	No minimum
Permanent plantation	No minimum	Not applicable	Not required	Not required	No minimum
Place of worship	1 space per 10m² of GFA	Not applicable	√	√	No minimum
Port service (where a marina)	1 space per 10 berths	Not applicable	Not required	Not required	No minimum
Relocatable home park	1 space per dwelling; plus visitor car parking of 1 space per 5 dwellings; plus 1 vehicle washing space per 50 dwellings	Not applicable	Not required	Not required.	No minimum.
Renewable energy facility	No minimum	Not applicable	Not required	Not required.	No minimum
Research and technology industry	1 space per 50m² of GFA up to 500m²; plus 1 space per 100m² GFA thereafter	Not applicable	√	Not required.	1 space per 800m² GFA for employees
Residential care facility	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	1 space per 5 beds; plus 1 space per full time employee; plus 1 ambulance parking space	√	√	No minimum
Resort complex	1 space per guest room; plus 1 space per 10m² of GFA for lounge, bar and beer garden area (excluding staff only areas); plus 1 space per 35m² GFA of liquor sales area; plus 1 space per 5m² of GFA for gaming machines	1 space per 100m² of GFA	√	√	1 space per 50m² of GFA for lounge, bar and beer garden area; plus 1 space per 60m² of GFA for gaming machines
Retirement facility	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee 1 ambulance parking space	1 space per self-contained unit; plus 1 visitor space per 10 units; plus 1 space per fulltime employee; plus 1 ambulance parking space	√	√	No minimum
Roadside stall	No minimum	Not applicable	Not required	Not required	No minimum
Rooming accommodation	0.25 spaces per rented room	0.25 spaces per rented room	Not required	Not required	1 space per 4 rented room
Rural industry	Sufficient spaces to accommodate the number of vehicles likely to be parked at any one time	Not applicable	√	Not required	No minimum
Rural workers' accommodation	1 space per bedroom	Not applicable	Not required	Not required	No minimum
Sales office	1 space per employee where for an estate Sales	1 space per employee with a minimum of 4 spaces	Not required	Not required	1 space per 200m² GFA for

	office or display dwelling. 1 space per employee with a minimum of 4 spaces where for a cluster of display dwellings				employees
Service industry (where a car rental establishment)	1 space per 25m² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	1 space per 100m² of GFA; plus 1 space per 1.5 vehicles in a hire vehicle fleet that may be provided in tandem	Not required	Not required	1 space per 200m² GFA for employees
Service industry (where not a car rental establishment)	1 space per 25m² of GFA	1 space per 100m² of GFA	Not required	Not required	1 space per 200m² GFA for employees
Service station	2 spaces; plus 1 space per 25m² of GFA for a Shop of less than 150m²; plus 1 spaces per 20m² of GFA of Shop area exceeding 150m²; plus 1 space per 10m² of GFA for food and drink outlet; plus 5 spaces per vehicle service bay. Editor's note-tandem car parking is acceptable for service or staff vehicles	2 spaces; plus 1 spaces per 25m² of GFA for a Shop of less than 150m²; plus 1 spaces per 20m² of GFA of Shop area exceeding 150m²; plus 1 space per 10m² of GFA for food and drink outlet; plus 5 spaces per service bay. Editor's note-tandem car parking may be acceptable for service or staff vehicles	√	Not required	1 space per 200m² GFA for employees
Shop	1 space per 17m² of GFA	1 space per 100m² of GFA	√	Not required	1 space per 300m² GFA
Shopping centre	1 space per 17m² of GFA for a floor area of 1-10,000m² GFA 1 space per 20m² of GFA for a floor area >10,000-30,000m² GFA. 1 space per 23m² of GFA for a floor area of >30,000m² GFA	1 space per 100m² of GFA	√	√	Not specified. Note - Part MP4.1 - Sustainable Buildings of the QDC contains requirements for End of Trip Facilities.
Short-term accommodation	1 space per residential unit; plus 1 visitor space per 2 residential units; plus 1 space for a manager resident on the premises; plus 1 space for 20m² of GFA of a restaurant, common room, catering and conference facility. 1 vehicle washing space.	1 space per unit	√	√	1 space per 5 residential units plus 1 visitor space per 4 residential units
Showroom	1 space per 35m² of GFA	Not applicable	√	Not required	1 space per 750m² GFA for employees; plus 1 visitor space per 1,000m² GFA
Special industry	1 space per 150m² of GFA up to 900m²; plus 1 space per 200m² GFA thereafter	Not applicable	√	Not required	1 space per 800m² GFA for employees
Substation	1 space	Not applicable	Not required	Not required	No minimum
Telecommunications facility	1 space per employee with a minimum of 2 spaces	Not applicable	Not required	Not required	No minimum
Theatre	1 space per 8 seats	1 space per 100m² of GFA	Not required	Not required	No minimum
Transport depot	1 car space for every truck space; plus 1 space per 2 non-driver employees	Not applicable	√	Not required	No minimum
Tourist park	1 space per site; plus 1 visitor space per 10 sites; plus 1 vehicle washing space per 20 sites; plus 1 space for a manager resident on the premises	Not applicable	Not required	Not required	No minimum
Utility installation	1 space per employee with a minimum of 2	Not applicable	√	Not required	No minimum

	spaces				
Veterinary service	1 space per 30m² of GFA	Not applicable	√	√	No minimum
Warehouse (not being a mini-storage establishment)	1 space per 100m² of GFA	Not applicable	√	Not required	No minimum
Warehouse (being a mini-storage establishment)	1 space per 100 storage units; plus 1 space per employee Minimum traffic circulation accessway width of 6.5m	Not applicable.	√	Not required	No minimum
Wholesale nursery	1 space per employee; plus 1 visitor space.	Not applicable	√	Not required	No minimum
Winery	1 space per 10m² of GFA up to 400m² GFA for retail and dining areas only, thereafter 1 space per 20m² GFA for retail and dining areas only; plus 2 spaces per 10m² of floor area for an outdoor seating area.	1 space per 100m² of GFA	√	Not required	1 space per 30m² GFA for retail and dining areas only

Note - [1] Where the premises are used for more than one use, the rates for each use are applicable.
Note - [2] Where the calculated number of spaces is not a whole number, the number of spaces is rounded to the higher whole number.

Table 9.4.7.3.3 - Queuing spaces

Column 1 **Static capacity of car park**	**Column 2** **Minimum number of vehicles in queue [1]**
1-25	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

Note - For the purposes of calculating queue length, each car length is 6 metres and the queue distance is measured from the boundary of the premises at a crossover to the first available car parking space on the premises.

Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate

Column 1 **Total number of visitor car parking spaces provided on the premises**	**Column 2** **Minimum number of visitor car parking spaces required in front of a security gate**
<6	0
6-10	2
11-20	4
21-30	6
31-40	8
41-50	10
>50	Visitor car parking spaces to accommodate the amount of vehicular traffic likely to be generated by the use

Table 9.4.7.3.5 - Design vehicle for a manoeuvring area

Column 1 **Use or user class**	**Column 2** **Design vehicle[1]**
Adult store	SRV, if less than 500m² GFA MRV if 500m² or greater GFA
Agricultural supplies store	AV
Animal keeping	MRV
Aquaculture	HRV
Bulk landscape supplies	HRV
Childcare centre	SRV
Club	HRV
Community care centre	MRV
Crematorium	SRV
Cropping	AV
Educational establishment	HRV/bus

Environment facility	HRV
Food and drink outlet	MRV, if less than200m² GFA HRV, if 200m² or greater GFA
Function facility	HRV
Funeral parlour	SRV
Garden centre	HRV
Hardware and trade supplies	HRV
Health care service	SRV
High impact industry	AV
Hotel	HRV
Indoor sport and recreation	HRV
Intensive animal industry	AV
Intensive horticulture	AV
Low impact industry	HRV
Market	HRV
Medium impact industry	HRV
Multiple dwelling	SRV if comprising 6 to 10 dwellings; HRV if comprising more than 10 dwellings
Night club entertainment facility	HRV
Office	MRV, if less than 1,000m² GFA HRV, if 1,000m² or greater GFA
Outdoor sales	AV
Outdoor sport and recreation	HRV/bus
Parking station	B99
Place of worship	SRV
Research and technology industry	HRV
Residential care facility	HRV
Relocatable home park	HRV = bus
Retirement facility	HRV = bus
Rooming accommodation	HRV
Rural industry	AV
Service industry	AV
Service station	AV
Shop	MRV, if less than 500m² GFA HRV, if 500m² or greater GFA
Shopping centre	AV
Short term accommodation	HRV
Showroom	HRV
Theatre	HRV
Transport depot	AV
Utility installation	HRV
Wholesale nursery	AV
Warehouse (where a mini storage establishment)	HRV
Warehouse	AV/HRV
Veterinary service	SRV
Use not specific in column 1	Design vehicle specified by the local government

Editor's note - B99 = a car
Editor's note - SRV = a small rigid vehicle or ambulance
Editor's note - MRV = a medium rigid vehicle
Editor's note - HRV = a heavy rigid vehicle
Editor's note - AV = an articulated vehicle

Table 9.4.7.3.6 - Queuing requirements for particular uses

Use	Minimum provisions for queuing (in addition to Table 9.4.7.3.3 - Queuing spaces)
Car wash	4 vehicles per car wash bay
Food and drink outlet	10 vehicles per drive through facility
Hardware and trade supplies	8 vehicles in any drive in
Hotel	12 vehicles per drive through facility

Resort complex	12 vehicles per drive through facility
Service station	3 vehicles from a fuel outlet. Where a Car wash is associated with the Service station, at least 4 vehicles are provided before the Car wash entrance
Short-term accommodation	2 vehicles at the entry of the site
Tourist park	2 vehicles at the entry of the site

Part 10 Other plans

10.1 Development schemes for priority development areas

10.1.1 Preliminary

1. Table 10.1.1.1 - Development schemes for priority development areas (PDAs) identifies other plans being development schemes for priority development areas under the *Economic Development Act 2012*.

Table 10.1.1.1 - Development schemes for priority development areas

Priority development area	Development scheme
Greater Flagstone PDA	Greater Flagstone Urban Development Area Development Scheme
Yarrabilba PDA	Yarrabilba Urban Development Area Development Scheme

SC1.1 Use definitions

1. Use definitions have a particular meaning for the purpose of the planning scheme.
2. Any use not listed in Table SC1.1.2 - Use definitions column 1 is an undefined use.
   Note - Development comprising a combination of defined uses is not considered to be an undefined use.
3. A use listed in Table SC1.1.2 - Use definitions column 1 has the meaning set out beside that term in column 2.
4. The use definitions listed here are the definitions used in this planning scheme.
5. Column 3 of Table SC1.1.2 - Use definitions identifies examples of the types of activities that are consistent with the use identified in column 1.
6. Column 4 of Table SC1.1.2 - Use definitions identifies examples of activities that are not consistent with the use identified in column 1.
7. Columns 3 and 4 of Table SC1.1.2 - Use definitions are not exhaustive lists.
8. Uses listed in Table SC1.1.2 - Use definitions columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC 1.1.1 - Index of use definitions

- Adult store
- Agricultural supplies store
- Air service
- Animal husbandry
- Animal keeping
- Aquaculture
- Bar
- Brothel
- Bulk landscape supplies
- Caretaker's accommodation
- Car wash
- Cemetery
- Childcare centre
- Club
- Community care centre
- Community residence
- Community use
- Crematorium
- Cropping
- Detention facility
- Dual occupancy
- Dwelling house
- Dwelling unit
- Educational establishment
- Emergency services
- Environment facility
- Extractive industry
- Food and drink outlet
- Function facility
- Funeral parlour
- Garden centre
- Hardware and trade supplies
- Health care service
- High impact industry
- Home-based business
- Hospital
- Hotel
- Indoor sport and recreation
- Intensive animal industry
- Intensive horticulture
- Landing
- Low impact industry
- Major electricity infrastructure
- Major sport, recreation and entertainment facility
- Marine industry
- Market
- Medium impact industry
- Motor sport facility
- Multiple dwelling
- Nature-based tourism
- Nightclub entertainment facility
- Non-resident workforce accommodation
- Office
- Outdoor sales
- Outdoor sport and recreation
- Outstation
- Park
- Parking station
- Party house
- Permanent plantation
- Place of worship
- Port service
- Relocatable home park
- Renewable energy facility
- Research and technology industry
- Residential care facility
- Resort complex

- Retirement facility
- Roadside stall
- Rooming accommodation
- Rural industry
- Rural workers' accommodation
- Sales office
- Service industry
- Service station
- Shop
- Shopping centre
- Short-term accommodation
- Showroom
- Special industry
- Substation
- Telecommunications facility
- Theatre
- Tourist attraction
- Tourist park
- Transport depot
- Utility installation
- Veterinary service
- Warehouse
- Wholesale nursery
- Winery

Table SC 1.1.2 - Use definitions

Column 1 **Use**	**Column 2** **Definition**	**Column 3** **Examples include**	**Column 4** **Does not include the following examples**
Adult store	Adult store means the use of premises for the primary purpose of displaying or selling - a. sexually explicit materials; or b. products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: • the sale display, or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	Agricultural supplies store means the use of premises for the sale of agricultural supplies and products. Examples of agricultural supplies and products - animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds		Bulk landscape supplies, garden centre, outdoor sales, wholesale nursery
Air service	Air service means the use of premises for - a. the arrival or departure of aircraft; or b. housing, servicing, refuelling, maintaining or repairing aircraft; or c. the assembly and dispersal of passengers or goods on or from an aircraft; or d. training and education facilities relating to aviation; or e. aviation facilities; or f. an activity that - i. is ancillary to an activity or facility stated in paragraphs (a) to (e); and ii. directly services the needs of aircraft passengers. Examples of an air service - airport, air strip, helipad	Airport, airstrip, helipad, public or private airfield	
Animal husbandry	Animal husbandry means the use of premises for - a. producing animals or animal products or native or improved pastures or vegetation; or b. a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). Examples of animal husbandry - cattle stud, grazing of livestock, non-feedlot dairy	Cattle studs, grazing of livestock, non-feedlot dairying	Animal keeping, intensive animal industry, aquaculture, feedlots, piggeries
Animal keeping	Animal keeping means the use of premises for - a. boarding, breeding or training animals; or b. a holding facility or machinery repairs and service, if the use is ancillary to the use in paragraph (a). Examples of animal keeping -	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, brazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal

	aviary, cattery, kennel, stables, wildlife refuge		husbandry
Aquaculture	Aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway systems, rack and line systems, sea cages	Intensive animal industry
Bar	Bar means the use of premises, with seating for 60 or less people, for - a. selling liquor for consumption on the premises; or b. an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub, entertainment facility, tavern
Brothel	Brothel means premises made available for prostitution by 2 or more prostitutes at the premises.		Adult store, club, nightclub entertainment facility, shop
Bulk landscape supplies	Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	Car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	Cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	Childcare centre means the use of premises for the care, education and minding, but not residence, of children. Examples of a childcare centre - before or after school care, crèche, early childhood centre, kindergarten, vacation care	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care
Club	Club means the use of premises for - a. an association established for social, literary, political, sporting, athletic or other similar purposes; or b. preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	Community care centre - a. means the use of premises for - i. providing social support to members of the public; or ii. providing medical care to the public, if the use is ancillary to the use in subparagraph (i); but b. does not include the use of premises for providing accommodation to members of the public. Examples of a community care centre - disability support service, drop-in centre, respite centre, indigenous sport centre	Disability support services, drop-in centre, respite centre, integrated Indigenous support centre	Childcare centre, family day care, home based child care, health care service, residential care facility
Community residence	Community residence - a. means the use of premises for residential accommodation for - i. no more than 6 persons requiring assistance or support with daily living needs; and ii. no more than 1 support worker; and b. includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, residential care facility, rooming accommodation, short term accommodation
Community use	Community use means the use of premises for - a. providing artistic, social or cultural facilities or community services to the public; or b. preparing and selling food and drink, if the use is ancillary to the use in paragraph (a). Examples of a community use - art gallery, community centre, community hall, library, museum	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	Crematorium means the use of premises for the cremation or aquamation of bodies.		Cemetery

Cropping	Cropping means the use of premises for - a. growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or b. harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or c. repairing and servicing machinery used on the premises, if the use in ancillary to the use in paragraph (a). Examples of cropping - forestry for wood production, fodder and pasture production, producing fruits, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	Detention facility means the use of premises for the lawful detention of persons. Example of a detention facility - correctional facility	Prison, detention centre, youth detention centre.	Police station, court cell complex
Dual occupancy	Dual occupancy - a. means a residential use of premises for 2 households involving i. 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and ii. any domestic outbuilding associated with the dwellings; but b. does not include a residential use of premises that involves a secondary dwelling.	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body *Corporate and Community Management Act 1997*, two dwellings within the one body corporate to which the *Building Units and Group Title Act 1980* continues to apply	Dwelling house, multiple dwelling
Dwelling house	Dwelling house means a residential use of premises involving - a. 1 dwelling for a single household and any domestic outbuildings associated with the dwelling; or b. 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling, the parking of two or more heavy vehicles
Dwelling unit	Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house
Educational establishment	Educational establishment means the use of premises for - a. training and instruction to impart knowledge and develop skills; or b. student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a). Examples of an education establishment - college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home based child care, family day care
Emergency services	Emergency services means the use of premises by a government entity or community organisation to provide - a. essential emergency services; or b. disaster management services; or c. management support facilities for the services. Examples of emergency services - ambulance station, evacuation centre, fire station, police station	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres	Community use, hospital, residential care facility
Environment facility	Environment facility - a. means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but b. does not include the use of premises to provide accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	Extractive industry means the use of premises for - a. extracting or processing extractive resources; and b. any related activities, including, for example, transporting the resources to market.	Quarry	
Food and drink outlet	Food and drink outlet means the use of premises for - a. preparing and selling food and drink for consumption on or off the premises; or	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar,	Bar, club, hotel, shop, theatre, nightclub entertainment facility

	b. providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a). Examples of a food and drink outlet - café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom	takeaway, tea room	
Function facility	Function facility means the use of premises for - a. receptions or functions; or b. preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	Funeral parlour - a. means the use of premises for - i. arranging and conducting funerals, memorials and other similar events; or ii. a mortuary; or iii. storing and preparing bodies for burial or cremation; but b. does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	Garden centre means the use of premises for - a. selling plants; or b. selling gardening and landscape products and supplies that are mainly in pre-packaged form; or c. a food and drink outlet that is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales
Hardware and trade supplies	Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care service	Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises. Examples of a health care service - dental clinic, medical centre, physiotherapy clinic	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	High impact industry means the use of premises for an industrial activity - a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and b. that a local planning instrument applying to the premises states is a high impact industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry Note - additional examples may be shown in SC1.1.2 industry thresholds	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home-based business	Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, farm stay, home office, home based childcare	Hobby, office, shop, warehouse, transport depot, the parking of two or more heavy vehicles
Hospital	Hospital means the use of premises for - a. the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or b. providing accommodation for patients; or c. providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
Hotel	Hotel - a. means the use of premises for - i. selling liquor for consumption on the premises; or ii. a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but b. does not include a bar.	Pub, tavern	Nightclub entertainment facility
Indoor sport and recreation	Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity, conducted	Amusement parlour, bowling alley, gymnasium, squash	Cinema, hotel, nightclub entertainment facility, theatre

	wholly or mainly indoors. Examples of indoor sport and recreation - amusement parlour, bowling alley, gymnasium, squash court	courts, enclosed tennis courts	
Intensive animal industry	Intensive animal industry - a. means the use of premises for - i. the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or ii. storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but b. does not include the cultivation of aquatic animals. Examples of intensive animal industry - feedlot, piggery, poultry and egg production	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	Intensive horticulture - a. means the use of premises for - i. the intensive production of plants or plant material carried out indoors or imported media; or ii. the intensive production of plants or plant material carried out outside using artificial lights or containers; or iii. storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii); but b. does not include the cultivation of aquatic plants. Examples of intensive horticulture - greenhouse, hydroponic farm, mushroom farm	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery
Landing	Landing means the use of premises for a structure - a. for mooring, launching, storing and retrieving vessels; and b. from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	Low impact industry means the use of premises for an industrial activity - a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a low impact industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Repairing motor vehicles, fitting and turning workshop Note - additional examples may be shown in SC1.1.2 industry thresholds	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	Major electricity infrastructure - a. means the use of premises for - a. a transmission grid or supply network; or b. a telecommunications facility, if the use is ancillary to the use in subparagraph (i); but b. does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves - i. a new zone substation or bulk supply substation; or ii. the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.	Powerlines greater than 66kV	Minor electricity infrastructure, substation
Major sport, recreation and entertainment facility	Major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation, conference or entertainment events. Examples of a major sport, recreation and entertainment facility - convention centre, exhibition centre, horse racing facility, sports stadium	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing facility	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	Marine industry means the use of waterfront premises for - a. manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or b. providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a). Examples of a marine industry - boat building, boat storage, dry dock	Boat building, boat storage, dry dock	Marina
Market	Market means the use of premises on a regular basis for - a. selling goods to the public mainly from temporary structure, including, for example, stalls, booths or trestle tables; or b. providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers' market, car boot sales	Shop, roadside stall

Medium impact industry	Medium impact industry means the use of premises for an industrial activity - a. that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is a medium impact industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet maker, joining, timber truss making or wood working) Note - additional examples may be shown in SC1.1.2 industry thresholds	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture, service industry, low impact industry, high impact industry, special industry
Motor sport facility	Motor sport facility means the use of premises for - a. organised or recreational motor sports; or b. facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a). Examples of a motor sport facility - car race track, go-kart track, trail bike park, 4WD park	Go-kart track, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	Nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of - a. an area of environmental, cultural or heritage value; or b. a local ecosystem; or c. the natural environment. Examples of nature-based tourism - environmentally responsible accommodation facilities including cabins, huts, lodges and tents	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility
Nightclub entertainment facility	Nightclub entertainment facility means the use of premises for - a. providing entertainment that is cabaret, dancing or music; or b. selling liquor and preparing and selling food, for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Non-resident workforce accommodation	Non-resident workforce accommodation means the use of premises for - a. accommodation of non-resident workers; or b. recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in paragraph (a).	Contractor's camp, construction camp, single person's quarters, temporary workers' accommodation	Relocatable home park, short-term accommodation, tourist park
Office	Office - a. means the use of premises for - i. providing an administrative, financial, management or secretarial service or function; or ii. the practice of a profession; or iii. providing business or professional advice or services; but b. does not include the use of premises for making, selling or hiring goods. Examples of an office - bank, real estate agency	Bank, real estate agent, administration building	Home-based business, home office, shop, outdoor sales
Outdoor sales	Outdoor sales means the use of premises for - a. displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or b. repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	Outdoor sport and recreation means the use of premises for - a. a recreation or sporting activity that is carried on outdoors and requires areas of open space; or b. providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a). Examples of outdoor sport and recreation - cricket oval, driving range, golf course, swimming pool, tennis court	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	Outstation means the use of premises for - a. cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or b. facilities for short-term or long-term camping	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park

	activities, if the use is ancillary to the use in paragraph (a).		
Park	Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation, botanical garden
Parking station	Parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	
Party house	Party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if - a. guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and b. the accommodation or facilities are provided for a period of less than 10 days; and c. the owner of the premises does not occupy the premises during that period.		
Permanent plantation	Permanent plantation means the use of premises for growing, but not harvesting plants for carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	Place of worship means the use of premises for - a. organised worship and other religious activities; or b. social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium
Port service	Port service means the use of premises for - a. the arrival and departure of vessels; or b. the movement of passengers or goods on or off vessels; or c. ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing
Relocatable home park	Relocatable home park means the use of premises for - a. relocatable dwellings for long-term residential accommodation; or b. amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	Renewable energy facility - a. means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but b. does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.	Solar far, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	Research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment. Examples of research and technology industries - aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories	Aeronautical engineering, computers component manufacturing, medical laboratories, computer server facility	
Residential care facility	Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who - a. can not live independently; and b. require regular nursing or personal care. Examples of residential care facility - convalescent home, nursing home	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	Resort complex means the use of premises for - a. tourist and visitor accommodation that includes integrated leisure facilities; or Examples of integrated leisure facilities - bars, meeting and function facilities, restaurants, sporting and fitness facilities b. staff accommodation that is ancillary to the use in paragraph (a); or c. transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort	

Retirement facility	Retirement facility means the use of premises for - a. accommodation for older members of the community, or retired persons, in independent living units or service units; or b. amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if that use is ancillary to the use in paragraph (a).	Retirement village which may include relocatable dwellings	Residential care facility
Roadside stall	Roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market
Rooming accommodation	Rooming accommodation means the use of premises for - a. residential accommodation, if each resident - i. has a right to occupy 1 or more rooms on the premises; and ii. does not have a right to occupy the whole of the premises; and iii. does not occupy a self-contained unit, as defined in the *Residential Tenancies and Rooming Accommodation Act 2008*, schedule 2, or has only limited facilities available for private use; and iv. shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or b. a manager's residence, an office or providing food or other services to residents, if the use in ancillary to the use in paragraph (a). Examples of rooming accommodation - boarding house, hostel, monastery, off-site student accommodation	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling
Rural industry	Rural industry means the use of premises for - a. storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or b. selling products from a rural use, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal industry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers' accommodation	Rural workers' accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if - a. the premises, and the premises where the rural use is carried out, are owned by the same person; and b. the employees are not non-resident workers.	Farm workers' accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural-based tourist accommodation, non-resident workforce accommodation, multiple dwellings
Sales office	Sales office means the use of premises for the temporary display of land parcels or buildings that - a. are for sale or proposed to be sold; or b. can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	Service industry means the use of premises for an industrial activity that - a. does not result in off-site air, noise or odour emissions; and b. is suitable for location with other non-industrial uses. Examples of service industries - audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact industry, high impact industry, special industry
Service station	Service station means the use of premises for - a. selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels; or b. a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).	Electric charging station	Car wash
Shop	Shop means the use of premises for - a. displaying, selling or hiring goods; or b. providing personal services or betting to the public. Examples of a shop - betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, supermarket	Hairdresser, liquor store, department store, discount department store, discount variety store, betting agency, supermarket, corner store	Adult store, food and drink outlet, showroom, market
Shopping centre	Shopping centre means the use of premises for an integrated shopping complex consisting mainly of		

	shops.		
Short-term accommodation	Short-term accommodation - a. means the use of premises for i. providing accommodation of less than 3 consecutive months to tourists or travellers; or ii. a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but b. does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers accommodation, cabins, serviced apartments, accommodation hotel, farm stay	Hostel, rooming accommodation, tourist park
Showroom	Showroom means the use of premises for the sale of goods that - a. are of a related product line; and b. a size, shape or weight that requires - i. a large area for handling, display or storage; and ii. direct vehicle access to the building that contains the goods by members or the public to enable the loading and unloading of the goods. Examples of a showroom - bulk stationery supplies, bulky goods sales, bulk home supplies, motor vehicle sales showroom	Bulky goods sales, motor vehicle sales showroom, bulk stationery supplies	Food and drink outlet, shop, outdoor sales
Special industry	Special industry means the use of premises for an industrial activity - a. that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and b. that a local planning instrument applying to the premises states is special industry; and c. that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers Note - additional examples may be shown in SC1.1.2 industry thresholds.	Low impact industry, medium impact industry, high impact industry, service industry
Substation	Substation means the use of premises - a. as part of a transmission grid or supply network to - i. convert or transform electrical energy from one voltage to another; or ii. regular voltage in an electrical circuit; or iii. control electrical circuits; or iv. switch electrical current between circuits; or b. for a telecommunications facility for - i. works, as defined under the *Electricity Act*, section 12(1); or ii. workforce operational and safety communications.	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	Telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by means of guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, "low-impact telecommunications facility" as defined under the *Telecommunications Act 1997*
Theatre	Theatre means the use of premises for - a. presenting movies, live entertainment or music to the public; or b. the production of film or music; or c. the following activities or facilities, if the use is ancillary to the use in paragraph (a) or (b) - i. preparing and selling food and drink for consumption on the premises; ii. facilities for editing and post-production; iii. facilities for wardrobe, laundry and make-up; iv. set construction workshops; v. sound stages. Examples of a theatre - cinema, concert hall, film studio, music recording studio	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio
Tourist attraction	Tourist attraction means the use of premises for - a. providing entertainment to, or a recreation facility for, the general public; or b. preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a). Examples of a tourist attraction - theme park, zoo	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	Tourist park means the use of premises for - a. holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or b. amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation

	accommodation, if the use is ancillary to the use in paragraph (a).		
Transport depot	Transport depot means the use of premises for - a. storing vehicles, or machinery, that are used for a commercial or public purpose; or b. cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a). Examples of a transport depot - using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractor's depot	Home-based business, warehouse, low impact industry, service industry
Utility installation	Utility installation means the use of premises for - a. a service for supplying or treating water, hydraulic power or gas; or b. a sewerage, drainage or stormwater service; or c. a transport service; or d. a waste management service; or e. a maintenance depot, storage depot or other facility for a service stated in paragraph (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	Veterinary service means the use of premises for - a. the medical or surgical treatment of animals; or b. the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	Warehouse means the use of premises for - a. storing or distributing goods, whether or not carried out in a building; or b. the wholesale of goods, if the use is ancillary to the use in paragraph (a). Examples of a warehouse - self-storage facility, storage yard	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	Wholesale nursery means the use of premises for - a. the wholesale of plants grown on or next to the premises; or b. selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	Winery means the use of premises for - a. making wine; or b. selling wine that is made on the premises.		Rural industry

Sc1.1.1 Defined activity groups

1. Defined uses listed in Table SC 1.1.1.1 - Index of defined activity groups are able to be clustered into activity groups.
2. An activity group listed in Table SC1.1.1.2 - Defined activity groups column 1 clusters the defined uses listed in column 2.
3. An activity group is able to be referenced in Part 5 - Tables of assessment.
4. The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC 1.1.1.1 - Index of defined activity groups

Accommodation activities	Entertainment activities	Principal centre activities
Assembly activities	Essential community infrastructure activities	Recreation activities
Centre activities	Industry activities	Residential activities
Civic and cultural activities	Local centre activities	Retail activities
Commercial activities	Major centre activities	Rural activities
Community activities	Mixed use activities	
District centre activities	Neighbourhood centre activities	

Table SC1.1.1.2 - Defined activity groups

Column 1 **Activity Group**	**Column 2** **Uses**
Accommodation activities	• Caretaker's accommodation • Dual occupancy • Dwelling house • Dwelling unit • Multiple dwelling • Residential care facility • Retirement facility • Rooming accommodation • Short-term accommodation

Assembly activities	• Club • Community use • Educational establishment • Function facility • Major sport, recreation and entertainment facility • Nightclub entertainment facility • Place of worship • Shopping centre, if a district shopping centre or 10,000m^2 or larger • Theatre • Tourist attraction
Centre activities	• District centre activities • Local centre activities • Major centre activities • Neighbourhood centre activities • Principal centre activities
Civic and cultural activities	• Community care centre • Community use • Office, if for local government, State government or federal government • Theatre
Commercial activities	• 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
Community activities	• Cemetery • Childcare centre • Club • Community care centre • Community use • Educational establishment • Funeral parlour • Health care service • Hospital • Place of worship
District centre activities	• Adult store • Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community use • Dwelling unit • Educational establishment • Emergency services • Food and drink outlet • Function facility • Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hotel • Indoor sport and recreation • Low impact industry (being a brewery) • Market • Multiple dwelling • Office • Outdoor sport and recreation • Parking station • Place of worship • Residential care facility • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre

	• Short-term accommodation • Showroom • Theatre • Veterinary service
Entertainment activities	• Bar • Club • Function facility • Hotel • Low impact industry (being a brewery) • Nightclub entertainment facility • Theatre • Tourist park
Essential community infrastructure activities	• Air service • Community use, if for the storage of records or items of cultural or historic significance, valuable records or public records • Emergency services • Health care service, if supporting a Hospital • Hospital • Major electricity infrastructure • Substation, if supporting other essential community infrastructure • Telecommunications facility • Transport depot, if required for disaster response • Utility installation
Industry activities	• Crematorium • Extractive industry • High impact industry • Low impact industry • Marine industry • Medium impact industry • Research and technology industry • Service industry • Special industry • Transport depot • Warehouse
Local centre activities	• Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community use • Dwelling unit • Educational establishment • Food and drink outlet • Function facility • Garden centre • Hardware and trade supplies • Health care service • Home-based business • Indoor sport and recreation • Low impact industry (being a brewery) • Market • Multiple dwelling • Office • Place of worship • Residential care facility • Retirement facility • Sales office • Service industry • Service station • Shop • Shopping centre • Veterinary service
Major centre activities	• Adult store • Agricultural supplies store • Bar • Caretaker's accommodation • Car wash • Childcare centre

	• Club • Community care centre • Community use • Dwelling unit • Educational establishment • Emergency services • Food and drink outlet • Function facility • Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hospital • Hotel • Indoor sport and recreation • Low impact industry (being a brewery) • Market • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sport and recreation • Parking station • Place of worship • Residential care facility • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre • Veterinary service
Mixed use activities	• Adult store • Agricultural supplies store • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community use • Educational establishment • Emergency services • Food and drink outlet • Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hotel • Indoor sport and recreation • Low impact industry • Market • Office • Outdoor sales • Outdoor sport and recreation • Parking station • Place of worship • Research and technology industry • Sales office • Service industry • Service station • Shop • Short-term accommodation • Showroom • Telecommunications facility • Veterinary service • Warehouse
Neighbourhood centre activities	• Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community use • Dwelling unit • Educational establishment • Food and drink outlet

	• Garden centre • Hardware and trade supplies • Health care service • Home-based business • Indoor sport and recreation • Market • Multiple dwelling • Office • Residential care facility • Retirement facility • Sales office • Service industry • Shop • Shopping centre • Veterinary service
Principal centre activities	• Adult store • Bar • Caretaker's accommodation • Car wash • Childcare centre • Club • Community care centre • Community use • Dwelling unit • Educational establishment • Emergency services • Food and drink outlet • Function facility • Garden centre • Hardware and trade supplies • Health care service • Home-based business • Hospital • Hotel • Indoor sport and recreation • Low impact industry (being a brewery) • Market • Multiple dwelling • Nightclub entertainment facility • Office • Outdoor sport and recreation • Parking station • Place of worship • Residential care facility • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Theatre • Veterinary service
Recreation activities	• Environment facility • Indoor sport and recreation • Major sport, recreation and entertainment facility • Motor sport facility • Outdoor sport and recreation • Park
Residential activities	• Caretaker's accommodation • Community residence • Dual occupancy • Dwelling house • Dwelling unit • Multiple dwelling • Relocatable home park • Retirement facility • Rooming accommodation
Retail activities	• Adult store • Agricultural supplies store • Food and drink outlet • Garden centre • Hardware and trade supplies • Market • Shop • Shopping centre • Showroom
Rural activities	• Animal husbandry

	• Animal keeping • Aquaculture • Cropping • Intensive animal industry • Intensive horticulture • Permanent plantation • Roadside stall • Rural industry • Rural workers' accommodation • Wholesale nursery • Winery

Sc1.1.2 Industry thresholds

1. The industry thresholds listed below are to be used in conjunction with the defined uses listed in Table SC1.1.2 - Use definitions - low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.2.1 - Industry thresholds

Use	Additional examples include
Low impact industry	1. Repairing and servicing motor vehicles, lawn mowers, outboard engines and the like, including mechanical components, radiators, electrical components, wheel alignments, exhaust, tyres, suspension or air conditioning; 2. Fitting and turning workshop; 3. Assembling or fabricating products from sheet metal or welding steel; 4. Manufacturing, assembling, fabricating or repairing wood products, including furniture, kitchens, shop fitting, cabinet making, joinery if not involving: a. outdoor plant or machinery including dust extraction plant; or b. spray painting, spraying glue or spraying coatings; 5. Indoor dismantling automotive or mechanical equipment; 6. Storage or distribution of hazardous chemicals that does not involve: a. manufacturing processes; b. exceeding a manifest quantity under the *Work Health and Safety Regulation 2011*; c. exceeding a threshold for a Hazardous Chemical Facility as defined under Schedule 24 of the *Planning Regulation 2017*; d. refrigeration systems or cold stores that operate using Anhydrous Ammonia; 7. Assembling or manufacturing plastic products, including moulding and extruding and not involving casting, liquid resins or fibreglassing; 8. Clothing or footwear manufacturing or repair; 9. Upholstering; 10. Printing, including advertising material, magazines, newspapers, packaging and stationery, with a gross floor area less than 1,000 square metres; 11. Food and drink manufacturing, limited to mixing, blending, packaging or bottling; 12. Small-scale food and drink preparation limited to processing, cooking and baking with a maximum gross floor area of 200 m^2 per tenancy; 13. Small-scale industrial bakery, limited to mixing, cooking or baking, less than 20 tonnes per annum; 14. Brewery, limited to beer or cider, producing less than 300,000 litres per annum; 15. Coffee roasting, producing less than 100 tonnes per annum; 16. Garlic press, producing less than 20 tonnes per annum; 17. Vegetable oil or oilseed processing works with a design production capacity of less than 500 tonnes per annum; 18. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, if not involving polyvinylchloride, less than 10,000 tonnes per annum. Note - Spray painting does not include the sole use of aerosol cans or airbrushing for the purposes of this industry threshold table.
Medium impact industry	1. Metal foundry producing: a. less than 10 tonnes of ferrous metal castings per annum; b. less than 50 tonnes of non-ferrous metal castings per annum; 2. Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; 3. Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; 4. Enamelling workshop using less than 15,000 litres of enamel per annum; 5. Galvanising works using less than 100 tonnes of zinc per annum; 6. Anodising or electroplating workshop where tank area is less than 400 square metres; 7. Powder coating workshop using less than 500 tonnes of coating per annum; 8. Spray painting workshop (including spray painting vehicles, plant, equipment or boats); 9. Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment; 10. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; 11. Food and drink manufacturing, including processing, cooking, baking, smoking, drying, curing, milling or canning food, beverages or pet food, excluding mixing, blending, packaging or bottling; 12. Food and drink preparation limited to processing, cooking and baking with a gross floor area of greater than 200m^2 per tenancy. 13. Brewery, limited to beer or cider, producing 300,000 litres per annum or greater; 14. Coffee roasting, producing 100 tonnes per annum or greater; 15. Garlic press, producing 20 tonnes per annum or greater; 16. Vegetable oil or oilseed processing in works with a design production capacity of 500 tonnes or more and less than 1,000 tonnes per annum; 17. Manufacturing, assembling, fabricating and repair of wooden products including furniture, kitchens, shop fitting, cabinet making, joinery, if involving: a. outdoor plant or machinery including dust extraction plant; or b. spray painting, spraying glue or spraying coatings; c. producing less than 500 tonnes per annum; 18. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood

	veneer products, less than 250 tonnes per annum; 19. Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; 20. Recycling and reprocessing batteries; 21. Repairing or maintaining boats; 22. Manufacturing substrate for mushroom growing that does not involve animal products or animal by-products; 23. Manufacturing or processing plaster, producing less than 5,000 tonnes of gypsum per annum; 24. Recycling or reprocessing tyres including retreading; 25. Printing, including advertising material, magazines, newspapers, packaging and stationery with a gross floor area of 1,000 square metres or greater; 26. Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools) 27. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, if involving polyvinyl chloride, less than 10,000 tonnes per annum; 28. Reconditioning metal or plastic drums; 29. Glass fibre manufacture less than 200 tonnes per annum; 30. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum; 31. Storage or distribution of hazardous chemicals that does not involve: a. refrigeration systems or cold stores that operate using Anhydrous Ammonia; b. manufacturing processes in quantities that exceed a manifest quantity under the *Work Health and Safety Regulation 2011*; c. manufacturing processes in quantities that exceed a threshold for a Hazardous Chemical Facility under Schedule 24 of the *Planning Regulation 2017.* Note - Spray painting does not include the sole use of aerosol cans or airbrushing for the purposes of this industry threshold table.
High impact industry	1. Metal foundry producing: a. 10 tonnes or greater of ferrous metal castings per annum; b. 50 tonnes or greater of non-ferrous metal castings per annum; 2. Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum; 3. Manufacturing, storage or distribution of hazardous chemicals in quantities: a. that exceed a manifest quantity under the *Work Health and Safety Regulation 2011*, including: i. facilities with refrigeration systems or cold stores operate using Anhydrous Ammonia; ii. involving hazardous chemical manufacturing process;or b. that exceed the threshold for a Hazardous Chemical Facility under Schedule 24 of the *Planning Regulation 2017* and does not involve Hazardous Chemical Manufacturing process; 4. Scrap metal yard including a fragmentiser; 5. Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; 6. Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; 7. Manufacturing, assembling, fabricating and repair of wooden products including furniture, kitchens, shop fitting, cabinet making, joinery, if involving: a. outdoor plant or machinery including dust extraction plant; or b. spray painting, spraying glue or spraying coatings; c. producing 500 tonnes or greater per annum; 8. Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; 9. Sawmilling, wood chipping and kiln drying timber and logs, producing 500 tonnes or greater per annum; 10. Manufacturing or processing plaster, producing 5,000 tonnes or greater of gypsum per annum; 11. Enamelling workshop using 15,000 litres or greater of enamel per annum; 12. Galvanising works using 100 tonnes or greater of zinc per annum; 13. Anodising or electroplating workshop where tank area is 400 square metres or greater; 14. Powder coating workshop using 500 tonnes or greater of coating per annum; 15. Concrete batching and producing concrete products; 16. Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; 17. Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste; 18. Manufacturing fibreglass pools, tanks and boats; 19. Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); 20. Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, if or if not involving polyvinyl chloride, 10,000 tonnes or greater per annum; 21. Manufacturing, tyres, asbestos products, asphalt, cement, glass or glass fibre, mineral wool or ceramic fibre; 22. Abattoir; 23. Recycling chemicals, oils or solvents; 24. Waste disposal facility (other than waste incinerator); 25. Recycling, storing or reprocessing regulated waste; 26. Manufacturing batteries; 27. Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; 28. Glass fibre manufacture producing 200 tonnes or greater per annum; 29. Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per month; 30. Manufacturing substrate for mushroom growing, that does involve animal products or animal by-products.
Special industry	1. Oil refining or processing; 2. Producing, refining or processing gas or fuel gas; 3. Distilling alcohol in works producing greater than 2,500 litres per annum; 4. Power station; 5. Producing, quenching, cutting, crushing or grading coke; 6. Waste incinerator; 7. Sugar milling or refining; 8. Pulp or paper manufacturing; 9. Tobacco processing;

	10. Tannery or works for curing animal skins, hides or finishing leather; 11. Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; 12. Rendering plant; 13. Manufacturing chemicals, poisons and explosives; 14. Manufacturing fertilisers involving ammonia; 15. Manufacturing polyvinyl chloride plastic; 16. Metal refining or smelting; 17. Manufacturing, storage or distribution of hazardous chemicals in quantities that exceed a threshold for a Hazardous Chemical Facility under Schedule 24 of the *Planning Regulation 2017*.

SC1.2 Administrative definitions

1. Administrative definitions assist with the interpretation of the planning scheme but do not have a specific meaning in relation to a use.
2. A term listed in Table SC1.2.2 - Administrative definitions column 1 has the meaning set out beside that term in column 2.
3. The administrative definitions listed here are the definitions for the purpose of the planning scheme.

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Table SC1.2.2 - Administrative definitions

Column 1 **Term**	**Column 2** **Definition**
Accepted development (not subject to requirements)	Accepted development that does not have to comply with acceptable outcomes of applicable code(s) for it to be accepted development.
Accepted development (subject to requirements)	Accepted development that must comply with nominated acceptable outcomes of the applicable code(s) identified for it in the 'Assessment benchmarks for assessable development and requirements for accepted development' column in Part 5 - Tables of assessment for it to be accepted development. Editor's note - Accepted development (subject to requirements) that does not comply with a nominated acceptable outcome becomes code assessable development unless otherwise stated. See section 5.3.3(2).
Above awning sign	An on-premises sign attached above an awning, balcony or veranda.
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road that abuts the frontage of that lot.
Access strip	That part of a site that is used for providing access to a road.
Accessway	A vehicle driveway used to access premises.
Acid Sulfate soils (ASS)	Soil or sediment containing highly acidic horizons or layers affected by the oxidation of iron sulfidess *(actual acid sulfates soils)* and/or soil or sediment as containing iron sulfidess or other sulfidic material that has not been exposed to air and oxidised *(potential acid sulfates soils)*.
Active frontage	Where there is a visual connection between a building and a road or public open space by providing: • windows, openings, pedestrian entries, balconies and awnings; • opportunities for casual surveillance; • a range of uses along the façade.
Active transport	Non-motorised travel such as walking and cycling.
Adaptable housing	Adaptable housing provides for the accommodation needs of users of all ages and abilities by making provision for future building modifications at minimum cost and disruption to the inhabitants. Adaptable housing also provides the opportunity for people to 'remain in place' as they age, or experience illness or injury.
Adjoining premises	Adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Adult store separation distance	The distance between the entrance of the Adult store and the boundary of land occupied by a Childcare centre, Place of worship or an Educational establishment that caters for children of primary and secondary school age is the greater of the following: a. more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or b. more than 100 metres measured in a straight line.

Advertising device	Advertising device - a. means a permanent sign, structure or other device used, or intended to be used, for advertising; and b. includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	Affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs.
Agreed delivery arrangement	An agreement between an entity and the administering agency about the entity's delivery of an environmental offset, with reference to any offset delivery plan. Note - definition from the *Environmental Offsets Act 2014.*
Annual exceedance probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of five percent, it means that there is a five percent risk that is the probability of 0.05 or a likelihood of one in twenty, of a peak flood discharge of 500 cubic metres /second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next.
Apartment	A dwelling that has another dwelling immediately above or below it.
Articulation	Designing a building, or the façade of a building, with clearly distinguishable parts.
Australian height datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Auxiliary unit	A Dual occupancy where both dwellings are owned by the same person on one land title and the Auxiliary unit: a. is located on a lot with a minimum size of 450m^2; b. has a maximum of two bedrooms; c. has no more than one kitchen; d. has no more than one living space; e. has a maximum gross floor area of: i. 70m^2 if in the residential zone category and on a lot less than 1,000m^2; or ii. 70m^2 if in the Emerging community zone and on a lot less than 1,000m^2; or iii. 100m^2 otherwise. Editor's note - A Dual Occupancy that is an auxiliary unit differs from a secondary dwelling in that the two dwellings in a Dual occupancy that is an auxiliary unit may be occupied by different households. A secondary dwelling must be occupied by persons who form one household with the main dwelling.
Average recurrence interval (ARI)	The average, or expected, value of the periods between exceedances of a given rainfall total accumulates over a given duration. It is implicit in this definition that the periods between exceedances are generally random. Note - For example, a 100 year ARI indicates an average of 100 years between exceedance of a given storm magnitude. Note - definition from Temporary State Planning Policy 1/11.
Average width	Average width, of a lot, means the distance, measured in metres, between the midpoints on each side boundary of the lot.
Background noise level	For a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent.
Banner sign	A device that: a. comprises only cloth, paper, flexible plastic, fabric or other non-rigid material; b. is suspended from a structure or pole with or without supporting framework.
Base date	Base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area. Editor's note - The base date is 30 June 2014.
Basement	Basement means a space - a. between a floor level in a building and the floor level that is immediately below it; and b. no part of which is more than 1m above ground level.
Bedroom	Any enclosed, habitable room in a dwelling that is capable of being used for sleeping accommodation.
Below awning sign	An on-premises sign attached below an awning, balcony or veranda. Note - Example of a below awning sign: • A blind sign being an advertising device painted on or otherwise incorporated into a solid or flexible material suspended from an awning, balcony or veranda.
Biodiversity	The natural diversity of fauna and flora, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
Boundary clearance	Boundary clearance means the distance between a building or structure on premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is - a. an architectural or ornamental attachment; or b. a rainwater fitting. Examples - 1 If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. 2 If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Breeding cat	A cat which is: a. owned or kept by a current member of one of the following -

	i. Queensland feline association; or ii. Independent Cat Council of Australia; or iii. Feline Control Council of Australia; or iv. a recognised association; b. kept in compliance with the rules and codes of conduct however named of an entity specified in paragraph (a).
Building façade sign	An on-premises sign which is painted on, attached to or otherwise incorporated into the wall, window, canopy or fascia of a building. Note - Examples of a building façade sign: • Awning fascia sign being an advertising device painted on, attached to or incorporated into the fascia of an awning, balcony or veranda. • Canopy sign being an advertising device painted on or otherwise incorporated into a canopy of a building. • Hamper sign being an advertising device painted on, attached to or otherwise incorporated into the area between a door head and the underside of an awning, balcony or veranda. • Building name sign being an advertising device painted on, attached to or otherwise incorporated into the wall of a building naming or identifying a building by the use of a logo or the like. • Wall sign being an advertising device painted on, attached to or otherwise incorporated into a wall of a building. • Window sign being an advertising device painted on, attached to or otherwise incorporated into a window of a building.
Building height	Building height, of a building, means - a. the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or b. the number of storeys in the building above ground level.
Bushfire risk	The chance of a bushfire igniting, spreading and causing damage to assets of value to the community. Assets include life, property such as buildings, stock, crops and forests and the local government's natural and cultural heritage.
Centre hierarchy	The hierarchy of centres identified in section 3.5.1(1).
Clearing site	A site where the vegetation clearing or environmental impact occurs and for which an environmental offset is to be provided for at an offset site.
Communal open space	An outdoor space for the use of all occupants of a building. It may include a footpath, gazebo, children's playground, landscaping, tennis court and a swimming pool. It does not include a stormwater channel, accessway or car parking area.
Community infrastructure	Any the following uses: a. a facility storing records under the *Public Records Act 2002*; or b. Childcare centre; or c. Community care centre; or d. Community use; or e. Emergency services; or f. Educational establishment; or g. Hospital; or h. Residential care facility; or i. Retirement facility; or j. Rooming accommodation; or k. Tourist attraction; or l. Tourist park; or m. Utility installation being a waste management facility.
Connectivity	The extent to which a place or area is connected to other places and areas through a variety of transport modes, or the ease with which connection with other places can be made.
Corner lot	A lot bounded by two or more roads where the roads intersect or join; and where the roads are open for public access and is for the driving or riding of motor vehicles. Note - A lot abutting a single street on a bend shall be considered a corner lot where the intersection of the centrelines at the bend in the street has an interior angle of less than 135 degrees.
Crime prevention through environmental design (CPTED)	CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.
Declared level	The declared level is the defined flood event (DFE) level as identified in the Flood hazard overlay code.
Defence establishment	Commonwealth land designated for military purposes as regulated under the *Defence Act 1903* (Cth).
Defined flood event	The one percent annual exceedance probability (AEP) flood event.
Demand unit	Demand unit means a unit of measurement for measuring the level of demand for infrastructure.
Density	The number of dwellings divided by the site area in hectares.
Design speed	The speed selected as being appropriate for a road for design purposes.
Design vehicle	The vehicle that a given development is designed to accommodate in relation to on-site access and manoeuvrability.
Development category	For Part 4 - Local government infrastructure plan, section 4.2 (Planning assumptions). Editor's note - The development categories are stated in column 1 of Table 4.2.1 - Relationship between LGIP development categories, development types and uses in Part 4 - Local government infrastructure plan.
Development envelope area	The area of a lot defined by metes and bounds within which all development including but not limited to a building, structure, private open space, car parking area, storage, on-site wastewater treatment and

	associated clearing of vegetation is confined other than a boundary fence. The term does not include an accessway from a road to the development envelope area.
Development footprint	Development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by - a. buildings or structures, measured to their outermost projection; or b. landscaping or open space; or c. facilities relating to the development; or d. on-site stormwater drainage or wastewater treatment; or e. a car park, road, access track or area used for vehicle movement; or f. another area of disturbance.
Development type	For Part 4 - Local government infrastructure plan, section 4.2 (Planning assumptions). Editor's note - The development types are stated in column 2 of Table 4.2.1 - Relationship between LGIP development categories, development types and uses in Part 4 - Local government infrastructure plan.
Directional sign	An on-premises sign providing information in respect of the operation of an activity on the premises. Note - Examples of a directional sign: • entrance sign; • parking sign; • menu board.
Domestic outbuilding	Domestic outbuilding means a non-habitable class 10a building that is - a. a shed, garage or carport; and b. ancillary to a residential use carried out on the premises where the building is. Note - Sheds are considered to comprise barns, greenhouses, stables, workshops or the like.
Driveway crossover	The part of an accessway which is located between the edge of the road seal and the property boundary.
Dual road lot	A lot bounded by two or more roads where at least two of the roads are formed; and where the roads are open for public access and are for the driving or riding of motor vehicles.
Dwelling	Dwelling means all or part of a building that - a. is used, or capable of being used, as a self-contained residence; and b. contains - i. food preparation facilities; and ii. a bath or shower; and iii. a toilet; and iv. a wash basin; and v. facilities for washing clothes.
Electricity easement	A right held by an electricity distribution entity over a lot or portion of a lot owned by another party. The right may include the ability to access, maintain, repair, rebuild and restrict development in the electricity easement.
Equivalent dwellings	The number of dwellings calculated and represented by the equivalent dwelling ratio. This ratio is a way to calculate dwelling yield based on an equivalence factor. For the purposes of the planning scheme the following ratios are used: a. a one bedroom dwelling equals 0.5 equivalent dwellings; b. a two bedroom dwelling equals 0.7 equivalent dwellings; c. a dwelling with three or more bedrooms equals 1 equivalent dwelling.
Equivalent persons (EP)	The demand on infrastructure that is represented by an average single person.
Existing trunk infrastructure	For Part 4 - Local government infrastructure plan, the trunk infrastructure existing at the base date.
Face area	In relation to an advertising device, where the advertising device has: a. only one face, the greater of the area of: ◦ the advertisement panel or board as installed; or ◦ a rectangular figure best enclosing the advertising message, logo or figure; b. more than one face, the sum of the area of each of the faces where each is calculated separately in accordance with paragraph (a).
Fair average land	For Part 4 - Local government infrastructure plan, land that: a. is representative of the type of land to be developed; b. is not required for stormwater infrastructure such as an overland flow path or detention basin; c. is not subject to cut and fill with a batter slope that exceeds a grade of 10 percent; d. is not less than 20 metres wide; e. is not required to serve primarily as a buffer to an existing development or a major source of noise; f. has 60 percent of its area not subject to an encumbrance such as an access easement, service easement, maintenance corridor, or a powerline easement.
Family day care service	An approved family day care service under the Education and Care Services National Law Act 2010.
Filling or excavation	Removal or importation of material to, from or within a lot that will change the ground level of the land.
Flood level	The maximum level of the water surface during a flood event. Note - Flood events can be caused by heavy rainfall in the catchment, dam releases, storm surge or a combination of these.
Floodway	That part of the floodplain specifically designed to carry flood flows and ideally capable of containing the defined flood event. Note - definition from the *Queensland Urban Drainage Manual*.
Form	In a streetscape context, the two dimensional shape, outline or silhouette of a building.
Free standing sign	A sign permanently attached to the ground on its supportive structure independent of any building. Note - Examples of a free standing sign: • A billboard sign being an advertising device the width of which is greater than the height and which may be positioned

	on the ground or mounted on one or many vertical supports; • A ground sign being an advertising device which in effect sits on or rises out of the ground; • A pole sign being an advertising device which may be positioned on the ground or mounted on one or more supports; • A vertical banner free standing sign being an advertising device of non-rigid material normally fixed at the top and bottom to brackets extending from a freestanding pole.
Future trunk infrastructure	For Part 4 - Local government infrastructure plan, trunk infrastructure planned to be provided from the base date to the planning horizon. Note - The future trunk infrastructure is identified in the tables referenced in section 4.5.2 - Schedules of works in Part 4 - Local government infrastructure plan.
Gaming	Means the inclusion of a gaming machine as defined in the *Gaming Machine Act 1991.*
Government supported transport infrastructure	Means a. a busway and busway transport infrastructure; or b. a railway, rail transport infrastructure and other rail infrastructure; or c. 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 Note - definition from *Transport Infrastructure Act 1994*
Gross floor area (GFA)	Gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for - a. building services, plant or equipment; or b. access between levels; or c. a ground floor public lobby; or d. a mall; or e. parking, loading or manoeuvring vehicles; or f. unenclosed private balconies whether roofed or not.
Ground level	Ground level means - a. the level of the natural ground; or b. if the level of the natural ground has changed, the level as lawfully changed.
Habitable room	A room used for normal domestic activities, and: • includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but • excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. Note - definition from the *Building Code of Australia.*
Habitat	The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.
Habitat link	The area that connects two or more areas of habitat and provides a relatively safe area for movement and refuge for indigenous animals.
Habitat values	Those characteristics of an area that make it suitable as a habitat or refuge for native vegetation and animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats.
Hazardous material	A substance with potential to cause harm to persons, property or the environment because of one or more of the following: • the chemical properties of the substance; • the physical properties of the substance; • the biological properties of the substance. Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials.
Heavy vehicle	Where the vehicle is used for business purposes a heavy vehicle includes any of the following: a. medium rigid truck - more than 8 t GVM with not more than two axles and with or without a trailer weighing 9 t GVM or less; b. medium rigid tractor - more than 8 t GVM with not more than two axles; c. medium rigid bus - more than 8 t GVM with not more than two axles; d. heavy rigid truck - and more than 8 t GVM with more than two axles with or without a trailer weighing 9 t GVM or less, this includes a single prime mover; e. heavy rigid bus - with more than 8 t GVM with more than two axles and with or without a trailer weighing 9 t GVM or less; f. articulated bus - more than 8 t GVM with more than two axles; g. heavy combination - rigid truck more than 8 t GVM towing one trailer weighing more than 9 t GVM; h. heavy combination - prime mover more than 8 t GVM towing one semitrailer; i. B-double - prime mover towing two semitrailers, with one semitrailer supported at the front, and connected to the other semitrailer; j. a specially constructed vehicle more than 8 t GVM being: i. a crane, hoist or load shifting equipment for which a WHS Certificate is issued; ii. any other motor vehicle that is not constructed to carry passengers or a load , except things used in performing a vehicles functions; but iii. does not include a motor vehicle with a chassis that is substantially the same as a truck

	chassis.
Heritage area	A place, area, land, landscape, building or work that is of cultural heritage significance.
Heritage building	A building, structure or work on premises listed in the local heritage register in part 3 of Planning scheme policy 4 - Heritage.
Home-based food and drink business	Utilising kitchen/s under a Home-based food business licence for the preparation and sale of a single line of food or drink directly to the public for consumption away from the premises. Note - the term 'single line of food and drink' refers to the preparation and sale of non-hazardous food products, such as cakes, jams and spreads, sauces, etc. and excludes any potentially hazardous food products such as dairy products, fresh juices, curries, stir fries and any other products containing meat, chicken, fish, rice or pasta
Horizontal projecting wall sign	An on-premises sign attached to and projecting from the façade of a building to a road with the greater dimension being the projecting horizontal distance. Note - Example of a horizontal projecting wall sign: • A projecting flag sign being an advertising device which is a flag attached to a flag pole mounted to the façade.
Household	Household means 1 or more individuals who - a. live in a dwelling with the intent of living together on a long-term basis; and b. make common provision for food and other essentials for living.
Impervious area	The area of the premises that is impervious to rainfall or overland flow that results in the discharge of stormwater from the premises.
Impervious hectare (imp ha)	One hectare of impervious area.
Incompatible development	Depending on the nature of the proposed development, either: a. development, such as a residential or sensitive land use or similar, that has the potential to experience significant amenity impacts from, and adversely affect and/or compromise the viability and efficient and appropriate operation of, an existing and lawfully established land use; or b. development, such as an industrial or non-residential land use or similar, that has the potential to generate significant amenity impacts, including noise, air, light, radiation and vibration emissions, on an existing and lawfully established land use.
Industry zone category	For Part 5 - Tables of assessment, the following zones: • Low impact industry zone; • Medium impact industry zone.
Infill development	Development in existing developed areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Inflatable device	A device that: a. is inflated by air or a lighter than air substance; b. is erected on a temporary basis; c. includes any fixed or captive envelope, balloon, blimp or kite or a waving tube inflatable character inflated by a ground mounted fan.
Infrastructure work	Work for: a. supply or treatment of water or gas; or b. supply of electricity; or c. sewerage, drainage, or stormwater infrastructure; or d. movement network infrastructure; or e. access and parking; or f. waste management facilities; or g. telecommunications infrastructure.
Interim use	A use that: • provides for the use of premises on an interim basis pending its development for an urban purpose; • does not adversely affect the ultimate development of the premises for an urban purpose.
Landscape work	Hardscape or softscape treatment of the surface of the land.
Landslide	Movement of material down slope in a mass as a result of shear failure at the boundaries of the mass.
Local flooding	A flood affecting a catchment for 24 hours or less.
Local utilities	A material change of use: a. carried out by: i. the local government as defined under the *Local Government Act 2009*; or ii. a joint local government entity; or iii. an interim entity or corporate entity established under the Local Government (Beneficial Enterprise and Business Activities) Regulation 2010; or iv. an association with which the local government participates in conducting a beneficial enterprise under the *Local Government Act 2009*; or v. an authority established under a local law; or vi. a person engaged by the local government for the purpose of assisting the local government in the exercise of the local government's jurisdiction to ensure the good rule and government of its territorial unit; or b. on land owned by Logan City Council or of which Logan City Council is the trustee.
Local government	For the purposes of Part 5-Tables of assessment: a. the local government as defined under the *Local Government Act 2009*; or b. a joint local government entity; or c. an interim entity or corporate entity established under the Local Government (Beneficial Enterprise and Business Activities) Regulation 2010; or d. an association with which the local government participates in conducting a beneficial enterprise under the *Local Government Act 2009*; or e. an authority established under a local law; or f. a person engaged by the local government for the purpose of assisting the local government in the exercise of the local government's jurisdiction to ensure the good rule and government of its

	territorial unit. Editor's note - Example of development under paragraph (f) - illuminated street signs, bus seats and bus shelters on which advertising is exhibited, erected by a person other than the local government pursuant to a contract with the local government.
Local government infrastructure	Infrastructure work that is intended to be owned, controlled or maintained by the local government. Typically, it will be provided by the person who has the benefit of a development approval.
Low flood hazard	In respect of an access area or a road which provides access to the development, where: • inundation is a maximum depth of 300 millimetres during events up to and including the defined flood event; • inundation extends for a maximum distance of 200 metres during events up to and including the defined flood event; • the product of velocities and depth does not exceed D*V = 0.4m^2/s.
Main street	A street that is the traditional or cultural focal point for street shopping within a local plan area.
Mass	In a streetscape context, the three dimensional shape or outline or bulk of a building.
Mezzanine	An intermediate floor within a room. Note - definition from the *Building Code of Australia*.
Minor building work	Minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following - a. 50m^2; b. an area equal to 5% of the gross floor area of the building.
Minor electricity infrastructure	Minor electricity infrastructure means development stated in *Planning Regulation 2017*, schedule 6, section 26(5).
Movement network	All road, rail, bus, pedestrian and cycle corridors together with passenger transport stations and interchanges that provide access to these corridors.
Native tree	A tree, whether dead or alive, that is indigenous to Australia: • greater than four metres in height; or • with a trunk circumference of 31.5 cm or greater measured at 1.3 metres from the ground.
Native habitat tree	A tree, whether dead or alive, that is indigenous to Australia: • with a trunk circumference of 220 cm or more measured at 1.3 metres above ground level; or • that contains a hollow.
Native vegetation	A tree, a bush, a shrub, a grass or other vascular plant and includes any part of a tree, a bush, a shrub, a grass or other vascular plant that is indigenous to Australia.
Net density	The number of equivalent dwellings divided by the site area in hectares.
Net developable area	Net developable area, for premises, means the area of the premises that - a. is able to be developed; and b. is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope. Note - for the purpose of a local government infrastructure plan, net developable area is usually measured in hectares, net developable hectares (net dev ha). Editor's note - for Part 4 - Local government infrastructure plan, the net developable area is the land identified as such on the Local government infrastructure plan map - LGIP-02.00 Net developable area and planned density areas map in Schedule 3 - Local government infrastructure plan mapping and tables.
Netserv plan	A distributor-retailer's plan about its water and wastewater networks and provision of water services and wastewater services pursuant to section 99BJ of the *South East Queensland Water (Distribution and Retail Restructuring) Act 2009*.
Non-resident workers	Non-resident worker means a person who - a. performs work as part of - i. a resource extraction project; or ii. a project identified in a planning scheme as a major industry or infrastructure project; or iii. a rural use; and b. lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. Example of a non-resident worker - a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements
Non-residential development	For Part 4 - Local government infrastructure plan and Part 6 - Zones, the uses mentioned in column 3 of Table 4.2.1 - Relationship between LGIP development categories, development types and uses, stated opposite to 'non-residential development' in column 1.
Obstacle limitation surface	The airspace above 208.6 metres AHD in the Obstacle limitation surface area identified on Strategic airport and environs overlay map OM-11.01.
Off-premises sign	An advertising device used for the exhibition or the display of advertising of a matter not exclusively related to the predominant use of the premises.
Offset site	A site where an environmental offset is established.
On-premises sign	An advertising device used for the exhibition or the display of advertising of a matter exclusively related to the predominant use of the premises.
Operational airspace	The airspace around a strategic airport in which aircraft take-off, land and manoeuvre is defined as: a. for Leased Federal and other airports: the Obstacle Limitation Surface (OLS) established by the aerodrome operator and the Procedures for Air Navigation Services - Aircraft Operational Surfaces (PANS-OPS); b. for Defence airfields and joint user airfields: height restrictions under the Defence (Areas Control) Regulation 1989 (Cwlth) under the *Defence Act 1903*.
Outdoor lighting	Any form of permanently installed lighting system whether internal or external that emits light that may

	have impacts beyond the site.
Outermost projection	Outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is - a. a retractable blind; or b. a fixed screen; or c. a rainwater fitting; or d. an ornamental attachment.
Overland flow path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined waterway exists, the path taken by surface run-off from higher parts of the catchment. The term does not include a waterway or wetland.
Permeability	For the purposes of access, the extent to which people and vehicles, can access and move through a place or an area, or the ease with which connections through it can be made.
Pharmacotherapy clinic	Premises which involve the treatment of patients through the use of medications to respond to drug dependence, including as a replacement or substitution treatment for opioid dependence. Example of Pharmacotherapy clinic - an opioid treatment clinic. Example excludes a chemist.
Pick up/set down area	A parking space or spaces set aside for the picking up and setting down of vehicle passengers, preferably physically separate from any adjacent vehicle carriageway.
Place of worship separation distance	The distance between the Place of worship and land in the residential zone category is more than 100 metres measured in a straight line. Note - The place of worship separation distance is measured from the closest point of the land on which the place of worship is located to the land in the residential zone category.
Planned date	The date the future trunk infrastructure item is estimated to be supplied identified in section SC3.2 (Schedules of works) in Schedule 3 - Local government infrastructure plan mapping and tables. Note - Where the planned date is stated as a period of years, the planned date is calculated as the mid-point of that period of years.
Planned density	The realistic development potential assumed for a premises.
Planned density area	An area for which the local government has stated the planned density shown on Local government infrastructure plan map LGIP-02.00 Net developable area and planned density areas map in Schedule 3 - Local government infrastructure plan mapping and tables.
Planning assumption	Planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area. Note - The planning assumptions are stated in Part 4 - Local government infrastructure plan, section 4.2 - Planning assumptions.
Planning horizon	For Part 4 - Local government infrastructure plan, the year up to which a trunk infrastructure network has been planned. Editor's note - The planning horizon for all trunk infrastructure networks is 2026.
Plaza	A privately owned open space that is publicly accessible during hours of operation.
Plot ratio	Plot ratio means the ratio of gross floor area of a building on a site to the area of the site.
Portable sign	An on-premises sign not permanently attached to the ground, a building or a structure, that may be easily relocated. Note - Examples of a portable sign: • A newsagency sign being an advertising device advertising newspapers or periodicals for sale in a newsagency; • A frame sign being an advertising device supported by an “a” or inverted “t” frame; • A blackboard sign being an advertising device which is a blackboard, whiteboard or the like with a handwritten message which is not permanently attached to the ground, a building or structure.
Prescribed cat	Means a cat cared for by a recognised foster carer.
Prescribed dog	Means: a. a dog cared for by a registered foster carer; or b. a recreation dog such as a greyhound or special purpose dog which is: i. owned by a current member of: A. a recognised association; or B. Dogs Queensland; ii. kept in compliance with the rules and codes of conduct however named of: A. a recognised association; or B. Dogs Queensland. Note - definition from *Subordinate Local Law No. 4.1 (Animal Management) 2002*
Prescribed premises	Means the premises on which the animal is ordinarily kept.
Primary street frontage	Where: a. a lot is vacant, the frontage most commonly addressed by other buildings in the street as the front of the lot; or b. a lot is not vacant, the frontage to which the front of the existing building addresses the street.
Private infrastructure	Infrastructure that will not be owned by: a. the local government; or b. the State; or c. a public sector entity; or d. a public utility service provider.
Private open space	An outdoor space for the exclusive use of occupants of a building.
Projection area	Projection area means a part of the local government area for which the local government has carried

	out demand growth projections. Note - The projection areas are identified on Local government infrastructure plan map LGIP-01.00 Priority infrastructure area and projection areas map in Schedule 3 - Local government infrastructure plan mapping and tables.
Proponent-driven offset	An environmental offset that an entity undertakes directly or indirectly. Note - definition from the *Environmental Offsets Act 2014*.
Public infrastructure	Infrastructure that will be owned by: a. the local government; or b. the State; or c. a public sector entity; or d. a public utility service provider.
Public open space	Outdoor spaces that are generally accessible to the community and provide for a range of sport, recreation, cultural, entertainment or leisure pursuits.
Public realm	All external places that are designed to be accessible to the public regardless of whether they are in public or private ownership or management.
Public transport	Services and facilities to transport passengers by modes such as buses, rail, ferries and light rail that are provided for public use.
Rear lot	A lot that has access to a road by means only of: a. an access strip that forms part of the lot; or b. an easement over an adjoining lot; or c. common property as part of a community title scheme.
Regional flooding	A flood event affecting significant part of the Logan or Albert River catchments for more than 24 hours.
Removal	In relation to a place of cultural significance or streetscape value, relocation beyond or within a lot.

Residential area	For the purposes of Part 5 - Tables of assessment Residential area means land, other than a road reserve, within the:
	• Emerging community zone;
	• Environmental management and conservation zone (all precincts);
	• Low density residential zone (all precincts);
	• Low-medium density residential zone (all precincts);
	• Medium density residential zone (all precincts);
	• Rural zone (all precincts);
	• Rural residential zone (all precincts);
	• Loganholme local plan
	  ○ Large lot residential precinct;
	  ○ Residential choice precinct;
	  ○ Residential core precinct;
	  ○ Residential frame precinct;
	  ○ Suburban residential precinct;
	• Loganlea local plan
	  ○ Low-medium precinct;
	  ○ Mixed use precinct;
	  ○ Residential core precinct;
	  ○ Residential edge precinct;
	  ○ Residential frame precinct.

Residential development	For Part 4 - Local government infrastructure plan and Part 6 - Zones, the uses mentioned in column 3 of Table 4.2.1 - Relationship between LGIP development categories, development types and uses, stated opposite to 'residential development' in column 1.
Residential zone category	The following zones: • Low density residential zone; • Low-medium density residential zone; • Medium density residential zone.
Reverse amenity	The situation where an existing use would adversely affect the amenity of a proposed use such that if the proposed use was carried out, the carrying out of the existing use would be restricted or prevented.
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Road	An area of land, whether surveyed or unsurveyed: • dedicated, notified or declared to be a road for public use; or • taken under an Act, for the purpose of a road for public use. The term includes: • a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route; • a bridge, causeway, culvert or other works in, or, over or under a road; • any part of a road. Note - definition from the *Land Act 1994*.
Road hierarchy	A system in which roads are ranked in terms of their function, type and capacity to support different types of vehicles and volumes of traffic.
Roof sign	An on-premises sign painted on, attached to or otherwise incorporated into a roof of a building.
Scale	In a streetscape context, the relative size of a building compared to adjacent buildings or the relative size of components of a building when compared with similar parts on adjacent buildings.
Secondary dwelling	Secondary dwelling means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot. Editor's note - A secondary dwelling differs from a Dual Occupancy that is an auxiliary unit in that a secondary dwelling must be occupied by persons who form one household with the main dwelling. A Dual occupancy that is an auxiliary unit may be occupied by different households.

Secondary public transport corridor	A public transport corridor identified on Strategic framework map public transport SFM-03.00 as a proposed secondary public transport corridor.
Sensitive land use	Sensitive land use means - a. a caretaker's accommodation; or b. a childcare centre; or c. a community care centre; or d. a community residence; or e. a detention facility; or f. a dual occupancy; or g. a dwelling house; or h. a dwelling unit; or i. an educational establishment; or j. a health care service; or k. a hospital; or l. a hotel; to the extent the hotel provides accommodation for tourists or travellers; or m. a multiple dwelling; or n. non-resident workforce accommodation; or o. a relocatable home park; or p. a residential care facility; or q. a resort complex; or r. a retirement facility; or s. rooming accommodation; or t. rural workers' accommodation; or u. short-term accommodation; or v. a supervised accommodation service; or w. a tourist park. Note - definition from the Planning Regulation 2017
Service catchment	Service catchment means an area serviced by an infrastructure network. Note - for example: • stormwater network service catchments can be delineated to align with watershed boundaries; • open space network service catchment can be determined using local government accessibility standards; • water network service catchment can be established as the area serviced by a particular reservoir.
Setback	Setback, for a building or structure, means the shortest distance measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Side and rear boundary clearance	For a building or structure on a lot, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.
Site	Site, of development, means the land that the development is to be carried out on. Examples: 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. 2 If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	Site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is - a. in a landscaped or open space area, including, for example, a gazebo or shade structure; or b. a basement that is completely below ground level and used for car parking; or c. the eaves of a building; or d. a sun shade.
State-controlled road	A road or land, or part of a road or land, declared under section 24 (of the *Transport Infrastructure Act 1994*), to be a State-controlled road, and, for chapter 6, part 5, division 2, subdivision 2 (of the *Transport Infrastructure Act 1994*), see section 53 (of the *Transport Infrastructure Act 1994*). Note - definition from the *Transport Infrastructure Act 1994*.
Storey	Storey - a. means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than - i. a space containing only a lift shaft, stairway or meter room; or ii. a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or iii. a space containing only a combination of the things stated in subparagraphs (i) or (ii); or iv. a basement with a ceiling that is not more than 1m above ground level; and b. includes - i. a mezzanine; and ii. a roofed structured that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Stormwater	Rainfall that runs off roofs, roads and other surfaces and flows into gutters, streams and waterways where it eventually flows into the ocean.
Stormwater quality improvement device	A device or component of a stormwater network used to improve stormwater quality.
Stormwater quantity management device	A device or component of a stormwater network used to manage stormwater quantity.
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other

	structure. Note - definition from the *Building Act 1975*.
Surveillance	Means: • casual surveillance such as by a person; • formal surveillance such as organised surveillance by a trained security guard, attendant and other trained personnel and mechanical surveillance by a security camera.
Temporary use	Temporary use means a use that - a. is carried out on a non-permanent basis; and b. does not involve the construction of, or significant changes to, permanent buildings or structures. Editor's note - provisions for temporary use timeframes for defined uses may be provided within section 1.7 Local government administrative matters.
Tertiary public Transport corridor	A public transport corridor identified on Strategic framework map public transport SFM-03.00 as: a. an existing tertiary public transport corridor; or b. a proposed tertiary public transport corridor.
Town square	A prominent outdoor public place that is the community and built focus of an urbanised area.
Townhouse	A dwelling that does not have another dwelling above or below it.
Transit hub	A transit hub identified on Strategic framework map public transport SFM-03.00 as: a. a primary transit hub; or b. a secondary transit hub.
Transit oriented development	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
Ultimate development	Ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
Urban footprint	The area identified in the South East Queensland Regional Plan 2009-2031 as 'urban footprint'.
Urban purposes	For the purpose of local government infrastructure plans, urban purposes includes residential (other than rural residential), retail, commercial, industrial, community and government related purposes.
Vegetation	Is a native tree or plant other than the following: • grass or non-woody herbage; • a plant within a grassland regional ecosystem prescribed under a regulation; • a mangrove. Note - definition from the *Vegetation Management Act 1999*.
Vehicle trips per day (vpd)	The demand unit for the road network that is represented by vehicle trips per day. A vehicle trip comprises the outbound trip from and return trip to the original destination.
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. A verge may accommodate service provider utility infrastructure, footpaths, off-road cycleways, stormwater drainage, utility poles and landscaping.
Vertical projecting wall sign	An on-premises sign attached to and projecting from the façade of a building with the greater dimension being the projecting vertical distance.
Vulnerable setting	A setting that: a. is isolated or concealed; or b. has poor casual or formal casual surveillance; or c. generates a poor perception of safety particularly where regular after hours use is anticipated.
Walkable catchment	The area of land that is within walking distance, equivalent to the distance that can be covered in about 10 minutes comfortable walk time, of a particular location. Note - the walkable catchment for a particular location can be defined according to local circumstances and shown in a planning scheme map (e.g. local plan, overlay). In relation to a boundary shown in a planning scheme map, walkable catchment means the land within the relevant boundary in the planning scheme map. In relation to a particular location where a boundary has not been shown in a planning scheme map, walkable catchment means the land within 800 metres distance along a walkable route from that particular location.
Water catchment	An area of land that drains water to a common point.
Water netserv plan	Water netserv plan means a plan adopted by an SEQ service provider, as defined under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*, under section 99BJ of that Act.
Water sensitive urban design	A holistic design approach to the management of stormwater, incorporating: a. the protection and enhancement of the environmental values of receiving waters; b. the use of plants as a form of stormwater treatment; c. water conservation using the reuse of stormwater and the planting of native plants that are water efficient; d. a multi-disciplinary approach to the design of stormwater management; e. best practice environmental management.
Waterway	A waterway includes a river, creek, stream, watercourse, drainage feature or inlet of the sea. A waterway has at least one of the following attributes: a. Defined bed and banks; or b. An extended, if non-permanent, period of flow; or c. Flow adequacy; or d. Fish habitat at, or upstream of, the site. A waterway can be permanent or ephemeral but does not include an isolated waterbody (e.g. lake) where there is no connectivity.
Wetland	Areas of permanent or periodic / intermittent inundation, whether natural or artificial, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide

	does not exceed six metres.

Schedule 2 Mapping

SC2.1 Map index

The table(s) below list any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area. Maps relevant to planning partnerships and other plans have also been included.

Editor's note - mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC 2.1.1 - Map index

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-01.00	Settlement Pattern map	13 November 2020
SFM-02.00	Natural Environment map	13 November 2020
SFM-03.00	Public Transport map	13 November 2020
SFM-04.00	Road and Freight map	13 November 2020
Zone maps		
ZM-01.00	Zone map	27 June 2025
ZM-02.00	Zoning and Precinct map	27 June 2025
Local plan maps		
LPM-01.00	Beenleigh local plan map	13 November 2020
LPM-02.00	Browns Plains local plan map	13 November 2020
LPM-03.00	Jimboomba local plan map	13 November 2020
LPM-04.00	Logan Central local plan map	13 November 2020
LPM-05.00	Logan Village local plan map	13 November 2020
LPM-06.00	Loganholme local plan map	27 June 2025
LPM-07.00	Loganlea local plan map	13 November 2020
LPM-08.00	Park Ridge local plan map	13 November 2020
LPM-09.00	Shailer Park local plan map	13 November 2020
LPM-10.00	Springwood local plan map	13 November 2020
Overlay maps		
OM-01.00	Acid sulfate soils overlay map	13 November 2020
OM-01.01	Acid sulfate soils overlay map	13 November 2020
OM-02.00	Biodiversity areas overlay map	13 November 2020
OM-02.01	Biodiversity areas overlay map	13 November 2020
OM-02.02	Biodiversity areas overlay map	13 November 2020
OM-02.03	Biodiversity areas overlay map	13 November 2020
OM-02.04	Biodiversity areas overlay map	13 November 2020
OM-03.00	Bushfire hazard areas overlay map	13 November 2020
OM-03.01	Bushfire hazard areas overlay map	13 November 2020
OM-04.00	Extractive resource areas overlay map	13 November 2020
OM-04.01	Extractive resource areas overlay map	13 November 2020
OM-05.00	Flood hazard areas overlay map	13 November 2020
OM-06.00	Greenbank training area buffer overlay map	13 November 2020
OM-07.00	Heritage overlay map	13 November 2020
OM-07.01	Heritage overlay map	13 November 2020
OM-08.00	Landslide hazard and steep slope overlay map	13 November 2020
OM-08.01	Landslide hazard and steep slope overlay map	13 November 2020
OM-09.00	Regional infrastructure corridors and substations overlay map	13 November 2020
OM-09.01	Regional infrastructure corridors and substations overlay map	13 November 2020
OM-10.00	Residential overlay map	13 November 2020
OM-11.00	Strategic airport and environs overlay map	13 November 2020
OM-11.01	Strategic airport and environs overlay map	13 November 2020
OM-12.00	Transport noise corridors overlay map	13 November 2020
OM-13.00	Water resource catchments overlay map	13 November 2020

OM-13.01	Water resource catchments overlay map	13 November 2020
OM-14.00	Waterway corridors and wetlands overlay map	13 November 2020
OM-14.01	Waterway corridors and wetlands overlay map	13 November 2020
OM-14.02	Waterway corridors and wetlands overlay map	13 November 2020
OM-14.03	Waterway corridors and wetlands overlay map	13 November 2020

SC2.2 Strategic framework maps

1. SFM-01.00 Settlement Pattern map
2. SFM-02.00 Natural Environment map
3. SFM-03.00 Public Transport map
4. SFM-04.00 Road and Freight map

SC2.3 Zone maps

1. ZM-01.00 Zone Map
2. ZM-02.00 Zoning and Precinct Map

SC2.4 Local plan maps

1. LPM-01.00 Beenleigh local plan map
2. LPM-02.00 Browns Plains local plan map
3. LPM-03.00 Jimboomba local plan map
4. LPM-04.00 Logan Central local plan map
5. LPM-05.00 Logan Village local plan map
6. LPM-06.00 Loganholme local plan map
7. LPM-07.00 Loganlea local plan map
8. LPM-08.00 Park Ridge local plan map
9. LPM-09.00 Shailer Park local plan map
10. LPM-10.00 Springwood local plan map

SC2.5 Overlay maps

1. OM-01.00 Acid sulfate soils overlay map
2. OM-01.01 Acid sulfate soils overlay map
3. OM-02.00 Biodiversity areas overlay map
4. OM-02.01 Biodiversity areas overlay map
5. OM-02.02 Biodiversity areas overlay map
6. OM-02.03 Biodiversity areas overlay map
7. OM-02.04 Biodiversity areas overlay map
8. OM-03.00 Bushfire hazard areas overlay map
9. OM-03.01 Bushfire hazard areas overlay map
10. OM-04.00 Extractive resource areas overlay map
11. OM-04.01 Extractive resource areas overlay map
12. OM-05.00 Flood hazard areas overlay map
13. OM-06.00 Greenbank training area buffer overlay map
14. OM-07.00 Heritage overlay map
15. OM-07.01 Heritage overlay map
16. OM-08.00 Landslide hazard and steep slope overlay map
17. OM-08.01 Landslide hazard and steep slope overlay map
18. OM-09.00 Regional infrastructure corridors and substations overlay map
19. OM-09.01 Regional infrastructure corridors and substations overlay map
20. OM-10.00 Residential overlay map
21. OM-11.00 Strategic airport and environs overlay map
22. OM-11.01 Strategic airport and environs overlay map
23. OM-12.00 Transport noise corridors overlay map
24. OM-13.00 Water resource catchments overlay map
25. OM-13.01 Water resource catchments overlay map
26. OM-14.00 Waterway corridors and wetlands overlay map
27. OM-14.01 Waterway corridors and wetlands overlay map
28. OM-14.02 Waterway corridors and wetlands overlay map
29. OM-14.03 Waterway corridors and wetlands overlay map

SC2.6 Other plans

The following Priority development areas fall within Logan City Council and are assessed by Economic Development Queensland (EDQ):

Priority development area	**Development scheme**
Greater Flagstone PDA	Greater Flagstone Urban Development Area Development Scheme
Yarrabilba PDA	Yarrabilba Urban Development Area Development Scheme

Priority development area	Development scheme
Greater Flagstone PDA	Greater Flagstone Urban Development Area Development Scheme
Yarrabilba PDA	Yarrabilba Urban Development Area Development Scheme

SC3.1 Planning assumptions tables

Table SC 3.1.1 - Existing and projected population

Column 1 Projection area	Column 2 LGIP Development type	Column 3 Existing and projected population					
		30 June 2020 (base date)	2021	2026	2031	2036	Ultimate development
Beenleigh	Detached dwelling	6,564	6,569	6,722	9,158	9,229	9,420
	Semi-detached dwelling	1,193	1,261	1,452	1,668	1,668	2,940
	Attached dwelling	534	1,141	1,164	1,362	1,576	7,188
	Other dwelling	0	19	19	19	19	19
	Retirement village	130	130	130	130	130	469
	Non-private	80	206	206	206	206	126
	Total	**8,501**	**9,326**	**9,693**	**12,543**	**12,828**	**20,163**
Bethania - Waterford	Detached dwelling	7,912	7,915	8,415	9,139	9,458	14,874
	Semi-detached dwelling	1,286	1,303	1,330	1,400	1,400	1,652
	Attached dwelling	0	75	75	75	75	194
	Other dwelling	0	3	3	3	3	3
	Retirement village	2,280	2,280	2,280	2,280	2,598	2,077
	Non-private	358	358	433	433	433	472
	Total	**11,836**	**11,934**	**12,536**	**13,330**	**13,967**	**19,272**
Boronia Heights - Park Ridge	Detached dwelling	14,902	16,607	21,351	24,980	35,932	63,677
	Semi-detached dwelling	1,015	1,902	1,962	2,886	4,436	5,235
	Attached dwelling	0	21	21	1,243	2,228	9,812
	Other dwelling	85	107	237	237	237	237
	Retirement village	1,089	1,114	1,114	1,327	1,344	2,093
	Non-private	228	228	228	228	228	228
	Total	**17,319**	**19,980**	**24,913**	**30,901**	**44,405**	**81,282**
Browns Plains	Detached dwelling	6,771	6,774	6,966	10,019	10,198	13,051
	Semi-detached dwelling	1,019	1,226	1,413	1,668	1,668	2,709
	Attached dwelling	52	52	53	144	165	928
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	1	1	193
	Non-private	128	128	128	128	128	128
	Total	**7,970**	**8,180**	**8,561**	**11,960**	**12,160**	**17,010**
Chambers Flat - Logan Reserve	Detached dwelling	7,024	8,633	13,188	17,909	37,385	51,538
	Semi-detached dwelling	229	767	870	1,064	1,461	2,662
	Attached dwelling	0	0	0	250	250	754
	Other dwelling	126	127	130	130	130	130
	Retirement village	372	372	897	1,307	1,524	2,409
	Non-private	37	52	82	82	82	82
	Total	**7,789**	**9,952**	**15,167**	**20,743**	**40,832**	**57,575**
Cornubia - Carbrook	Detached dwelling	8,680	8,701	9,036	9,446	9,536	11,325
	Semi-detached dwelling	407	439	452	467	467	526
	Attached dwelling	0	4	4	4	4	89
	Other dwelling	196	253	253	253	253	253
	Retirement village	0	0	0	0	0	13
	Non-private	136	136	136	136	136	136
	Total	**9,417**	**9,532**	**9,880**	**10,306**	**10,396**	**12,343**
Crestmead	Detached dwelling	12,212	12,215	12,552	12,883	12,978	13,696
	Semi-detached dwelling	379	408	444	450	450	398
	Attached dwelling	0	0	0	0	0	250
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	6

	Non-private	0	0	0	0	0	0
	Total	**12,591**	**12,624**	**12,996**	**13,333**	**13,428**	**14,350**
Daisy Hill	Detached dwelling	6,379	6,382	6,714	6,822	6,929	8,243
	Semi-detached dwelling	507	556	607	668	668	849
	Attached dwelling	0	0	191	191	193	531
	Other dwelling	180	182	182	182	182	182
	Retirement village	0	0	0	0	0	44
	Non-private	9	9	9	9	9	0
	Total	**7,075**	**7,129**	**7,703**	**7,871**	**7,981**	**9,849**
Eagleby	Detached dwelling	8,776	8,781	8,930	9,150	9,232	11,023
	Semi-detached dwelling	2,715	2,876	3,153	3,578	3,578	5,394
	Attached dwelling	76	76	126	126	128	1,681
	Other dwelling	0	3	3	3	3	3
	Retirement village	2,000	2,000	2,000	2,008	2,008	2,594
	Non-private	75	75	219	219	219	219
	Total	**13,642**	**13,811**	**14,431**	**15,083**	**15,167**	**20,914**
Edens Landing - Holmview	Detached dwelling	8,823	8,865	9,541	11,069	11,500	15,197
	Semi-detached dwelling	894	947	1,131	1,159	1,159	718
	Attached dwelling	0	6	6	6	6	55
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	37
	Non-private	80	80	80	80	80	80
	Total	**9,797**	**9,897**	**10,758**	**12,314**	**12,745**	**16,087**
Greenbank	Detached dwelling	17,469	18,550	30,127	42,963	56,629	157,153
	Semi-detached dwelling	147	290	555	1,049	1,529	5,435
	Attached dwelling	0	26	405	874	1,349	9,330
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	593
	Non-private	0	0	0	0	0	1
	Total	**17,616**	**18,866**	**31,087**	**44,886**	**59,507**	**172,512**
Greenbank Military Camp	Detached dwelling	0	0	0	0	0	0
	Semi-detached dwelling	0	0	0	0	0	0
	Attached dwelling	0	0	0	0	0	0
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	0
	Non-private	0	0	0	0	0	0
	Total	**0**	**0**	**0**	**0**	**0**	**0**
Hillcrest	Detached dwelling	8,062	8,083	8,792	9,594	9,615	10,892
	Semi-detached dwelling	921	1,034	1,140	1,196	1,203	1,746
	Attached dwelling	3	5	5	5	7	455
	Other dwelling	11	11	11	11	11	0
	Retirement village	0	80	80	80	80	244
	Non-private	72	74	74	74	74	85
	Total	**9,069**	**9,287**	**10,102**	**10,960**	**10,990**	**13,422**
Jimboomba	Detached dwelling	33,257	34,592	41,108	49,044	58,193	136,226
	Semi-detached dwelling	924	1,090	1,206	1,252	1,255	5,140
	Attached dwelling	53	56	74	79	85	5,301
	Other dwelling	0	231	411	411	411	411
	Retirement village	0	0	0	0	0	1,855
	Non-private	0	0	0	0	0	0
	Total	**34,234**	**35,969**	**42,800**	**50,786**	**59,945**	**148,934**
Kingston	Detached dwelling	9,648	9,657	9,765	9,893	10,175	11,635
	Semi-detached dwelling	1,356	1,461	1,596	1,723	1,723	2,416
	Attached dwelling	2	2	2	99	108	2,516

	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	223
	Non-private	34	34	34	34	34	2
	Total	**11,040**	**11,155**	**11,397**	**11,748**	**12,040**	**16,791**
Logan Central	Detached dwelling	5,092	5,092	5,109	5,220	5,275	5,550
	Semi-detached dwelling	1,019	1,174	1,244	1,292	1,292	1,585
	Attached dwelling	273	535	535	535	612	3,601
	Other dwelling	0	3	3	3	3	3
	Retirement village	24	24	24	24	24	163
	Non-private	16	16	16	16	16	16
	Total	**6,424**	**6,844**	**6,932**	**7,090**	**7,223**	**10,918**
Logan Village	Detached dwelling	7,709	7,752	8,981	9,482	9,517	12,376
	Semi-detached dwelling	28	39	132	134	134	411
	Attached dwelling	0	0	0	0	0	123
	Other dwelling	12	12	12	12	12	12
	Retirement village	254	846	846	846	846	923
	Non-private	0	0	0	0	0	0
	Total	**8,003**	**8,650**	**9,971**	**10,474**	**10,509**	**13,845**
Loganholme - Tanah Merah	Detached dwelling	11,153	11,222	11,559	12,015	12,314	15,808
	Semi-detached dwelling	721	1,197	1,511	1,632	1,633	3,839
	Attached dwelling	2	60	60	104	160	4,883
	Other dwelling	27	27	27	27	27	27
	Retirement village	0	0	0	0	0	478
	Non-private	0	0	0	0	0	0
	Total	**11,903**	**12,505**	**13,157**	**13,778**	**14,134**	**25,035**
Loganlea	Detached dwelling	8,527	8,531	9,277	10,129	10,374	13,820
	Semi-detached dwelling	2,181	2,695	2,984	3,116	3,116	4,678
	Attached dwelling	7	34	34	690	800	8,018
	Other dwelling	0	0	0	0	0	0
	Retirement village	92	96	96	96	98	464
	Non-private	4	14	14	14	14	16
	Total	**10,811**	**11,371**	**12,405**	**14,046**	**14,403**	**26,996**
Marsden	Detached dwelling	12,929	12,951	14,134	15,176	15,397	19,400
	Semi-detached dwelling	2,696	2,860	3,364	3,507	3,509	4,207
	Attached dwelling	24	24	24	29	37	413
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	101
	Non-private	97	97	97	97	97	101
	Total	**15,746**	**15,932**	**17,620**	**18,810**	**19,040**	**24,222**
Mount Warren Park	Detached dwelling	5,117	5,117	5,386	5,420	5,470	7,072
	Semi-detached dwelling	372	391	530	638	638	1,208
	Attached dwelling	32	43	43	80	80	508
	Other dwelling	0	0	0	0	0	0
	Retirement village	366	366	366	366	368	292
	Non-private	110	110	220	220	220	220
	Total	**5,997**	**6,027**	**6,545**	**6,724**	**6,776**	**9,299**
Munruben - Park Ridge South	Detached dwelling	4,607	4,607	4,614	4,617	4,617	17,967
	Semi-detached dwelling	8	156	164	164	164	214
	Attached dwelling	0	0	0	0	0	0
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	29
	Non-private	0	0	0	0	0	0
	Total	**4,615**	**4,763**	**4,777**	**4,781**	**4,781**	**18,210**
Regents Park -	Detached dwelling	16,272	16,284	16,826	17,121	17,227	18,584

Heritage Park	Semi-detached dwelling	94	111	119	127	127	156
	Attached dwelling	0	5	5	5	5	73
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	25
	Non-private	0	0	0	0	0	0
	Total	**16,366**	**16,400**	**16,950**	**17,253**	**17,359**	**18,837**
Rochedale South - Priestdale	Detached dwelling	14,720	14,769	14,913	15,080	15,286	17,034
	Semi-detached dwelling	1,049	1,077	1,168	1,266	1,267	1,202
	Attached dwelling	0	8	8	8	77	1,528
	Other dwelling	0	0	0	0	0	0
	Retirement village	17	17	17	17	17	74
	Non-private	71	71	71	71	71	189
	Total	**15,857**	**15,942**	**16,177**	**16,442**	**16,717**	**20,027**
Shailer Park	Detached dwelling	11,396	11,403	11,657	11,890	12,040	13,778
	Semi-detached dwelling	1,060	1,114	1,131	1,167	1,167	1,206
	Attached dwelling	10	10	63	63	63	244
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	38
	Non-private	0	0	0	0	0	0
	Total	**12,466**	**12,526**	**12,851**	**13,120**	**13,271**	**15,266**
Slacks Creek	Detached dwelling	9,068	9,077	9,172	9,286	9,456	11,285
	Semi-detached dwelling	1,616	1,658	1,736	1,860	1,860	2,409
	Attached dwelling	0	21	22	48	51	525
	Other dwelling	0	2	2	2	2	2
	Retirement village	97	97	97	97	97	193
	Non-private	233	233	233	233	233	233
	Total	**11,014**	**11,089**	**11,262**	**11,526**	**11,699**	**14,647**
Springwood	Detached dwelling	7,798	7,800	7,818	7,841	7,896	8,576
	Semi-detached dwelling	1,542	1,577	1,646	1,744	1,744	2,142
	Attached dwelling	67	475	475	475	612	7,456
	Other dwelling	0	0	0	0	0	0
	Retirement village	358	358	358	358	358	460
	Non-private	312	422	562	562	562	500
	Total	**10,077**	**10,632**	**10,859**	**10,980**	**11,172**	**19,134**
Underwood	Detached dwelling	5,977	6,005	6,396	6,545	6,858	7,553
	Semi-detached dwelling	974	1,103	1,259	1,378	1,380	1,970
	Attached dwelling	22	160	354	366	576	3,803
	Other dwelling	0	0	0	0	0	0
	Retirement village	0	0	0	0	0	110
	Non-private	0	0	0	0	0	0
	Total	**6,973**	**7,267**	**8,009**	**8,289**	**8,814**	**13,437**
Waterford West	Detached dwelling	5,390	5,415	5,635	5,854	6,091	8,594
	Semi-detached dwelling	1,389	1,442	1,534	1,624	1,624	1,723
	Attached dwelling	0	1	1	1	6	623
	Other dwelling	0	0	0	0	0	0
	Retirement village	558	558	558	558	558	489
	Non-private	0	0	0	0	0	0
	Total	**7,338**	**7,417**	**7,729**	**8,038**	**8,279**	**11,429**
Wolffdene-Bahrs Scrub	Detached dwelling	8,554	9,800	11,801	17,523	26,290	28,281
	Semi-detached dwelling	344	380	684	953	1,173	1,740
	Attached dwelling	0	0	0	0	0	262
	Other dwelling	0	0	4	4	4	4
	Retirement village	0	0	0	0	0	319
	Non-private	0	0	0	0	0	0

	Total	**8,898**	**10,180**	**12,489**	**18,480**	**27,467**	**30,605**
Woodridge	Detached dwelling	9,166	9,175	9,190	9,405	9,510	9,985
	Semi-detached dwelling	4,142	4,210	4,653	4,994	4,994	6,455
	Attached dwelling	158	200	200	200	217	1,061
	Other dwelling	0	0	0	0	0	0
	Retirement village	590	590	590	590	590	1,006
	Non-private	0	0	0	143	143	143
	Total	**14,056**	**14,175**	**14,633**	**15,331**	**15,454**	**18,650**
Inside PIA (Total)	Detached dwelling	219,378	221,415	232,438	254,129	269,628	328,116
	Semi-detached dwelling	30,850	34,748	38,692	42,542	44,120	59,899
	Attached dwelling	1,262	2,942	3,456	6,094	8,026	53,203
	Other dwelling	229	261	261	261	261	250
	Retirement village	6,714	7,108	7,108	7,117	7,439	10,326
	Non-private	1,912	2,160	2,629	2,772	2,772	2,752
	Total	**260,345**	**268,635**	**284,585**	**312,916**	**332,246**	**454,547**
Outside PIA (total)	Detached dwelling	80,577	85,911	113,237	140,539	190,980	415,500
	Semi-detached dwelling	1,377	1,997	2,479	3,282	4,367	13,064
	Attached dwelling	53	100	497	971	1,446	18,999
	Other dwelling	407	718	1,036	1,036	1,036	1,036
	Retirement village	1,514	1,821	2,346	2,969	3,203	7,689
	Non-private	167	182	212	212	212	224
	Total	**84,095**	**90,729**	**119,807**	**149,008**	**201,243**	**456,512**
Logan City	Detached dwelling	299,955	307,326	345,675	394,668	460,608	743,616
	Semi-detached dwelling	32,227	36,745	41,171	45,824	48,487	72,963
	Attached dwelling	1,315	3,042	3,953	7,065	9,472	72,202
	Other dwelling	636	979	1,297	1,297	1,297	1,286
	Retirement village	8,228	8,929	9,454	10,086	10,642	18,015
	Non-private	2,079	2,342	2,841	2,984	2,984	2,976
	Total	**344,440**	**359,364**	**404,392**	**461,924**	**533,489**	**911,059**

Table SC 3.1.2 - Existing and projected employees

Column 1 Projection area	**Column 2 LGIP Development type**	**Column 3 Existing and projected employees**					
		30 June 2020 (base date)	**2,021**	**2,026**	**2,031**	**2,036**	**Ultimate development**
Beenleigh	Retail	2,912	3,120	3,120	3,121	3,121	8,069
	Commercial	2,645	3,081	3,081	3,081	3,117	7,603
	Industrial	1,703	1,727	1,754	1,772	1,799	2,586
	Community purpose	947	1,674	1,682	1,751	2,235	3,569
	Other	0	0	0	0	0	-
	Total	**8,208**	**9,601**	**9,638**	**9,725**	**10,273**	**21,827**
Bethania - Waterford	Retail	510	891	891	891	891	1,657
	Commercial	18	82	82	217	243	701
	Industrial	347	349	349	479	479	667
	Community purpose	1,000	1,070	1,225	1,235	1,236	1,390
	Other	7	7	7	7	7	-
	Total	**1,883**	**2,398**	**2,553**	**2,828**	**2,855**	**4,415**
Boronia Heights - Park Ridge	Retail	651	895	956	2,377	3,187	27,129
	Commercial	148	311	1,382	2,898	3,506	20,812
	Industrial	78	792	3,128	4,450	5,442	23,852
	Community purpose	1,286	1,319	1,856	2,190	2,244	4,263
	Other	7	7	7	7	7	519
	Total	**2,171**	**3,324**	**7,328**	**11,921**	**14,386**	**76,575**
Browns Plains	Retail	5,592	6,069	6,096	6,096	6,099	9,924
	Commercial	1,341	1,490	1,490	1,490	1,525	4,428

	Industrial	1,742	2,000	2,012	2,013	2,109	2,909
	Community purpose	614	618	618	618	637	1,267
	Other	-	-	-	-	-	-
	Total	**9,291**	**10,177**	**10,216**	**10,217**	**10,370**	**18,528**
Chambers Flat - Logan Reserve	Retail	7	41	62	64	79	8,632
	Commercial	-	21	21	21	168	4,934
	Industrial	10	10	10	10	10	4,641
	Community purpose	127	252	457	493	521	1,090
	Other	28	28	32	32	67	40
	Total	**172**	**352**	**582**	**620**	**846**	**19,337**
Cornubia - Carbrook	Retail	395	400	400	400	400	496
	Commercial	19	34	34	34	34	27
	Industrial	33	35	35	50	50	17
	Community purpose	678	688	689	739	946	6,955
	Other	65	65	65	65	65	8
	Total	**1,190**	**1,222**	**1,222**	**1,288**	**1,495**	**7,503**
Crestmead	Retail	307	314	325	325	325	1,495
	Commercial	219	254	254	254	509	1,640
	Industrial	4,867	4,915	4,915	5,469	5,477	10,014
	Community purpose	442	442	452	491	491	730
	Other	-	-	-	-	-	-
	Total	**5,835**	**5,925**	**5,947**	**6,540**	**6,803**	**13,879**
Daisy Hill	Retail	588	798	798	826	826	1,022
	Commercial	66	437	437	437	437	568
	Industrial	-	-	-	-	-	77
	Community purpose	598	598	603	607	607	1,213
	Other	0	0	0	0	0	0
	Total	**1,253**	**1,834**	**1,839**	**1,871**	**1,871**	**2,880**
Eagleby	Retail	733	761	780	780	780	2,412
	Commercial	210	210	210	210	210	1,001
	Industrial	89	97	97	585	585	776
	Community purpose	693	693	1,012	1,144	1,191	2,270
	Other	-	-	-	-	-	-
	Total	**1,725**	**1,761**	**2,099**	**2,719**	**2,766**	**6,459**
Edens Landing - Holmview	Retail	806	806	806	1,066	1,354	8,666
	Commercial	7	8	297	758	758	4,333
	Industrial	138	138	593	699	699	4,039
	Community purpose	193	210	210	210	210	628
	Other	10	10	10	10	10	-
	Total	**1,154**	**1,172**	**1,916**	**2,743**	**3,031**	**17,665**
Greenbank	Retail	297	345	345	345	345	5,636
	Commercial	37	148	148	148	148	8,348
	Industrial	26	88	88	88	88	4,833
	Community purpose	207	649	649	957	1,916	5,443
	Other	48	48	63	63	63	1,160
	Total	**615**	**1,277**	**1,292**	**1,601**	**2,560**	**25,420**
Greenbank Military Camp	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	-	-	-	-	-	-
	Community purpose	60	60	60	60	60	60
	Other	-	-	-	-	-	-
	Total	**60**	**60**	**60**	**60**	**60**	**60**
Hillcrest	Retail	1,030	1,089	1,091	1,091	1,091	3,445
	Commercial	285	292	292	292	434	2,306

	Industrial	829	829	829	829	933	1,506
	Community purpose	711	721	722	831	1,191	1,771
	Other	-	-	-	-	-	-
	Total	**2,855**	**2,932**	**2,934**	**3,043**	**3,650**	**9,029**
Jimboomba	Retail	1,076	1,221	1,221	1,231	1,608	6,822
	Commercial	366	546	840	840	1,133	6,007
	Industrial	359	359	359	359	561	9,016
	Community purpose	1,040	1,156	1,257	2,195	3,174	7,793
	Other	560	560	561	561	561	104
	Total	**3,401**	**3,842**	**4,239**	**5,186**	**7,037**	**29,742**
Kingston	Retail	435	517	517	517	517	1,225
	Commercial	124	160	160	160	245	955
	Industrial	1,450	1,497	1,499	1,784	2,320	4,759
	Community purpose	882	904	904	926	935	1,477
	Other	0	0	0	0	0	0
	Total	**2,892**	**3,078**	**3,081**	**3,387**	**4,018**	**8,416**
Logan Central	Retail	1,413	1,650	1,654	1,654	1,710	3,335
	Commercial	2,704	3,009	3,137	3,202	3,448	5,422
	Industrial	2,615	2,634	2,984	3,250	4,345	9,452
	Community purpose	1,112	1,160	1,177	1,199	1,369	2,183
	Other	5	5	5	5	5	-
	Total	**7,850**	**8,459**	**8,958**	**9,310**	**10,878**	**20,391**
Logan Village	Retail	149	480	480	538	595	1,698
	Commercial	88	88	88	187	233	1,073
	Industrial	504	510	851	851	1,013	2,369
	Community purpose	182	216	216	507	607	2,474
	Other	9	9	11	11	11	2
	Total	**932**	**1,302**	**1,646**	**2,094**	**2,459**	**7,616**
Loganholme - Tanah Merah	Retail	2,154	2,795	2,840	2,840	2,840	7,920
	Commercial	1,261	1,327	1,327	1,327	1,894	4,687
	Industrial	2,924	3,001	3,025	3,028	3,355	5,004
	Community purpose	411	435	456	467	470	1,040
	Other	4	4	4	4	4	-
	Total	**6,755**	**7,563**	**7,652**	**7,666**	**8,563**	**18,651**
Loganlea	Retail	520	672	672	672	672	2,116
	Commercial	516	802	802	802	969	3,721
	Industrial	2,690	2,775	2,877	2,883	3,692	6,867
	Community purpose	2,557	3,392	5,300	5,635	5,907	8,986
	Other	-	-	-	-	-	-
	Total	**6,284**	**7,641**	**9,651**	**9,991**	**11,241**	**21,690**
Marsden	Retail	1,099	1,099	1,099	1,099	1,099	1,079
	Commercial	102	103	103	103	103	478
	Industrial	84	95	95	95	95	148
	Community purpose	861	878	878	894	894	1,062
	Other	0	0	0	0	0	-
	Total	**2,146**	**2,175**	**2,175**	**2,191**	**2,191**	**2,768**
Mount Warren Park	Retail	363	418	418	418	418	665
	Commercial	22	37	37	37	37	263
	Industrial	3	3	3	3	3	3
	Community purpose	689	706	991	1,000	1,000	1,244
	Other	-	-	-	-	-	-
	Total	**1,077**	**1,163**	**1,449**	**1,458**	**1,458**	**2,176**
Munruben - Park Ridge South	Retail	10	10	10	10	10	34
	Commercial	-	-	-	-	-	-

	Industrial	1	1	1	1	1	1
	Community purpose	9	9	9	46	46	148
	Other	-	-	-	-	-	-
	Total	**19**	**19**	**19**	**56**	**56**	**182**
Regents Park - Heritage Park	Retail	236	260	313	654	694	1,090
	Commercial	17	35	566	566	566	593
	Industrial	7	7	951	1,638	1,638	1,875
	Community purpose	357	390	390	394	394	562
	Other	-	-	-	-	-	-
	Total	**617**	**693**	**2,220**	**3,252**	**3,292**	**4,119**
Rochedale South - Priestdale	Retail	592	592	601	601	601	673
	Commercial	240	241	241	241	241	321
	Industrial	5	5	5	5	5	14
	Community purpose	453	467	467	467	467	597
	Other	-	-	-	-	-	-
	Total	**1,289**	**1,305**	**1,314**	**1,314**	**1,314**	**1,606**
Shailer Park	Retail	2,177	2,362	2,742	2,742	2,742	4,281
	Commercial	1,366	1,644	1,644	1,644	1,746	2,922
	Industrial	192	192	192	192	192	406
	Community purpose	369	369	369	378	378	921
	Other	-	-	-	-	-	-
	Total	**4,104**	**4,568**	**4,947**	**4,957**	**5,059**	**8,530**
Slacks Creek	Retail	3,320	3,610	3,610	3,610	3,610	7,873
	Commercial	593	654	654	654	803	3,520
	Industrial	3,833	3,841	3,854	3,912	3,985	3,961
	Community purpose	812	812	812	825	832	1,047
	Other	3	3	3	3	3	0
	Total	**8,561**	**8,920**	**8,932**	**9,003**	**9,233**	**16,402**
Springwood	Retail	1,744	2,042	2,042	2,042	2,087	3,760
	Commercial	2,562	2,786	2,786	2,786	2,786	6,740
	Industrial	341	341	341	341	341	561
	Community purpose	1,111	1,417	1,664	1,668	1,750	2,751
	Other	0	0	0	0	0	-
	Total	**5,758**	**6,585**	**6,833**	**6,837**	**6,964**	**13,811**
Underwood	Retail	3,286	3,567	3,567	3,746	3,746	6,305
	Commercial	1,699	1,807	1,807	2,148	2,148	4,199
	Industrial	2,614	2,627	2,627	2,892	2,903	3,405
	Community purpose	126	142	142	156	172	549
	Other	-	-	-	2	2	2
	Total	**7,725**	**8,144**	**8,144**	**8,943**	**8,970**	**14,459**
Waterford West	Retail	1,014	1,031	1,031	1,031	1,031	1,439
	Commercial	20	20	20	20	20	541
	Industrial	40	40	40	40	40	5
	Community purpose	508	565	576	578	578	847
	Other	1	1	1	1	1	-
	Total	**1,583**	**1,656**	**1,668**	**1,669**	**1,669**	**2,832**
Wolffdene - Bahrs Scrub	Retail	179	436	436	436	436	455
	Commercial	3	3	3	3	3	35
	Industrial	-	-	-	-	-	-
	Community purpose	157	188	194	266	269	675
	Other	-	-	-	-	-	-
	Total	**338**	**627**	**633**	**704**	**708**	**1,165**
Woodridge	Retail	383	455	455	550	550	1,898
	Commercial	776	786	786	786	786	1,659

	Industrial	1,209	1,209	1,209	1,211	1,211	1,280
	Community purpose	394	417	417	856	858	1,197
	Other	-	-	-	-	-	-
	Total	**2,762**	**2,867**	**2,867**	**3,403**	**3,405**	**6,034**
Inside PIA (total)	Retail	32,888	36,847	37,458	39,851	41,513	95,002
	Commercial	17,207	19,836	22,146	24,765	27,670	68,185
	Industrial	28,501	29,814	34,421	38,103	42,544	72,696
	Community purpose	17,441	19,731	23,263	24,890	26,371	41,067
	Other	25	25	25	27	27	2
	Total	**96,062**	**106,253**	**117,313**	**127,636**	**138,125**	**276,952**
Outside PIA (total)	Retail	1,093	1,896	1,918	1,919	1,949	36,248
	Commercial	248	582	582	582	582	31,652
	Industrial	237	303	303	825	829	32,346
	Community purpose	2,146	2,886	3,193	4,893	7,216	25,134
	Other	721	722	743	743	779	1,833
	Total	**4,444**	**6,389**	**6,739**	**8,963**	**11,355**	**127,213**
Logan City	Retail	33,981	38,743	39,376	41,770	43,462	131,250
	Commercial	17,455	20,418	22,728	25,347	28,252	99,837
	Industrial	28,738	30,117	34,724	38,928	43,373	105,042
	Community purpose	19,587	22,617	26,456	29,783	33,587	66,201
	Other	746	747	768	770	806	1,835
	Total	**100,506**	**112,642**	**124,052**	**136,599**	**149,480**	**404,165**

Table SC3.1.3 - Planned density and demand generation rate for a trunk infrastructure network

Column 1 Planned density area[1]	**Column 2 LGIP Development type**	**Column 3 Planned density**		**Column 4 Demand generation rate for a trunk infrastructure network**				
		Non-residential plot ratio[2]	**Residential density (dwellings/ net dev ha)**	**Water supply network (EP/net dev ha)**	**Sewerage network (EP/net dev ha)**	**Movement network (vpd/ net dev ha)**	**Parks and land for community facilities network (EP/net dev ha)**	**Stormwater quantity network (imp ha/dev ha)**
Residential development								
R002	Detached dwelling	-	0.4	1.2	1.2	3	1.1	0.5
R003	Detached dwelling	-	2	6.1	6.1	13	5.6	0.5
R004	Detached dwelling	-	4	12.1	12.1	26	11.2	0.6
R005	Detached dwelling	-	8	24.2	24.2	52	22.4	0.7
R006	Detached dwelling	-	10	30.3	30.3	65	28.0	0.7
R007	Detached dwelling	-	13	39.4	39.4	85	36.4	0.7
R008	Attached dwelling, Detached dwelling	-	18	54.5	54.5	117	50.4	0.7
R009	Attached dwelling, Detached dwelling	-	18	54.5	54.5	117	50.4	0.7
R010	Attached dwelling, Detached dwelling	-	35	106.1	106.1	228	98.0	0.75
R011	Attached dwelling	-	60	67.0	67.0	252	64.1	0.8
R012	Attached dwelling	-	67	124.6	124.6	281	119.3	0.8
R013	Attached dwelling	-	100	186.0	186.0	420	178.0	0.9
R014	Attached dwelling	-	113	210.2	210.2	475	201.1	0.9
R015	Attached dwelling	-	120	223.2	223.2	504	213.6	0.9
R016	Attached dwelling	-	133	247.4	247.4	559	236.7	0.9
R017	Attached dwelling	-	147	273.4	273.4	617	261.7	0.9
R018	Attached dwelling	-	167	310.6	310.6	701	297.3	0.9
R019	Attached dwelling	-	185	344.1	344.1	777	329.3	0.95
R020	Attached dwelling	-	200	372.0	372.0	840	356.0	0.95
R021	Attached dwelling	-	213	396.2	396.2	895	379.1	0.95
R022	Attached dwelling	-	247	459.4	459.4	1037	439.7	0.95

R023	Attached dwelling	-	200	372.0	372.0	1121	356.0	0.95
R024	Attached dwelling	-	280	520.8	520.8	1176	498.4	0.95
R025	Attached dwelling	-	313	582.2	582.2	1315	557.1	0.95
R026	Attached dwelling	-	400	744.0	744.0	1680	712.0	0.95
R027	Detached dwelling	-	47	142.4	142.4	182	131.6	0.7
R028	Detached dwelling	-	18	54.5	54.5	117	50.4	0.7
Non-residential development and mixed development[3]								
N001	Attached dwelling, Retail and service, Commercial	0.67	2.0	47.0	51.1	2,300	4.2	0.8
N002	Attached dwelling, Retail and service, Commercial	0.63	5.0	53.3	57.4	2,400	8.3	0.8
N003	Attached dwelling, Retail and service, Commercial	1.80	13.0	150.0	161.7	6,700	23.7	0.8
N004	Attached dwelling, Retail and service, Commercial	1.20	20.0	98.7	104.4	3,300	35.6	0.8
N005	Attached dwelling, Retail and service, Commercial	2.70	20.0	211.6	227.7	9,300	35.6	0.8
N006	Attached dwelling, Retail and service, Commercial	2.70	20.0	197.2	212.0	8,500	35.6	0.8
N007	Attached dwelling, Retail and service, Commercial	2.70	20.0	154.1	165.0	6,200	35.6	0.8
N008	Attached dwelling, Retail and service, Commercial	3.40	20.0	157.0	168.1	6,300	35.6	0.8
N009	Attached dwelling, Retail and service, Commercial	1.35	23.0	96.5	101.4	2,900	41.5	0.8
N010	Attached dwelling, Retail and service	0.85	23.0	106.7	112.6	3,500	41.5	0.8
N011	Attached dwelling, Retail and service, Commercial	1.60	27.0	113.1	119.0	3,400	47.5	0.8
N012	Attached dwelling, Retail and service, Commercial	4.30	27.0	199.7	213.5	7,900	47.5	0.8
N013	Attached dwelling, Retail and service, Commercial	4.30	27.0	194.6	208.0	7,600	47.5	0.8
N014	Attached dwelling, Commercial	3.12	39.0	157.9	165.8	4,500	68.8	0.8
N015	Attached dwelling, Commercial, Community	4.10	40.0	189.6	200.3	5,900	71.0	0.8
N016	Attached dwelling, Retail and service, Commercial	2.40	40.0	197.5	208.9	6,600	71.2	0.8
N017	Attached dwelling, Commercial	5.40	40.0	222.1	235.8	7,700	71.2	0.8
N018	Attached dwelling, Retail and service	2.40	40.0	255.0	271.7	9,800	71.2	0.8
N019	Attached dwelling, Retail and service, Commercial	2.10	60.0	226.5	237.1	6,300	106.8	0.8
N020	Attached dwelling, Retail and service, Commercial, Community	1.63	71.0	204.3	210.9	4,000	127.0	0.8
N021	Attached dwelling, Commercial	0.12	72.0	137.2	137.5	500	128.2	0.8
N022	Attached dwelling, Retail and service, Commercial, Community	1.56	76.0	205.7	211.7	3,600	135.3	0.8
N023	Attached dwelling, Commercial	1.20	80.0	181.6	184.7	2,000	142.4	0.8
N024	Attached dwelling, Commercial	1.80	80.0	198.0	202.6	2,900	142.4	0.8
N025	Attached dwelling, Retail and service, Commercial	4.80	80.0	308.8	323.6	8,600	142.4	0.8
N026	Attached dwelling, Commercial, Community	1.44	84.0	198.6	202.6	2,400	149.1	0.8
N027	Attached dwelling, Commercial, Community	1.42	85.0	200.1	204.0	2,400	151.9	0.8
N028	Attached dwelling, Retail and service, Commercial,	1.88	88.0	229.3	235.4	3,700	156.6	0.8

	Community							
N029	Attached dwelling, Retail and service, Commercial	0.31	93.0	191.5	193.2	1,400	164.9	0.8
N030	Attached dwelling, Retail and service, Commercial	1.81	93.0	235.9	241.7	3,700	164.9	0.8
N031	Attached dwelling, Retail and service, Community	1.30	94.0	257.7	265.3	4,600	166.5	0.8
N032	Attached dwelling, Retail and service, Commercial, Community	0.36	96.0	194.8	196.3	1,200	170.9	0.8
N033	Attached dwelling, Retail and service	0.26	96.0	198.1	199.9	1,400	170.9	0.8
N034	Attached dwelling, Retail and service, Community	0.33	98.0	199.4	201.0	1,200	174.4	0.8
N035	Attached dwelling, Retail and service, Community	1.23	98.0	257.3	264.2	4,100	174.8	0.8
N036	Attached dwelling, Commercial	4.50	100.0	309.1	320.5	6,700	178.0	0.8
N037	Attached dwelling, Commercial	0.17	102.0	194.4	194.8	700	181.6	0.8
N038	Attached dwelling, Community	0.27	102.0	200.2	201.1	800	181.6	0.8
N039	Attached dwelling, Retail and service, Commercial	1.42	119.0	273.6	278.4	3,200	211.2	0.8
N040	Attached dwelling, Community	0.85	123.0	261.7	264.8	1,800	219.5	0.8
N041	Attached dwelling, Commercial	1.28	128.0	273.1	276.3	2,300	227.8	0.8
N042	Attached dwelling, Retail and service, Community	0.14	137.0	262.8	263.5	1,000	244.5	0.8
N043	Attached dwelling, Community	0.11	140.0	264.5	264.8	700	248.6	0.8
N044	Attached dwelling, Retail and service	0.07	142.0	269.4	269.9	900	252.8	0.8
N045	Attached dwelling, Retail and service	2.50	147.0	461.5	478.9	10,600	261.1	0.8
N046	Attached dwelling, Retail and service	2.48	148.0	462.0	479.3	10,600	263.1	0.8
N047	Attached dwelling, Commercial, Community	1.88	155.0	342.6	347.6	3,300	275.5	0.8
N048	Attached dwelling, Retail and service, Commercial	2.30	160.0	390.7	399.3	5,500	284.8	0.8
N049	Attached dwelling, Community	2.19	168.0	397.1	404.9	4,000	298.4	0.8
N050	Attached dwelling, Retail and service, Commercial	1.90	187.0	433.3	441.2	5,300	332.3	0.8
N051	Attached dwelling, Retail and service, Commercial	1.00	200.0	423.3	428.0	3,500	356.0	0.8
N052	Attached dwelling, Commercial	0.75	217.0	424.1	426.0	2,000	385.7	0.8
N053	Attached dwelling, Retail and service	0.07	275.0	516.8	517.3	1,400	490.1	0.8
N054	Retail and service, Commercial	1.20	0.0	87.9	96.0	4,700	0.0	0.8
N055	Retail and service, Commercial	0.30	0.0	19.7	21.5	1,000	0.0	0.8
N056	Commercial, General/heavy industry	0.80	0.0	17.5	16.4	500	0.0	0.9
N057	Commercial, Light industry	0.80	0.0	14.4	15.0	1,000	0.0	0.9
N058	Retail and service, Commercial, Light industry	1.00	0.0	64.6	70.5	3,500	0.0	0.9
N059	Retail and service, Commercial	0.50	0.0	32.8	35.9	1,700	0.0	0.9
N060	Retail and service, Commercial, Community	1.20	0.0	72.9	79.6	3,700	0.0	0.9
N061	Retail and service, Commercial	1.00	0.0	68.0	74.3	3,600	0.0	0.9
N062	Retail and service, Commercial, Light industry,	1.00	0.0	42.3	45.9	2,400	0.0	0.9

N063	Retail and service, Commercial	1.00	0.0	63.3	69.1	3,400	0.0	0.9
N064	Retail and service, Commercial	1.50	0.0	98.5	107.6	5,200	0.0	0.9
N065	Retail and service, Commercial	1.00	0.0	56.1	61.3	3,000	0.0	0.9
N066	Retail and service, Commercial, Light industry	1.20	0.0	53.3	58.0	2,900	0.0	0.9
N067	Retail and service, Commercial, Community	1.80	0.0	84.0	91.8	4,100	0.0	0.9
N068	Commercial	0.60	0.0	16.4	17.9	800	0.0	0.9
N069	Retail and service, Commercial, Light industry	1.20	0.0	54.6	59.5	2,900	0.0	0.9
N070	Retail and service, Commercial	1.20	0.0	61.5	67.2	3,200	0.0	0.9
N071	Retail and service, Commercial	1.50	0.0	84.1	91.9	4,400	0.0	0.9
N072	Retail and service, Commercial	1.20	0.0	58.7	64.1	3,100	0.0	0.9
N073	Retail and service, Commercial, Light industry	1.20	0.0	34.8	37.7	1,900	0.0	0.9
N074	Retail and service, Commercial	1.50	0.0	76.9	84.1	4,100	0.0	0.9
N075	Retail and service, Commercial	1.50	0.0	69.8	76.2	3,700	0.0	0.9
N076	Retail and service, Commercial	1.08	0.0	34.7	37.9	1,800	0.0	0.9
N077	Commercial	1.00	0.0	27.4	29.9	1,400	0.0	0.9
N078	Retail and service, Commercial	1.50	0.0	65.0	71.0	3,400	0.0	0.85
N079	Retail and service, Commercial	1.50	0.0	62.6	68.4	3,300	0.0	0.85
N080	Commercial	1.20	0.0	32.8	35.9	1,700	0.0	0.85
N081	Retail and service, Commercial	2.00	0.0	83.4	91.1	4,400	0.0	0.85
N082	Retail and service, Commercial	2.10	0.0	91.0	99.4	4,800	0.0	0.85
N083	Commercial	1.50	0.0	116.9	127.8	2,100	0.0	0.85
N084	Retail and service, Commercial	2.00	0.0	78.6	85.9	4,100	0.0	0.85
N085	Retail and service, Commercial	2.50	0.0	92.3	100.9	4,800	0.0	0.85
N086	Retail and service, Commercial	3.00	0.0	106.0	115.8	5,500	0.0	0.85
N087	Retail and service, Commercial	3.00	0.0	96.4	105.3	5,000	0.0	0.9
N088	Commercial	3.00	0.0	82.1	89.6	4,200	0.0	0.9
N089	Retail and service, Commercial, Light industry	6.00	0.0	237.8	258.6	12,800	0.0	0.8
N090	Retail and service, Commercial	3.50	0.0	119.7	130.7	6,200	0.0	0.8
N091	Retail and service, Commercial	3.70	0.0	134.7	147.2	7,000	0.0	0.8
N092	Retail and service, Commercial, Community	4.20	0.0	145.8	159.3	7,500	0.0	0.8
N093	Retail and service, Commercial	4.00	0.0	133.3	145.7	6,900	0.0	0.8
N094	Retail and service, Commercial	4.00	0.0	128.6	140.4	6,600	0.0	0.8
N095	Retail and service, Commercial	4.70	0.0	170.0	185.7	8,800	0.0	0.8
N096	Commercial	4.00	0.0	109.4	119.5	5,600	0.0	0.8
N097	Retail and service, Commercial	4.50	0.0	147.0	160.6	7,600	0.0	0.8
N098	Commercial, Community	4.70	0.0	135.0	147.5	6,600	0.0	0.8

N099	Retail and service, Commercial, Community	4.70	0.0	139.4	152.3	7,100	0.0	0.8
N100	Retail and service, Commercial	6.00	0.0	235.9	257.7	12,300	0.0	0.8
N101	Retail and service, Commercial	6.00	0.0	178.5	195.0	9,200	0.0	0.8
N102	Retail and service	4.50	0.0	338.5	369.9	18,000	0.0	0.8
N103	Detached dwelling, Retail and service, Community	0.56	3.0	33.3	35.6	1,000	7.8	0.8
N104	Detached dwelling, Community	0.53	4.0	32.5	34.3	800	11.8	0.8
N105	Community	0.70	0.0	27.1	29.6	1,100	0.0	0.8
N106	Retail and service, Community	1.80	0.0	27.1	29.6	4,800	0.0	0.8
N107	Retail and service, Community	2.20	0.0	100.9	110.3	6,100	0.0	0.8
N108	Retail and service, Community	2.70	0.0	125.4	137.0	8,000	0.0	0.8
N109	Retail and service, Community	3.20	0.0	162.8	177.9	8,800	0.0	0.8
N110	Retail and service	6.00	0.0	451.4	493.1	24,000	0.0	0.8
N111	Showroom	1.20	0.0	30.7	98.6	4,800	0.0	0.8
N112	General/heavy industry	0.80	0.0	17.0	15.6	400	0.0	0.8
N113	Retail and service, Light industry	1.00	0.0	66.5	72.5	3,600	0.0	0.8
N114	Retail and service, Light industry	1.20	0.0	62.3	67.6	3,500	0.0	0.8
N115	Retail and service, Commercial, Light industry	0.70	0.0	16.6	17.6	1,000	0.0	0.8
N116	Light industry	1.00	0.0	16.9	17.5	1,200	0.0	0.8
N117	Light industry	1.20	0.0	20.3	21.0	1,400	0.0	0.8
N118	Retail and service	0.70	0.0	52.7	57.5	2,800	0.0	0.8
N119	Retail and service, Commercial	0.80	0.0	56.4	61.6	3,000	0.0	0.8
N120	Retail and service	1.00	0.0	75.2	82.2	4,000	0.0	0.8
N121	Retail and service	1.20	0.0	90.3	98.6	4,800	0.0	0.8
N122	Retail and service	1.50	0.0	112.8	123.3	6,000	0.0	0.8
N123	Retail and service	1.70	0.0	127.9	139.7	6,800	0.0	0.8
N124	Retail and service	2.20	0.0	165.5	180.8	8,800	0.0	0.8
N125	Retail and service	3.00	0.0	225.7	246.6	12,000	0.0	0.8
N126	Retail and service	4.20	0.0	316.0	345.2	16,800	0.0	0.9
N127	Retail and service	3.20	0.0	240.7	263.0	12,800	0.0	0.8
COMMY	Community	Refer extrinsic material						
EDUC	Education	Refer extrinsic material						
HLTH	Health	Refer extrinsic material						
GF_UDA	refer Greater Flagstone Urban Development Area Development Scheme							
YR_UDA	refer Yarrabilba Urban Development Area Development Scheme							

Note - 1. Table SC 3.1.3 Column 1 Planned density area: The Planned density areas are identified on Local government infrastructure plan map LGIP-02.00 Net developable area and planned density areas map in Schedule 3 - Local government infrastructure plan mapping and tables.
Note - 2. Table SC 3.1.3 Column 3 Planned density: The non-residential plot ratio is applied to the net developable area.
Note - 3. Table SC 3.1.3 Mixed development is development that includes both residential development and non-residential development.

Table SC 3.1.4 - Existing and projected dwellings

Column 1 Projection area	**Column 2 LGIP Development type**	**Column 3 Existing and projected dwellings**					
		30 June 2020 (base date)	**2021**	**2026**	**2031**	**2036**	**Ultimate development**
Beenleigh	Detached dwelling	2,370	2,372	2,427	3,306	3,332	3,401
	Semi-detached dwelling	703	741	849	971	971	1,725
	Attached dwelling	316	675	689	806	932	4,253
	Other dwelling	-	13	13	13	13	13
	Retirement village	77	77	77	77	77	278

	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**3,466**	**3,878**	**4,054**	**5,173**	**5,325**	**9,669**
	Non-private beds	80	206	206	206	206	126
Bethania - Waterford	Detached dwelling	3,043	3,044	3,236	3,515	3,638	5,721
	Semi-detached dwelling	652	661	675	711	711	838
	Attached dwelling	-	34	34	34	34	88
	Other dwelling	-	1	1	1	1	1
	Retirement village	1,032	1,032	1,032	1,032	1,175	940
	Non-private dwelling	-	-	-	-	-	13
	Total dwelling	**4,727**	**4,772**	**4,978**	**5,292**	**5,559**	**7,600**
	Non-private beds	358	358	433	433	433	433
Boronia Heights - Park Ridge	Detached dwelling	5,341	5,952	7,653	8,953	12,879	22,823
	Semi-detached dwelling	563	1,036	1,071	1,610	2,516	2,984
	Attached dwelling	-	14	14	829	1,486	6,541
	Other dwelling	65	82	181	181	181	181
	Retirement village	726	743	743	885	896	1,395
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**6,695**	**7,827**	**9,661**	**12,458**	**17,958**	**33,925**
	Non-private beds	228	228	228	228	228	228
Browns Plains	Detached dwelling	2,303	2,304	2,370	3,408	3,469	4,439
	Semi-detached dwelling	421	518	605	717	717	1,139
	Attached dwelling	40	40	41	110	126	709
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	1	1	148
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**2,764**	**2,862**	**3,015**	**4,236**	**4,313**	**6,434**
	Non-private beds	128	128	128	128	128	128
Chambers Flat - Logan Reserve	Detached dwelling	2,281	2,803	4,282	5,815	12,138	16,733
	Semi-detached dwelling	118	402	451	541	726	1,284
	Attached dwelling	-	-	-	133	133	401
	Other dwelling	109	109	112	112	112	112
	Retirement village	198	198	477	695	811	1,281
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**2,706**	**3,512**	**5,322**	**7,296**	**13,919**	**19,812**
	Non-private beds	37	52	82	82	82	82
Cornubia - Carbrook	Detached dwelling	2,837	2,844	2,953	3,087	3,116	3,701
	Semi-detached dwelling	178	195	201	209	209	234
	Attached dwelling	-	3	3	3	3	70
	Other dwelling	159	206	206	206	206	206
	Retirement village	-	-	-	-	-	10
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**3,174**	**3,248**	**3,363**	**3,505**	**3,535**	**4,222**
	Non-private beds	136	136	136	136	136	136
Crestmead	Detached dwelling	3,840	3,841	3,947	4,051	4,081	4,307
	Semi-detached dwelling	189	205	224	226	226	202
	Attached dwelling	-	-	-	-	-	133
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	3
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**4,029**	**4,046**	**4,171**	**4,278**	**4,308**	**4,645**
	Non-private beds	-	-	-	-	-	-
Daisy Hill	Detached dwelling	2,192	2,193	2,307	2,344	2,381	2,833
	Semi-detached dwelling	223	246	271	301	301	380
	Attached dwelling	-	-	106	106	107	293

	Other dwelling	120	122	122	122	122	122
	Retirement village	-	-	-	-	-	24
	Non-private dwelling	6	6	6	6	6	-
	Total dwelling	**2,541**	**2,566**	**2,811**	**2,879**	**2,917**	**3,652**
	Non-private beds	-	-	-	-	-	-
Eagleby	Detached dwelling	3,469	3,471	3,530	3,616	3,649	4,357
	Semi-detached dwelling	1,209	1,287	1,423	1,634	1,634	2,437
	Attached dwelling	38	38	63	63	64	840
	Other dwelling	-	2	2	2	2	2
	Retirement village	1,000	1,000	1,000	1,004	1,004	1,297
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**5,716**	**5,798**	**6,018**	**6,318**	**6,352**	**8,933**
	Non-private beds	75	75	219	219	219	219
Edens Landing - Holmview	Detached dwelling	2,991	3,005	3,234	3,752	3,898	5,152
	Semi-detached dwelling	444	472	562	576	576	360
	Attached dwelling	-	3	3	3	3	29
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	20
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**3,435**	**3,480**	**3,799**	**4,331**	**4,477**	**5,561**
	Non-private beds	80	80	80	80	80	80
Greenbank	Detached dwelling	5,310	5,638	9,157	13,059	17,213	47,577
	Semi-detached dwelling	70	139	263	494	717	2,534
	Attached dwelling	-	19	398	867	1,342	4,963
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	316
	Non-private dwelling	-	-	-	-	-	1
	Total dwelling	**5,380**	**5,796**	**9,818**	**14,420**	**19,272**	**55,390**
	Non-private beds	-	-	-	-	-	-
Greenbank Military Camp	Detached dwelling	-	-	-	-	-	-
	Semi-detached dwelling	-	-	-	-	-	-
	Attached dwelling	-	-	-	-	-	-
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	-
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**-**	**-**	**-**	**-**	**-**	**-**
	Non-private beds	-	-	-	-	-	-
Hillcrest	Detached dwelling	2,679	2,686	2,921	3,187	3,194	3,619
	Semi-detached dwelling	412	468	520	549	552	788
	Attached dwelling	1	2	2	2	3	176
	Other dwelling	6	6	6	6	6	-
	Retirement village	-	31	31	31	31	95
	Non-private dwelling	-	-	-	-	-	6
	Total dwelling	**3,098**	**3,193**	**3,480**	**3,775**	**3,786**	**4,683**
	Non-private beds	72	74	74	74	74	74
Jimboomba	Detached dwelling	10,592	11,017	13,092	15,619	18,533	43,334
	Semi-detached dwelling	423	502	562	584	585	2,335
	Attached dwelling	28	43	61	66	69	2,820
	Other dwelling	-	95	169	169	169	169
	Retirement village	-	-	-	-	-	987
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**11,043**	**11,657**	**13,884**	**16,437**	**19,356**	**49,644**
	Non-private beds	-	-	-	-	-	-
Kingston	Detached dwelling	3,153	3,156	3,191	3,233	3,325	3,802

	Semi-detached dwelling	592	644	715	776	776	1,073
	Attached dwelling	1	1	1	48	52	1,215
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	108
	Non-private dwelling	19	19	19	19	19	1
	Total dwelling	**3,765**	**3,820**	**3,926**	**4,076**	**4,172**	**6,200**
	Non-private beds	-	-	-	-	-	-
Logan Central	Detached dwelling	1,616	1,616	1,622	1,657	1,675	1,762
	Semi-detached dwelling	516	592	625	648	648	797
	Attached dwelling	123	241	241	241	276	1,622
	Other dwelling	-	1	1	1	1	1
	Retirement village	11	11	11	11	11	74
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**2,266**	**2,461**	**2,500**	**2,558**	**2,611**	**4,256**
	Non-private beds	16	16	16	16	16	16
Logan Village	Detached dwelling	2,511	2,525	2,925	3,089	3,100	4,031
	Semi-detached dwelling	15	21	70	71	71	225
	Attached dwelling	-	-	-	-	-	65
	Other dwelling	6	6	6	6	6	6
	Retirement village	135	450	450	450	450	491
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**2,667**	**3,002**	**3,451**	**3,616**	**3,627**	**4,818**
	Non-private beds	-	-	-	-	-	-
Loganholme - Tanah Merah	Detached dwelling	3,755	3,778	3,892	4,045	4,146	5,323
	Semi-detached dwelling	344	583	736	795	796	1,836
	Attached dwelling	1	32	32	55	85	2,598
	Other dwelling	23	23	23	23	23	23
	Retirement village	-	-	-	-	-	254
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**4,123**	**4,416**	**4,683**	**4,919**	**5,050**	**10,034**
	Non-private beds	-	-	-	-	-	-
Loganlea	Detached dwelling	2,787	2,788	3,032	3,310	3,390	4,516
	Semi-detached dwelling	912	1,134	1,257	1,313	1,313	1,953
	Attached dwelling	3	15	15	301	349	3,501
	Other dwelling	-	-	-	-	-	-
	Retirement village	40	42	42	42	43	203
	Non-private dwelling	-	-	-	-	-	1
	Total dwelling	**3,742**	**3,979**	**4,346**	**4,966**	**5,095**	**10,174**
	Non-private beds	4	14	14	14	14	14
Marsden	Detached dwelling	3,871	3,878	4,232	4,544	4,610	5,808
	Semi-detached dwelling	1,049	1,127	1,335	1,400	1,401	1,659
	Attached dwelling	23	23	23	28	35	390
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	95
	Non-private dwelling	-	-	-	-	-	1
	Total dwelling	**4,943**	**5,028**	**5,590**	**5,972**	**6,046**	**7,953**
	Non-private beds	97	97	97	97	97	97
Mount Warren Park	Detached dwelling	1,815	1,815	1,910	1,922	1,940	2,508
	Semi-detached dwelling	222	233	306	364	364	707
	Attached dwelling	20	27	27	50	50	317
	Other dwelling	-	-	-	-	-	-
	Retirement village	229	229	229	229	230	182
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**2,286**	**2,304**	**2,472**	**2,565**	**2,584**	**3,714**

	Non-private beds	110	110	220	220	220	220
Munruben - Park Ridge South	Detached dwelling	1,431	1,431	1,433	1,434	1,434	5,580
	Semi-detached dwelling	4	83	87	87	87	110
	Attached dwelling	-	-	-	-	-	-
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	15
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**1,435**	**1,513**	**1,519**	**1,521**	**1,521**	**5,705**
	Non-private beds	-	-	-	-	-	-
Regents Park - Heritage Park	Detached dwelling	5,318	5,322	5,499	5,595	5,630	6,073
	Semi-detached dwelling	46	55	59	63	63	77
	Attached dwelling	-	2	2	2	2	28
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	10
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**5,364**	**5,379**	**5,560**	**5,660**	**5,695**	**6,187**
	Non-private beds	-	-	-	-	-	-
Rochedale South - Priestdale	Detached dwelling	5,111	5,128	5,178	5,236	5,307	5,915
	Semi-detached dwelling	564	579	627	679	679	644
	Attached dwelling	-	6	6	6	56	1,107
	Other dwelling	-	-	-	-	-	-
	Retirement village	12	12	12	12	12	54
	Non-private dwelling	-	-	-	-	-	72
	Total dwelling	**5,687**	**5,725**	**5,823**	**5,933**	**6,055**	**7,792**
	Non-private beds	71	71	71	71	71	62
Shailer Park	Detached dwelling	3,774	3,776	3,860	3,937	3,987	4,562
	Semi-detached dwelling	490	518	526	546	546	563
	Attached dwelling	5	5	32	32	32	123
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	19
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**4,269**	**4,299**	**4,418**	**4,515**	**4,564**	**5,268**
	Non-private beds	-	-	-	-	-	-
Slacks Creek	Detached dwelling	3,023	3,026	3,057	3,095	3,152	3,762
	Semi-detached dwelling	775	798	839	905	905	1,167
	Attached dwelling	-	18	19	41	43	448
	Other dwelling	-	1	1	1	1	1
	Retirement village	83	83	83	83	83	165
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**3,881**	**3,926**	**3,999**	**4,125**	**4,184**	**5,543**
	Non-private beds	233	233	233	233	233	233
Springwood	Detached dwelling	2,717	2,718	2,724	2,732	2,751	2,988
	Semi-detached dwelling	783	801	838	890	890	1,092
	Attached dwelling	40	283	283	283	365	4,438
	Other dwelling	-	-	-	-	-	-
	Retirement village	213	213	213	213	213	274
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**3,753**	**4,015**	**4,058**	**4,118**	**4,218**	**8,792**
	Non-private beds	312	422	562	562	562	500
Underwood	Detached dwelling	1,966	1,975	2,104	2,153	2,256	2,485
	Semi-detached dwelling	379	431	502	559	560	788
	Attached dwelling	11	78	174	180	282	1,864
	Other dwelling	-	-	-	-	-	-
	Retirement village	-	-	-	-	-	54

	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**2,356**	**2,485**	**2,780**	**2,892**	**3,098**	**5,191**
	Non-private beds	-	-	-	-	-	-
Waterford West	Detached dwelling	1,911	1,920	1,998	2,076	2,160	3,048
	Semi-detached dwelling	684	711	758	804	804	853
	Attached dwelling	-	1	1	1	4	472
	Other dwelling	-	-	-	-	-	-
	Retirement village	423	423	423	423	423	370
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**3,018**	**3,056**	**3,180**	**3,304**	**3,392**	**4,743**
	Non-private beds	-	-	-	-	-	-
Wolffdene - Bahrs Scrub	Detached dwelling	2,851	3,267	3,934	5,841	8,763	9,427
	Semi-detached dwelling	160	177	322	449	547	800
	Attached dwelling	-	-	-	-	-	139
	Other dwelling	-	-	2	2	2	2
	Retirement village	-	-	-	-	-	169
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**3,011**	**3,444**	**4,258**	**6,292**	**9,313**	**10,538**
	Non-private beds	-	-	-	-	-	-
Woodridge	Detached dwelling	3,015	3,018	3,023	3,094	3,128	3,285
	Semi-detached dwelling	1,774	1,809	2,029	2,218	2,218	2,842
	Attached dwelling	75	95	95	95	103	505
	Other dwelling	-	-	-	-	-	-
	Retirement village	281	281	281	281	281	479
	Non-private dwelling	-	-	-	-	-	-
	Total dwelling	**5,145**	**5,203**	**5,428**	**5,688**	**5,731**	**7,111**
	Non-private beds	-	-	-	143	143	143
Inside PIA (total)	Detached dwelling	74,051	74,731	78,412	85,767	91,224	111,052
	Semi-detached dwelling	14,252	16,187	18,091	20,101	21,020	28,214
	Attached dwelling	697	1,624	1,893	3,439	4,617	29,434
	Other dwelling	155	174	174	174	174	168
	Retirement village	3,549	3,747	3,747	3,751	3,897	5,486
	Non-private dwelling	25	25	25	25	25	88
	Total dwelling	**92,729**	**96,488**	**102,342**	**113,258**	**120,957**	**174,443**
	Non-private beds	1,869	2,117	2,587	2,730	2,730	2,579
Outside PIA (total)	Detached dwelling	25,819	27,574	36,309	44,938	61,051	131,818
	Semi-detached dwelling	662	982	1,216	1,588	2,089	6,212
	Attached dwelling	28	74	471	945	1,420	10,716
	Other dwelling	333	492	670	670	670	670
	Retirement village	911	1,078	1,357	1,717	1,844	4,323
	Non-private dwelling	0	0	0	0	0	7
	Total dwelling	**27,753**	**30,199**	**40,024**	**49,858**	**67,073**	**153,746**
	Non-private beds	167	182	212	212	212	212
Logan City	Detached dwelling	99,870	102,305	114,721	130,705	152,275	242,870
	Semi-detached dwelling	14,914	17,169	19,307	21,689	23,109	34,426
	Attached dwelling	725	1,698	2,364	4,384	6,037	40,150
	Other dwelling	488	666	844	844	844	838
	Retirement village	4,460	4,825	5,104	5,468	5,741	9,809
	Non-private dwelling	25	25	25	25	25	95
	Total dwelling	**120,482**	**126,687**	**142,366**	**163,116**	**188,030**	**328,189**
	Non-private beds	2,036	2,299	2,799	2,942	2,942	2,791

Table SC 3.1.5 - Existing and projected non-residential floor space

Column 1 **Projection area**	**Column 2** **LGIP Development type**	**Column 3** **Existing and projected non-residential floor space (m2 GFA)**					

		30 June 2020 (base date)	2021	2026	2031	2036	Ultimate development
Beenleigh	Retail	134,790	143,434	143,442	143,491	143,491	387,046
	Commercial	47,618	55,450	55,450	55,450	56,108	136,861
	Industrial	131,158	132,960	135,094	136,435	138,541	198,397
	Community purpose	47,160	66,297	66,627	68,457	80,070	149,593
	Other	56	56	56	56	56	-
	Total	**360,782**	**398,196**	**400,669**	**403,888**	**418,265**	**871,897**
Bethania - Waterford	Retail	26,552	44,423	44,423	44,423	44,423	83,345
	Commercial	348	1,553	1,553	4,129	4,619	13,323
	Industrial	27,443	27,571	27,571	38,516	38,516	53,414
	Community purpose	41,503	44,905	49,575	50,010	50,042	58,573
	Other	1,513	1,513	1,513	1,513	1,513	-
	Total	**97,359**	**119,964**	**124,635**	**138,592**	**139,113**	**208,654**
Boronia Heights - Park Ridge	Retail	29,305	40,281	43,016	106,955	144,101	1,411,680
	Commercial	2,818	5,914	26,250	55,053	66,619	395,433
	Industrial	6,014	60,962	240,855	342,638	419,016	1,836,587
	Community purpose	63,448	65,281	97,459	117,137	119,454	225,505
	Other	1,554	1,554	1,554	1,554	1,554	115,109
	Total	**103,139**	**173,992**	**409,134**	**623,338**	**750,744**	**3,984,314**
Browns Plains	Retail	253,100	274,532	275,753	275,753	275,987	474,875
	Commercial	25,488	28,304	28,304	28,304	28,971	84,139
	Industrial	134,160	153,992	155,383	155,442	162,868	224,463
	Community purpose	29,401	29,653	29,653	29,653	30,567	66,959
	Other	-	-	-	-	-	-
	Total	**442,149**	**486,481**	**489,094**	**489,153**	**498,393**	**850,435**
Chambers Flat - Logan Reserve	Retail	326	1,832	2,701	2,807	3,857	451,136
	Commercial	-	400	400	400	3,197	93,750
	Industrial	786	786	786	786	786	357,342
	Community purpose	5,347	11,045	20,777	22,358	23,148	51,563
	Other	6,194	6,229	7,035	7,035	14,868	8,882
	Total	**12,653**	**20,292**	**31,699**	**33,386**	**45,856**	**962,673**
Cornubia - Carbrook	Retail	19,265	19,557	19,557	19,557	19,557	24,873
	Commercial	365	649	649	649	649	514
	Industrial	3,964	4,084	4,084	5,931	5,931	1,967
	Community purpose	33,370	33,974	34,014	35,520	46,091	377,486
	Other	14,520	14,520	14,520	14,520	14,520	1,800
	Total	**71,483**	**72,783**	**72,823**	**76,177**	**86,747**	**406,640**
Crestmead	Retail	14,744	15,028	15,554	15,554	15,554	74,647
	Commercial	4,162	4,834	4,834	4,834	9,680	31,165
	Industrial	374,723	378,453	378,453	422,967	423,603	772,636
	Community purpose	25,974	25,974	26,584	27,843	27,843	40,647
	Other	-	-	-	-	-	-
	Total	**419,603**	**424,289**	**425,425**	**471,198**	**476,680**	**919,094**
Daisy Hill	Retail	28,791	38,222	38,222	39,949	39,949	49,539
	Commercial	1,257	8,312	8,312	8,312	8,312	10,788
	Industrial	-	-	-	-	-	6,104
	Community purpose	35,777	35,777	36,077	36,186	36,186	72,321
	Other	0	0	0	0	0	0
	Total	**65,825**	**82,311**	**82,611**	**84,448**	**84,448**	**138,752**
Eagleby	Retail	30,322	31,477	32,492	32,492	32,492	99,856
	Commercial	3,780	3,780	3,780	3,780	3,780	18,019
	Industrial	7,077	7,702	7,702	64,838	64,838	79,563
	Community purpose	32,174	32,174	41,424	44,902	47,164	103,637
	Other	-	-	-	-	-	-

	Total	**73,352**	**75,133**	**85,398**	**146,012**	**148,274**	**301,076**
Edens Landing - Holmview	Retail	32,418	32,418	32,418	42,818	54,318	406,183
	Commercial	120	139	5,339	13,640	13,640	77,991
	Industrial	15,786	15,786	50,825	58,988	58,988	310,981
	Community purpose	9,690	10,681	10,681	10,681	10,681	32,361
	Other	2,200	2,200	2,200	2,200	2,200	-
	Total	**60,214**	**61,224**	**101,463**	**128,326**	**139,826**	**827,515**
Greenbank	Retail	13,703	16,195	16,195	16,195	16,195	254,515
	Commercial	702	2,820	2,820	2,820	2,820	153,728
	Industrial	1,965	6,565	6,565	6,565	6,565	365,104
	Community purpose	11,175	37,678	37,678	55,590	115,470	309,805
	Other	10,734	10,734	14,154	14,154	14,154	260,997
	Total	**38,279**	**73,991**	**77,411**	**95,323**	**155,203**	**1,344,149**
Greenbank Military Camp	Retail	-	-	-	-	-	-
	Commercial	-	-	-	-	-	-
	Industrial	-	-	-	-	-	-
	Community purpose	3,000	3,000	3,000	3,000	3,000	3,000
	Other	-	-	-	-	-	-
	Total	**3,000**	**3,000**	**3,000**	**3,000**	**3,000**	**3,000**
Hillcrest	Retail	50,138	52,865	52,937	52,937	52,937	176,387
	Commercial	5,413	5,553	5,553	5,553	8,255	43,814
	Industrial	63,871	63,871	63,871	63,871	71,876	115,952
	Community purpose	25,262	25,603	25,670	29,565	38,578	67,787
	Other	-	-	-	-	-	-
	Total	**144,684**	**147,892**	**148,031**	**151,926**	**171,646**	**403,940**
Jimboomba	Retail	50,281	56,817	56,817	57,508	74,482	331,461
	Commercial	6,950	10,376	15,953	15,953	21,521	114,133
	Industrial	27,018	27,019	27,019	27,019	42,126	676,261
	Community purpose	58,892	64,342	69,480	101,717	155,167	392,316
	Other	126,036	126,079	126,315	126,315	126,315	23,460
	Total	**269,178**	**284,633**	**295,584**	**328,512**	**419,610**	**1,537,630**
Kingston	Retail	24,578	28,251	28,251	28,251	28,251	64,574
	Commercial	2,352	3,040	3,040	3,040	4,657	18,151
	Industrial	114,685	118,335	118,547	141,017	183,413	375,974
	Community purpose	51,614	52,964	52,964	53,586	53,993	85,105
	Other	5	5	5	5	5	1
	Total	**193,235**	**202,595**	**202,807**	**225,899**	**270,320**	**543,805**
Logan Central	Retail	70,399	81,036	81,227	81,227	83,740	169,251
	Commercial	51,376	57,180	59,599	60,843	65,516	103,014
	Industrial	206,618	208,125	235,772	256,714	343,285	746,669
	Community purpose	58,131	60,483	61,533	62,079	66,341	108,833
	Other	1,180	1,180	1,180	1,180	1,180	-
	Total	**387,704**	**408,005**	**439,311**	**462,042**	**560,062**	**1,127,767**
Logan Village	Retail	7,105	21,995	21,995	26,053	28,984	84,061
	Commercial	1,667	1,667	1,667	3,552	4,423	20,383
	Industrial	37,834	38,224	63,857	63,857	75,983	177,664
	Community purpose	10,040	12,052	12,052	20,620	23,122	118,630
	Other	2,022	2,022	2,452	2,452	2,452	430
	Total	**58,668**	**75,960**	**102,023**	**116,534**	**134,963**	**401,168**
Loganholme - Tanah Merah	Retail	100,459	129,322	132,027	132,027	132,027	392,068
	Commercial	23,962	25,215	25,215	25,215	35,982	89,045
	Industrial	231,076	237,156	239,526	239,801	265,653	395,919
	Community purpose	22,681	24,152	25,399	25,955	26,162	57,015
	Other	897	897	897	897	897	-

	Total	**379,074**	**416,741**	**423,063**	**423,894**	**460,721**	**934,048**
Loganlea	Retail	25,211	31,389	31,389	31,389	31,390	103,211
	Commercial	9,806	15,230	15,230	15,230	18,417	70,691
	Industrial	212,538	219,249	227,312	227,748	291,698	542,527
	Community purpose	86,613	107,970	181,803	202,018	208,836	340,166
	Other	-	-	-	-	-	-
	Total	**334,169**	**373,837**	**455,733**	**476,384**	**550,341**	**1,056,595**
Marsden	Retail	49,918	49,918	49,918	49,918	49,918	51,020
	Commercial	1,935	1,955	1,955	1,955	1,955	9,084
	Industrial	6,500	7,328	7,328	7,328	7,328	11,391
	Community purpose	43,636	44,634	44,634	45,444	45,444	55,761
	Other	46	46	46	46	46	-
	Total	**102,034**	**103,881**	**103,881**	**104,691**	**104,691**	**127,256**
Mount Warren Park	Retail	18,145	20,347	20,347	20,347	20,347	29,324
	Commercial	400	668	668	668	668	4,741
	Industrial	210	210	210	210	210	247
	Community purpose	33,797	34,790	43,060	43,322	43,322	56,274
	Other	-	-	-	-	-	-
	Total	**52,552**	**56,015**	**64,285**	**64,547**	**64,547**	**90,585**
Munruben - Park Ridge South	Retail	665	665	665	665	665	1,959
	Commercial	-	-	-	-	-	-
	Industrial	70	70	70	70	70	70
	Community purpose	463	463	463	1,790	1,790	6,833
	Other	-	-	-	-	-	-
	Total	**1,198**	**1,198**	**1,198**	**2,525**	**2,525**	**8,862**
Regents Park - Heritage Park	Retail	10,637	11,688	14,093	29,441	31,846	55,035
	Commercial	316	673	10,752	10,752	10,752	11,258
	Industrial	643	643	73,296	126,201	126,237	144,442
	Community purpose	21,069	23,053	23,053	23,163	23,163	32,306
	Other	-	-	-	-	-	-
	Total	**32,665**	**36,057**	**121,194**	**189,558**	**191,999**	**243,040**
Rochedale South - Priestdale	Retail	27,067	27,068	27,481	27,481	27,481	30,523
	Commercial	4,562	4,580	4,580	4,580	4,580	6,105
	Industrial	393	393	393	393	393	1,126
	Community purpose	22,182	23,063	23,063	23,063	23,063	30,824
	Other	-	-	-	-	-	-
	Total	**54,204**	**55,104**	**55,517**	**55,517**	**55,517**	**68,579**
Shailer Park	Retail	97,987	106,306	123,392	123,392	123,392	198,049
	Commercial	25,953	31,244	31,244	31,244	33,173	55,510
	Industrial	15,193	15,193	15,193	15,193	15,193	32,065
	Community purpose	21,489	21,489	21,489	21,782	21,782	52,730
	Other	-	-	-	-	-	-
	Total	**160,622**	**174,231**	**191,317**	**191,611**	**193,540**	**338,354**
Slacks Creek	Retail	159,163	172,314	172,314	172,315	172,315	394,325
	Commercial	11,264	12,430	12,430	12,430	15,264	66,886
	Industrial	302,822	303,432	304,430	309,036	314,826	312,642
	Community purpose	33,450	33,450	33,450	33,827	34,004	45,248
	Other	597	597	597	597	597	7
	Total	**507,296**	**522,224**	**523,221**	**528,205**	**537,005**	**819,108**
Springwood	Retail	82,398	95,458	95,458	95,458	98,625	179,864
	Commercial	48,686	52,936	52,936	52,936	52,936	128,061
	Industrial	26,901	26,901	26,901	26,901	26,901	42,964
	Community purpose	50,133	61,000	68,439	68,561	70,616	123,207
	Other	13	13	13	13	13	-

	Total	**208,131**	**236,308**	**243,747**	**243,869**	**249,091**	**474,096**
Underwood	Retail	153,053	165,709	165,709	176,436	176,436	317,624
	Commercial	32,285	34,331	34,331	40,810	40,810	79,774
	Industrial	206,496	207,554	207,554	228,432	229,306	268,990
	Community purpose	7,148	8,180	8,180	8,576	8,973	28,525
	Other	-	-	-	385	385	385
	Total	**398,981**	**415,774**	**415,774**	**454,639**	**455,911**	**695,298**
Waterford West	Retail	45,455	46,200	46,200	46,200	46,200	65,203
	Commercial	378	378	378	378	378	10,274
	Industrial	3,192	3,192	3,192	3,192	3,192	393
	Community purpose	30,693	34,157	34,849	34,894	34,894	50,736
	Other	157	157	157	157	157	-
	Total	**79,875**	**84,084**	**84,775**	**84,820**	**84,820**	**126,606**
Wolffdene - Bahrs Scrub	Retail	7,151	17,442	17,442	17,442	17,442	18,204
	Commercial	51	51	51	51	51	446
	Industrial	-	-	-	-	-	-
	Community purpose	9,090	10,942	11,275	15,477	15,658	39,273
	Other	-	-	-	-	-	-
	Total	**16,292**	**28,435**	**28,768**	**32,970**	**33,151**	**57,924**
Woodridge	Retail	18,604	21,729	21,729	28,429	28,429	99,670
	Commercial	14,740	14,932	14,932	14,932	14,932	31,523
	Industrial	95,500	95,500	95,500	95,644	95,644	101,085
	Community purpose	22,635	24,080	24,080	37,245	37,295	56,901
	Other	-	-	-	-	-	-
	Total	**151,479**	**156,241**	**156,241**	**176,250**	**176,299**	**289,179**
Inside PIA (total)	Retail	1,531,314	1,707,907	1,736,285	1,849,925	1,925,750	4,649,727
	Commercial	324,044	373,546	417,158	466,446	521,615	1,282,388
	Industrial	2,234,847	2,336,442	2,692,475	2,979,835	3,326,799	5,664,572
	Community purpose	834,469	908,906	1,049,178	1,119,882	1,158,487	1,922,979
	Other	5,661	5,661	5,661	6,046	6,046	393
	Total	**4,930,335**	**5,332,462**	**5,900,755**	**6,422,134**	**6,938,697**	**13,520,059**
Outside PIA (total)	Retail	50,414	86,009	86,878	86,983	89,080	1,829,778
	Commercial	4,710	11,047	11,047	11,047	11,047	596,217
	Industrial	19,789	24,814	24,814	85,897	86,187	2,488,365
	Community purpose	112,568	154,399	169,307	234,141	363,433	1,316,943
	Other	162,062	162,139	167,031	167,031	174,865	410,677
	Total	**349,543**	**438,408**	**459,077**	**585,100**	**724,612**	**6,641,981**
Logan City	Retail	1,581,728	1,793,916	1,823,163	1,936,908	2,014,830	6,479,505
	Commercial	328,754	384,593	428,205	477,493	532,662	1,878,605
	Industrial	2,254,636	2,361,256	2,717,289	3,065,732	3,412,986	8,152,937
	Community purpose	947,037	1,063,305	1,218,485	1,354,023	1,521,920	3,239,922
	Other	167,723	167,800	172,692	173,077	180,911	411,070
	Total	**5,279,878**	**5,770,870**	**6,359,832**	**7,007,234**	**7,663,309**	**20,162,040**

Table SC 3.1.6 - Existing and projected demand for the water supply network

Column 1 **Service catchment[4]**	**Column 2** **Existing and projected demand (EP)**					
	30 June 2020 (base date)	**2021**	**2026**	**2031**	**2036**	**Ultimate development**
Northern	338,691	351,366	374,850	408,758	456,768	674,869
Southern	33,409	57,006	77,944	101,137	127,458	337,043

Note - 4. Table SC 3.1.6 Column 1 The service catchments for the water supply network are identified on Local government infrastructure plan map LGIP-03.00 Plan for trunk water supply infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.

Table SC 3.1.7 - Existing and projected demand for the sewerage network

Column 1 Service catchment[5]	Column 2 Existing and projected demand (EP)					
	30 June 2020 (base date)	2021	2026	2031	2036	Ultimate development
Loganholme	284,594	267,828	348,547	360,981	413,530	669,702
Beenleigh	49,010	51,964	0	0	0	0
Cedar Grove	8,887	11,350	23,592	41,418	59,688	210,684
Chambers Flat	0	0	0	24,865	38,062	108,976

Note - 5. Table SC 3.1.7 Column 1 The service catchments for the sewerage network are identified on Local government infrastructure plan map LGIP-04.00 Plan for trunk sewerage infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.

Table SC 3.1.8 - Existing and projected demand for the stormwater quantity network

Column 1 Service catchment[6]	Column 2 Existing and projected demand (Imp ha)					
	30 June 2020 (base date)	2021	2026	2031	2036	Ultimate development
Jimboomba	1,300	2,347	2,836	3,372	3,814	17,804
Logan Village	1,872	1,499	3,298	3,298	3,319	5,403
Logan/Albert (LA1)	30,265	59,024	60,768	72,668	74,181	121,126
Logan/Albert (LA2)	14,985	31,206	31,758	32,160	34,051	43,678
Logan/Albert (LA3)	7,088	12,232	12,616	16,593	17,089	20,264
Logan/Albert (LA4)	15,848	31,538	32,274	32,428	34,821	49,864
Logan/Albert (LA5)	29,754	60,904	63,775	75,403	77,293	98,158
Logan/Albert (LA6)	61,166	123,555	125,132	126,211	129,398	173,439
Logan/Albert (LA7)	18,944	38,111	38,358	38,551	39,489	44,734
Slacks and Scrubby Creek	78,696	78,424	81,149	87,260	92,123	128,995

Note - 6. Table SC 3.1.8 Column 1 The service catchments for the stormwater quantity network are identified on Local government infrastructure plan map LGIP-05.00 Plan for trunk stormwater quantity infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.

Table SC 3.1.9 - Existing and projected demand for the movement network

Column 1 Service catchment[7]	Column 2 Existing and projected demand (vpd)					
	30 June 2020 (base date)	2021	2026	2031	2036	Ultimate development
Loganholme East	7,741	8,219	8,707	9,162	9,308	16,365
Loganholme West	10,827	10,973	11,403	11,847	12,132	17,634
Shailer Park	12,466	12,526	12,851	13,120	13,271	15,266
Daisy Hill	8,751	8,811	9,435	9,677	9,939	13,185
Kingston	15,142	15,265	15,548	15,955	16,248	21,578
Logan Central - Woodridge	25,425	26,023	26,652	27,493	27,767	35,666
Rochedale South - Springwood	25,424	25,955	26,278	26,670	27,137	38,351
Underwood	6,973	7,267	8,009	8,289	8,814	13,437
Rural North Balance	127	127	127	127	127	153
Rural North East Balance	2,617	2,711	2,791	2,939	2,954	3,243
Flagstone	7,174	8,477	14,935	26,004	40,188	168,510
Jimboomba	1,154	1,476	2,845	4,449	4,606	24,285
Rural South Balance	15,197	15,284	16,266	18,475	18,503	20,702
Logan Village - Yarrabilba	12,109	13,385	17,166	20,095	27,044	69,346
Rural South East Balance	12,804	12,959	14,045	15,151	17,778	20,951
Rural West Balance	19,686	20,318	27,469	31,710	34,201	50,392
Crestmead - Marsden	33,116	33,402	35,692	37,468	37,980	46,460
Logan Reserve - Park Ridge East	10,557	13,962	23,076	31,546	57,541	79,215
Loganlea	13,269	13,831	14,947	16,647	17,060	30,419
Beenleigh - Mt Warren Park	14,308	15,037	15,812	18,841	19,178	29,116
Bethania - Holmview	20,924	21,044	22,421	24,768	25,797	34,245
Eagleby	13,567	13,736	14,212	14,864	14,948	20,695
Wolffdene - Bahrs Scrub	8,124	9,396	11,374	16,538	24,994	27,935

Boronia Heights-Park Ridge West	11,675	13,172	14,077	17,134	22,682	61,667
Browns Plains	33,204	33,666	35,410	39,971	40,307	49,056

Note - 7. Table SC 3.1.9 Column 1 The service catchments for the movement network are identified on Local government infrastructure plan map LGIP-06.00 Plan for trunk movement infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.

Table SC 3.1.10 - Existing and projected demand for the parks network

Column 1 **Service catchment[8]**	**Column 2** **Existing and projected demand (EP)**					
	30 June 2020 (base date)	**2021**	**2026**	**2031**	**2036**	**Ultimate development**
Loganholme East	7,741	8,219	8,707	9,162	9,308	16,365
Loganholme West	10,827	10,973	11,403	11,847	12,132	17,634
Shailer Park	12,466	12,526	12,851	13,120	13,271	15,266
Daisy Hill	8,751	8,811	9,435	9,677	9,939	13,185
Kingston	15,142	15,265	15,548	15,955	16,248	21,578
Logan Central - Woodridge	25,425	26,023	26,652	27,493	27,767	35,666
Rochedale South - Springwood	25,424	25,955	26,278	26,670	27,137	38,351
Underwood	6,973	7,267	8,009	8,289	8,814	13,437
Rural North Balance	127	127	127	127	127	153
Rural North East Balance	2,617	2,711	2,791	2,939	2,954	3,243
Flagstone[9]	7,174	8,477	14,935	26,004	40,188	168,510
Jimboomba	1,154	1,476	2,845	4,449	4,606	24,285
Rural South Balance	15,197	15,284	16,266	18,475	18,503	20,702
Logan Village - Yarrabilba	12,109	13,385	17,166	20,095	27,044	69,346
Rural South East Balance	12,804	12,959	14,045	15,151	17,778	20,951
Rural West Balance	19,686	20,318	27,469	31,710	34,201	50,392
Crestmead - Marsden	33,116	33,402	35,692	37,468	37,980	46,460
Logan Reserve - Park Ridge East	10,557	13,962	23,076	31,546	57,541	79,215
Loganlea	13,269	13,831	14,947	16,647	17,060	30,419
Beenleigh - Mt Warren Park	14,308	15,037	15,812	18,841	19,178	29,116
Bethania - Holmview	20,924	21,044	22,421	24,768	25,797	34,245
Eagleby	13,567	13,736	14,212	14,864	14,948	20,695
Wolffdene - Bahrs Scrub	8,124	9,396	11,374	16,538	24,994	27,935
Boronia Heights - Park Ridge West	11,675	13,172	14,077	17,134	22,682	61,667
Browns Plains	33,204	33,666	35,410	39,971	40,307	49,056

Note - 8. Table SC 3.1.10 Column 1 The service catchments for the parks network are identified on Local government infrastructure plan map LGIP-07.00 Plan for trunk parks infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.

9. Future parks to service the Priority Development Areas (PDAs) will be delivered by Economic Development Queensland (EDQ), in accordance with State planning requirements. Future parks to service the projected demand for the PDAs will be delivered by EDQ.

Table SC 3.1.11 - Existing and projected demand for the land for community facilities network

Column 1 **Service catchment[10]**	**Column 2** **Existing and projected demand (EP)**					
	30 June 2020 (base date)	**2021**	**2026**	**2031**	**2036**	**Ultimate development**
Marsden - Waterford West	34,717	35,015	37,389	39,225	39,804	49,151
Meadowbrook - Loganlea	10,736	11,287	12,318	13,958	14,304	26,755
Underwood - Slacks Creek	17,755	18,123	19,039	19,582	20,277	27,848
Woodridge - Kingston	31,401	32,055	32,844	33,907	34,415	46,057
Beenleigh	8,424	9,123	9,490	12,340	12,625	20,040
Bethania - Waterford	11,584	11,682	12,299	13,093	13,853	19,174
Eagleby	13,567	13,736	14,212	14,864	14,948	20,695
Edens Landing - Holmview	9,647	9,746	10,517	12,073	12,504	15,796
Mount Warren Park	5,887	5,917	6,325	6,504	6,556	9,079
Wolffdene - Bahrs Scrub	8,849	10,131	12,440	18,431	26,960	30,064
Cornubia - Carbrook	9,466	9,585	9,935	10,370	10,472	12,541
Daisy Hill	7,513	7,571	8,149	8,323	8,440	10,606

Loganholme - Tanah Merah	11,858	12,460	13,112	13,732	14,079	24,937
Priestdale	146	146	146	146	146	166
Rochedale South - Springwood	24,976	25,503	25,822	26,201	26,668	37,726
Shailer Park	12,309	12,365	12,688	12,948	13,091	14,856
Browns Plains	41,832	42,320	44,370	49,161	49,797	63,733
Park Ridge - Logan Reserve	14,600	18,954	27,843	38,652	71,767	116,815
Flagstone	7,381	8,352	14,960	25,934	40,118	138,811
Jimboomba	7,258	7,589	9,293	13,086	13,271	33,489
Rural South Balance	12,720	13,148	16,210	16,437	16,437	20,632
Undullah	12	12	12	12	12	27,974
Logan Village	5,055	5,694	6,448	6,735	6,770	9,758
Rural South East Balance	8,638	8,720	10,185	10,826	14,140	22,289
Yarrabilba	10,140	10,781	13,859	16,554	20,711	61,745
Greenbank - North MacLean	1,502	2,077	6,384	10,453	12,944	20,801
Rural West Balance	14,388	14,930	15,264	15,395	15,395	26,335

Note - 10. Table SC 3.1.11 Column 1 The service catchments for the community facilities network are identified on Local government infrastructure plan map LGIP-08.00 Plan for land for community facilities infrastructure in Schedule 3 - Local government infrastructure plan mapping and tables.

SC3.2 Schedules of works

Table SC 3.2.1 - Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[11]
W0164	Bahrs Scrub HLZ Water Trunk Main Augmentation	2031 - 2031	$392,761
W0052	Pub Lane WPS Booster PS Upgrade	2025 - 2025	$111,648
LS-Tr-1	Travis Road Reservoir #2	2020 - 2020	$5,443
LS-Tr-2	Travis Road Reservoir Outlet Main	2027 - 2028	$785,109
LS-Tr-3	Chambers Flat Rd Offtake to Travis Road Reservoir Water Trunk Main	2023 - 2024	$1,856,525
W0180	Tallagrandra Road Bahrs Scrub Water Trunk Main	2031 - 2031	$1,858,857
W0207	Lyndale Road Water PS Upgrade	2025 - 2025	$1,346,995
W0209	Teys Rd & Prangley Rd Bahrs Scrub Water Main Augmentation and Flow Meter	2031 - 2031	$1,346,621
W0218	Chambers Flat Road Trunk Water Main	2022 - 2023	$7,238,456
W0219	Wuraga Road Water Mains, Bahrs Scrub (DMA063)	2031 - 2031	$2,450,562
W0220	Logan Reserve Water Mains 5 (DMA024)	2034 - 2035	$2,718,177
W0221	Logan Reserve Water Mains 11 (DMA028)	2034 - 2035	$1,458,981
W0236	School Road and Chambers Flat Road Water Mains (DMA024 and DMA028)	2031 - 2031	$3,195,055
W0247	Park Ridge Water Mains 8 (DMA028)	2034 - 2035	$6,721,971
W0256	Wyatt Road, Undullah (DMA097)	2035 - 2036	$503,524
W0312	New Logan Reserve Road Water PS	2021 - 2021	$188,125
W0342	Flinders Lakes 3 Water Mains (DMA New)	2035 - 2036	$214,792
W0344	Chambers Flat Road Water Main (Park Ridge Road through to Derby Road)	2026 - 2031	$2,547,079
W0349	Mt Lindesay Hwy Water Mains (Crest Road to Andrew Road) (DMA031) 2	2031 - 2031	$108,108
W0350	Logan Reserve Trunk Water Main (Glen Road to Derby Road)	2026 - 2026	$1,075,322
W0351	Derby Road Trunk Water Main	2026 - 2026	$2,693,362
TOTAL			**$38,817,473**

Note - 11. Table SC 3.2.1 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table SC 3.2.2 - Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing	Column 4 Establishment cost[12]
LS-B-001	Chambers Flat WWTP Stage 1	2030 - 2033	$34,055,441
LS-B-5	Logan South Site B - Chambers Flat WWTP Land Acquisition	2020 - 2022	$7,642,671
LS-CG-001-1	Flagstone Temporary WWTP Upgrade	2020 - 2021	$34,131
LS-CG-001-3	Flagstone Central - Cedar Grove WWTP Conveyance System	2020 - 2022	$2,097,519
LS-CG-001-4	Cedar Grove WWTP Stage 1 + Effluent Main	2020 - 2022	$10,423,200
LS-CG-001-9 (A)	Flinders (FL1) RM & GM (Stage 1)	2023 - 2024	$3,358,709
LS-CG-001-9 (B)	Flinders (FL1) RM & GM (Stage 2)	2034 - 2036	$6,477,408
LS-CG-11	Cedar Grove WWTP Stage 2	2023 - 2026	$7,333,141
LW066	Jimboomba to Cedar Grove Transfer Main and PS (New title - SPS175 Matt Court WWPS and Conveyance to Cedar Grove WWTP)	2023 - 2024	$26,238,600
S0122, S0180	Bahrs Scrub Wastewater Conveyance Project — Stage 2B: Mt Warren Blvd from Merrow St to PPS at Bahrs Scrub Rd	2020 - 2021	$8,381,238
S0123	Wilhelm Drive PS & RM upgrade	2024 - 2025	$5,696,619
S0131	Bramley Court PS, RM & GM	2023 - 2026	$14,332,284
S0196	School Road Gravity Main - Stage 1	2021 - 2025	$5,246,175
S0236	Chambers Flat 2 GM (Noffke Crt)	2022 - 2022	$67,092
S0272	SPS70 Logan Village 1	2020 - 2023	$1,841,165
S0281	Logan Reserve B Wastewater Pump Station and Mains	2020 - 2020	$29,653
S0297	SPS149 East Street Jimboomba Wastewater Pump Station and Conveyance	2020 - 2023	$5,202,054
S0299	Bahrs Scrub Temporary Rising Main — Reconstruction Works	2030 - 2030	$250,450
S0318	Sungold Rd to Chambers Flat Road 2 PS Stage 1	2022 - 2023	$5,058,681
S0320	Rochedale South Wastewater Catchment Augmentation, Woodlands Drive	2021 - 2021	$2,365,000
S0323 & S0145	Beenleigh to Loganholme WWTP Transfer	2020 - 2024	$25,413,000
S0324	Loganholme WWTP Stage 8 Treatment Capacity Upgrade	2020 - 2024	$78,439,336
S0327	Tygum Road 1 SPS Wet Weather Storage	2031 - 2031	$414,000
S0330	Andrew Rd SPS and Wastewater Conveyance, Greenbank	2020 - 2021	$5,551,881
S0338	SPS160 Pump Station and Wastewater Conveyance Logan Reserve	2020 - 2021	$7,875,536
S0341	SPS134 Spanns Road Pump Station	2020 - 2023	$5,972,700
S0351	Loganholme WWTP Stage 9 upgrade	2027 - 2028	$61,090,909
S0353	Rai Drive Pump Station and Gravity Main	2022 - 2023	$16,232,500

S0354	Sungold Rd Chambers Flat Sewage Pump Station and Rising Main - Land Acquisition	2020 - 2020	$698,750
S0372	Green Road Gravity Main	2023 - 2024	$13,007,500
S0385	Beenleigh Verification GM	2024 - 2024	$3,668,688
S0386	Chatswood Road GM	2024 - 2024	$305,633
S0390	Merrow St 2 GM, RM & PS Upgrade	2024 - 2024	$2,605,498
S0391	Carl Heck Boulevard GM, PS and RM upgrade	2024 - 2025	$7,866,278
S0395	Bayliss Road SPS Upgrade	2025 - 2025	$376,853
S0400	Ewing Road GM	2027 - 2027	$1,032,345
S0401	Slacks Creek M1 Crossing GM	2027 - 2027	$5,406,249
S0407	Rai Drive GM Stage 2	2031 - 2031	$3,133,525
S0408	Park Ridge Road to Bumstead Road Trunk Gravity Main Extension	2022 - 2024	$3,638,875
S0410	Bumstead Road	2028 - 2028	$9,593,102
S0413	Green Ridge PS, RM & GM	2027 - 2027	$3,488,496
S0418	Yarrabilba to Chambers Flat WWTP RM and ES - Stage 1	2033 - 2033	$3,762,949
S0431	SPS080 PS, RM and GM	2031 - 2036	$1,864,218
S0440	Sungold Road to Chambers Flat WWTP Stage 1	2031 - 2032	$20,381,864
S0441	Rai Drive to Sungold Road PS - PS, RM and GM	2031 - 2032	$35,744,167
S0448	Murrays Road GM	2027 - 2027	$6,296,870
S0453	SPS073 to Jimboomba WWTP - PS and RM	2031 - 2031	$687,139
S0467	Cedar Grove WWTP Recycled Water Network Stage 1	2026 - 2026	$136,954
S0468	Cedar Grove WWTP Recycled Water Network Stage 2	2028 - 2028	$327,711
S0469	Cedar Grove WWTP Recycled Water Network Stage 3	2032 - 2032	$274,165
S0471	River Hills Rd 1 SPS165 Rising Main Upgrade Stage 2	2035 - 2035	$2,755,200
S0474	Bahrs Scrub Trunk Gravity Main GM5 and GM6 Extension	2023 - 2023	$332,025
S0476	SPS173 Riverton Drive SPS & RM	2022 - 2023	$5,062,069
S0481	School Road North GM Stage 2	2026 - 2026	$1,077,560
S0482	School Road North GM Stage 3	2026 - 2026	$518,844
S0483	Mt Huntley Street to Park Ridge Road Trunk Gravity Main Extension	2022 - 2024	$2,960,873
S0486	Loganholme Inlet WWTP Bypass & Band-Screen Strengthening	2021 - 2023	$2,534,357
S0487	Teys Trunk Gravity Main	2031 - 2031	$2,695,792
S0488	Vargon Circuit GM	2027 - 2027	$937,435
S0490	Avonmore Street GM	2024 - 2024	$761,651
S0491	Castile Crescent GM	2024 - 2024	$201,939
S0492	Teys Road GM	2026 - 2026	$2,258,340
S0493	Bahrs Scrub Road GM	2031 - 2031	$4,994,428
S0495	Prangley Road GM	2031 - 2031	$1,165,656
S0498	Belivah Road GM	2031 - 2031	$1,119,500
S0500	Chambers Flat Road 2 Rising Main	2026 - 2026	$132,899
S0501	ES Upgrade 2027-2028	2027 - 2027	$1,367,868
S0505	ES Upgrade 2031	2031 - 2031	$184,564
S0509	Chambers Flat 2 (SPS082) Upgrade and Emergency Storage	2022 - 2023	$2,085,500
S0514	SPS073 to Jimboomba WWTP GM	2027 - 2027	$220,355
S0521	Matt Court GM & PS	2027 - 2027	$1,821,364
S0522	Anders Street PS	2027 - 2027	$502,485
S0523	Jimboomba Cricket Ground GM	2026 - 2026	$766,338
S0529	Rai Drive PS 2026	2026 - 2026	$2,448,017
S0533	Ann Street GM 2	2031 - 2031	$709,910
S0534	Ann Street GM 1	2027 - 2027	$161,565
S0536	Greenfield Street PS	2027 - 2027	$639,085
S0537	Rai Drive-Billabong Drive GM	2026 - 2031	$14,453,843
S0539	Kantenna Street GM	2029 - 2029	$1,077,318
S0542	Lockyer Place GM	2031 - 2031	$350,173
S0543	Goodwin Close GM	2031 - 2031	$744,569
S0546	Randwick Ave (SPS148) Western Trunk Gravity Main	2022 - 2025	$4,290,860
S0552	Sungold Road GM	2021 - 2021	$254,820
S0553	Chambers Flat Road 2031	2031 - 2031	$1,292,346
S0556	Koplick Road GM	2026 - 2026	$512,109
S0558	Bayliss Road Trunk Sewer Extension	2022 - 2023	$19,882,727
S0559	School Road North GM Stage 4	2028 - 2028	$2,060,788
S0562	Higyed Road GM	2031 - 2031	$407,883
S0567	Park Ridge Road GM 2	2031 - 2031	$678,892
S0569	Kingston Road GM	2027 - 2027	$1,385,185
S0573	Ceratonia Street- Green Road GM	2031 - 2031	$1,092,067

S0575	Pilbi Street PS Upgrade 2021	2024 - 2024	$838,649
S0576	Netball Drive to North Road GM	2027 - 2027	$1,725,037
S0577	Allamanda Drive to Gladewood Drive GM	2027 - 2027	$3,798,520
S0578	Hester Street GM	2027 - 2027	$707,010
S0582	Logan Village 4 SPS081 Upgrade	2023 - 2023	$86,000
S0583	Vale Street and Maroochy Crescent Trunk Gravity Main	2023 - 2023	$635,795
TOTAL			**$568,109,130**

Note - 12. Table SC 3.2.2 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table SC 3.2.3 - Stormwater quantity network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing (Land acquisition)	Column 4 Establishment cost (Land acquisition)	Column 5 Estimated timing (Works)	Column 6 Establishment cost (Works)	Column 7 Establishment cost (Total)[13]
LA1_Basin_09	LA1_Basin_09	2028 - 2030	$2,485,200		$0	$2,485,200
LA1_Basin_13	LA1_Basin_13	2025 - 2030	$207,100		$0	$207,100
LA3_Basin_2	LA3_Basin_2	2034 - 2036	$485,280		$0	$485,280
SSWT_Basin_7	SSWT_Basin_7	2030 - 2034	$1,176,000		$0	$1,176,000
F.DB.01	F.DB.01	2027 - 2030	$867,500		$0	$867,500
LA3_Basin_1	LA3_Basin_1	2030 - 2034	$861,180		$0	$861,180
E.DB.01	E.DB.01	2025 - 2029	$2,444,000		$0	$2,444,000
LA1_Basin_11	LA1_Basin_11	2034 - 2036	$1,651,776		$0	$1,651,776
LA3_Basin_8	LA3_Basin_8	2034 - 2036	$826,650		$0	$826,650
LA3_Basin_13	LA3_Basin_13	2034 - 2036	$1,161,000		$0	$1,161,000
A1.DB.01	A1.DB.01	2025 - 2030	$300,000		$0	$300,000
TOTAL			**$12,465,686**			**$12,465,686**

Note - 13. Table SC 3.2.3 Column 7 The establishment cost is expressed in current cost terms as at the base date.

Table SC 3.2.4 - Movement network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing (Land acquisition)	Column 4 Establishment cost (Land acquisition)	Column 5 Estimated timing (Works)	Column 6 Establishment cost (Works)	Column 7 Establishment cost (Total)[14]
4	Bayliss Road Extension	2024 - 2024	$1,494,867	2031 - 2035	$51,966,304	$53,461,171
8	Park Ridge IC2	2020 - 2021	$1,074,411	2020 - 2021	$9,545,093	$10,619,504
28	Green Road	2023 - 2026	$5,252,245	2034 - 2039	$30,694,991	$35,947,236
34	Kantenna Street Extension (Park ridge UA3)	2030 - 2030	$1,442,770	2034 - 2035	$9,085,888	$10,528,657
36	Jedfire Road Extension (Doug White Drive)	2020 - 2024	$600,248	2020 - 2027	$5,666,633	$6,266,881
37	Park Ridge UA1 (Kantenna St to Green Rd)	2029 - 2029	$2,523,651	2034 - 2035	$13,984,577	$16,508,228
38	Park Ridge IC3	2021 - 2029	$1,343,561	2022 - 2030	$22,807,251	$24,150,812
39	Park Ridge IC4 (IC1 to IC3)	2020 - 2023	$694,535	2020 - 2023	$11,280,975	$11,975,509
42	Loganlea Road	2022 - 2024	$1,465,800	2023 - 2026	$64,702,953	$66,168,753
60	Park Ridge IC4 (IC1 to Clarke Rd)	2020 - 2021	$1,881,816	2020 - 2021	$7,540,997	$9,422,814
63	Park Ridge Road	2023 - 2027	$13,323,085	2029 - 2038	$121,264,248	$134,587,333
68	Park Ridge IC1	2023 - 2025	$2,827,831	2025 - 2029	$18,658,973	$21,486,803
71	School Rd (Project ID 73 to Logan Reserve Rd)	2033 - 2034	$4,060,613	-	$0	$4,060,613
72	School Rd extension and Logan River bridge	2035 - 2036	$231,157	-	$0	$231,157
73	School Road Re-alignment	2024 - 2025	$13,000,000	-	$0	$13,000,000
76	Scrubby Creek Road	2034 - 2036	$2,850,474	-	$0	$2,850,474
92	Third Avenue (Fourth Ave to Curtisii Ct)	2022 - 2024	$1,135,951	2025 - 2028	$51,760,801	$52,896,751
93	Third Avenue (Gilmore Rd to Wembley Rd)	-	$0	2020 - 2020	$5,256,128	$5,256,128
124	Bumstead Road	2022 - 2025	$2,742,328	2031 - 2036	$24,651,119	$27,393,447
125	Gilmore Road (Pagewood St to Rod Golledge Road)	2021 - 2023	$204,120	2021 - 2023	$7,975,353	$8,179,473
111	South Street (MLH to Cusack Lane)	2029 - 2030	$850,000	-	$0	$850,000
123	Clarke Road (Park Ridge Road to Bumstead Road)	2025 - 2027	$1,081,746	2030 - 2032	$10,677,249	$11,758,995
130	Nestor Drive (extension to Armstrong Rd)	2026 - 2026	$3,601,000	-	$0	$3,601,000
TOTAL			**$63,682,207**		**$467,519,532**	**$531,201,739**

Note - 14. Table SC 3.2.4 Column 7 The establishment cost is expressed in current cost terms as at the base date.

Table SC 3.2.5 - Parks network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Estimated timing (Land acquisition)	Column 4 Establishment cost (Land acquisition)	Column 5 Estimated timing (Works)	Column 6 Establishment cost (Works)	Column 7 Establishment cost (Total)[15]

1661.R.Lo.f1	Loganholme East Recreation Park 1	2024 - 2025	$1,270,800	2025 - 2026	$206,829	$1,477,629
212.S.Di.l.1	J J Smith Park	2025 - 2026	$3,387,456	2027 - 2028	$2,284,493	$5,671,949
242.R.Co.l.2	Lake Breeze Park	2029 - 2029	$400,475	2030 - 2030	$0	$400,475
293.R.Lo.f.1	Michelle Johnston Park	2026 - 2027	$1,909,181	2026 - 2027	$285,424	$2,194,605
305.R.Lo.e.x	Murrays Environmental Reserve	2023 - 2023	$289,697	2024 - 2025	$0	$289,697
331.R.Di.l.x	(Park Ridge East District Recreation Park)	2024 - 2025	$0	2025 - 2026	$1,616,044	$1,616,044
372.R.Co.f.2	Riverdale Park	2032 - 2033	$423,706	2033 - 2034	$0	$423,706
431.R.Lo.l.x	Torres Park	2029 - 2029	$0	2030 - 2030	$71,356	$71,356
431.R.Lo.l.1	Torres Park	2029 - 2029	$572,843	2030 - 2030	$214,068	$786,911
580.R.Co.l.1	Edinburgh Park	2032 - 2032	$116,551	2033 - 2033	$0	$116,551
608.R.Di.l.1	Larry Storey Park	2032 - 2032	$52,270	2033 - 2033	$54,119	$106,388
628.R.Co.l.1	Mt Warren Oval	2034 - 2035	$189,225	2034 - 2035	$0	$189,225
699.R.Lo.e.x	Rotary Park (Jimboomba)	2024 - 2024	$0	2025 - 2025	$1,248,539	$1,248,539
1202.S.Me.f.x	Logan Metro Sport Park	2032 - 2032	$0	2034 - 2036	$11,038,705	$11,038,705
1210.R.Di.f.3	Glindemann Park	2032 - 2034	$407,600	2032 - 2034	$180,396	$587,996
1210.R.Di.f.4	Glindemann Park	2027 - 2027	$419,115	2027 - 2027	$172,879	$591,994
1210.R.Di.f.5	Glindemann Park	2023 - 2023	$624,201	2023 - 2023	$0	$624,201
1234.S.Me.f.1	Logan Reserve Metro Sport	2024 - 2024	$14,525,936	2027 - 2029	$5,289,379	$19,815,315
1234.S.Me.f.2	Logan Reserve Metro Sport	2032 - 2033	$4,148,300	2034 - 2036	$5,519,352	$9,667,652
1235.R.Co.l.x	Logan Village River Corridor	2031 - 2036	$1,000,000	2031 - 2036	$0	$1,000,000
1235.R.Co.f.x	Logan Village River Corridor	2031 - 2036	$522,939	2031 - 2036	$0	$522,939
1473.R.Lo.l.x	(Bahrs Scrub Local Park 4)	2034 - 2036	$73,000	2034 - 2036	$297,834	$370,834
1480.R.Di.l.x	(Bahrs Scrub District Recreation Park 1)	2026 - 2031	$2,726,631	2026 - 2031	$1,728,791	$4,455,422
1534.R.Di.l.x	(Cornubia District Rec Park)	2023 - 2024	$0	2030 - 2031	$1,728,791	$1,728,791
1537.R.Lo.l.x	(Logan Reserve Local Recreation Park 4)	2028 - 2031	$673,059	2028 - 2031	$142,712	$815,771
1537.R.Lo.f.x	(Logan Reserve Local Recreation Park 4)	2025 - 2026	$708,489	2025 - 2026	$133,405	$841,894
1538.R.Lo.l.x	(Logan Reserve Local Recreation Park 5)	2032 - 2036	$1,199,093	2032 - 2036	$297,834	$1,496,927
1539.R.Lo.l.x	(Park Ridge East Local Recreation Park 2)	2028 - 2029	$187,751	2028 - 2029	$285,424	$473,175
1540.R.Lo.f.1	Moorabool Park	2030 - 2031	$229,709	2030 - 2031	$285,424	$515,134
1540.R.Lo.f.x	Moorabool Park	2026 - 2027	$455,243	2026 - 2027	$285,424	$740,667
1541.S.Di.l.x	(Dairy Creek Road District Sport Park)	2026 - 2027	$7,339,758	2030 - 2031	$2,284,493	$9,624,251
1542.R.Me.l.x	(Dairy Creek Road Metro Rec Park)	2026 - 2027	$7,381,050	2030 - 2031	$2,730,799	$10,111,849
1543.R.Lo.l.x	(Hubner Road Local Rec Park)	2034 - 2035	$0	2034 - 2035	$297,834	$297,834
1544.S.Di.l.x	(Eagleby District Sport Park)	2024 - 2026	$631,557	2025 - 2029	$2,135,504	$2,767,062
1546.S.Di.l.x	(Park Ridge South District Sport Park)	2034 - 2034	$1,161,841	2035 - 2036	$4,767,638	$5,929,479
1547.R.Lo.l.x	(Greenbank Local Recreation Park)	2025 - 2025	$2,110,560	2026 - 2026	$285,424	$2,395,984
1550.R.Lo.l.x	(Slacks Creek Local Park 1)	2023 - 2023	$0	2029 - 2029	$285,424	$285,424
1589.R.Lo.l.x	(Rochedale South Local Rec)	2024 - 2025	$1,020,382	2025 - 2026	$266,810	$1,287,191
1591.R.Lo.l.x	(Park Ridge East Local Recreation Park 4)	2033 - 2034	$324,982	2033 - 2034	$297,834	$622,816
1592.R.Lo.l.x	(Park Ridge East Local Recreation Park 5)	2027 - 2028	$382,680	2027 - 2028	$285,424	$668,104
1619.R.Lo.l.x	(Logan Reserve Local Recreation Park 8)	2024 - 2025	$1,518,322	2025 - 2026	$266,810	$1,785,131
1623.R.Lo.l.x	Kent Park	2028 - 2029	$2,035,825	2029 - 2030	$285,424	$2,321,249
5027.R.Lo.f.1	Bernice Park	2026 - 2026	$459,760	2026 - 2026	$199,797	$659,557
5027.R.Lo.f.2	Bernice Park	2026 - 2026	$300,040	2026 - 2026	$28,542	$328,582
5027.R.Lo.f.3	Bernice Park	2023 - 2023	$1,871,351	2026 - 2026	$199,797	$2,071,148
1228.R.M..F.x	Logan Reserve East Metro Park	2022 - 2023	$873,774	2024 - 2024	$1,262,170	$2,135,944
411.R.Di.e.x	Springwood Park	2020 - 2022	$1,108,659	0 - 0	$0	$1,108,659
417.R.Lo.e.x	Surman Park	2020 - 2022	$665,734	0 - 0	$0	$665,734
1209.R.Di.e.x	Carvers Park	2020 - 2022	$1,010,982	0 - 0	$0	$1,010,982
424.R.Lo.e.x	Third Park	2020 - 2022	$1,525,242	0 - 0	$0	$1,525,242
TOTAL			**$68,235,768**		**$49,246,946**	**$117,482,714**

Note - 15. Table SC 3.2.5 Column 7 The establishment cost is expressed in current cost terms as at the base date.

Table SC 3.2.6 - Land for community facilities network schedule of works

Column 1 **Map reference**	**Column 2** **Trunk infrastructure**	**Column 3** **Estimated timing**	**Column 4** **Establishment cost[16]**
E_CC_1	Loganholme Community Centre	2024 - 2027	$1,261,483
S_GCS_1	Bahrs Scrub General Community Space	2024 - 2025	$282,007
E_HUB_1	Springwood Community Facilities Hub	2024 - 2025	$6,334,958
RSE_GCS_1	Logan Village General Community Space	2022 - 2023	$1,423,448
W_HUB_1	Park Ridge Town Centre Facilities Hub	2024 - 2025	$7,410,712
W_GCS_1	Logan Reserve General Community Space	2027 - 2028	$396,242

TOTAL			**$17,108,850**

Note - 16. Table SC 3.2.6 Column 4 The establishment cost is expressed in current cost terms as at the base date.

SC3.3 Local government infrastructure plan maps

1. Local government infrastructure plan map LGIP-01.00 Priority infrastructure area and projection areas map
2. Local government infrastructure plan map LGIP-02.00 Net developable area and planned density areas map
3. Local government infrastructure plan map LGIP-03.00 Plan for trunk water supply infrastructure
4. Local government infrastructure plan map LGIP-04.00 Plan for trunk sewerage infrastructure
5. Local government infrastructure plan map LGIP-05.00 Plan for trunk stormwater quantity infrastructure
6. Local government infrastructure plan map LGIP-06.00 Plan for trunk movement infrastructure
7. Local government infrastructure plan map LGIP-07.00 Plan for trunk parks infrastructure
8. Local government infrastructure plan map LGIP-08.00 Plan for land for community facilities infrastructure.

Schedule 4 Notations required under the *Planning Act 2016*

Sc4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC 4.1.1 - Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/Map reference
16 December 2013	Lot 2 RP 42125	Approval under SPA s242 that conflicts with the planning scheme	MCUI/3/2013

Editor's note - This schedule must include details of:
- development approvals that are substantially inconsistent with the planning scheme;
- variation approvals;
- decisions agreeing to a superseded planning scheme request to apply to a superseded scheme to a particular development.

Sc4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC 4.2.1 - Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details
21 June 2011	1 July 2011	Adopted Infrastructure Charges Resolution (No. 1) 2011
6 December 2011	7 December 2011	Adopted Infrastructure Charges Resolution (No. 2) 2011
26 June 2012	1 July 2012	Adopted Infrastructure Charges Resolution (No. 3) 2012
18 June 2013	1 July 2013	Adopted Infrastructure Charges Resolution (No. 4) 2013
16 September 2014	17 September 2014	Adopted Infrastructure Charges Resolution (No. 4) version 2 2014
12 May 2015	18 May 2015	Adopted Infrastructure Charges Resolution (No. 5) 2015
21 February 2017	1 March 2017	Adopted Infrastructure Charges Resolution (No. 6) 2017
4 May 2017	26 May 2017	Adopted Infrastructure Charges Resolution (No. 6) version 2 2017
22 June 2017	3 July 2017	Charges Resolution (No. 6) version 3 2017
19 July 2017	21 July 2017	Charges Resolution (No. 6) version 4 2017
3 April 2018	3 April 2018	Charges Resolution (No. 6) version 5 2018
17 April 2018	1 July 2018	Charges Resolution (No. 6) version 6 2018
19 September 2019	9 December 2019	Charges Resolution (No. 7) version 1 2019
29 January 2020	16 March 2020	Charges Resolution (No. 8) 2020
9 December 2020	1 April 2021	Charges Resolution (No. 9) 2021
28 January 2022	15 February 2022	Charges Resolution (No. 10) 2022
14 December 2022	6 March 2023	Charges Resolution (No. 11) 2023

Editor's note - This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

Sc4.3 Notation of registration for urban encroachment provision under section 267 of the Act

Table SC4.3.1 - Notation of registration made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Term of registration

Schedule 5 Designation of premises for development

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

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address	Type of community infrastructure
13 November 1998	Lots 1 and 2 SP131575	75-93 Station Rd and 20 Rhoda St, Loganlea	Any other facility not mentioned in this part and intended primarily to accommodate government functions (Loganlea Accommodation Support Services (for people with a disability))
Designation matters Not applicable			
23 July 1999	Lot 1 SP103674	68 University Drive, Meadowbrook	Educational facilities (Griffith University (Logan campus))
Designation matters Not applicable			
24 March 2000	Lot 1 RP218950	328-448 New Beith Road, Greenbank	Operating works under the *Electricity Act 1994* (Springdale to Greenbank transmission line)
	Lot 50 SL5999 (Easements D and E CP902791)	Lyndale Road, Greenbank	
Designation matters Not applicable			
23 June 2000	Lot 99 RP127145	197-201 Beenleigh Redland Bay Road, Cornubia	Hospitals and associated institutions (Loganholme Respite Centre)
Designation matters Not applicable			
12 April 2001	Lot 1 RP223712 (Easement D SP134060)	614-626 Kingston Road, Loganlea	Operating works under the *Electricity Act 1994* (Drewvale to Loganlea transmission line)
	Lot 1 RP802743 (Easement C SP134061)	543-551 Kingston Road, Loganlea	
	Lot 28 SL12622 (Easement H SP137757)	9 Logan Motorway, Loganlea	
	Lot 23 SP110645 (Easement C SP137756)	58 Eurora Street, Kingston	
	Lot 21 SP110645 (Easement C SP134062)	57-67 Mudgee Street, Kingston	
	Lot 1 RP120099 (Easement D SP137750)	54-60 Mudgee Street, Kingston	
	Lot 43 SP154284 (was Lot 13 RP116133) (Easement E SP137749)	Mudgee Street, Kingston	
	Lot 44 SP154285 (was Lot 14 RP116133) (Easement F SP137748)	Mudgee Street, Kingston	
	Lot 45 RP896419 (Easement G SP137747)	Mudgee Street, Kingston	
	Lot 3 RP 218827 (Easement H SP137754)	42 Princess Street, Kingston	
	Lot 4 RP819248 (Easement J SP137753)	Mudgee Street, Kingston	
	Lot 26 SL12622 (Easement K SP137755)	7 Logan Motorway, Kingston	
	Lot 62 SL12379 (Easement L SP134063)	58 West Bega Road, Kingston	
	Lot 104 RP221542 (Easement D SP137752)	53 West Bega Road, Kingston	
	Lot 103 RP220653 (Easement E SP137752)	253 Third Avenue, Kingston	
	Lot 24 SL12620 (Easement C SP137751)	5 Logan Motorway, Kingston	

	Lot 4 SP118373	30 Logan Motorway, Kingston	
Designation matters Not applicable			
1 June 2001	Lot 3 RP218827	42A Princess Street, Kingston	Operating works under the *Electricity Act 1994* (Marsden to Loganlea transmission line)
Designation matters Not applicable			
29 June 2001	Lot 139 WD5784	2-8 James Street, Beenleigh	Any other facility not mentioned in this part that is intended primarily to accommodate government functions (Beenleigh Courthouse and police station)
Designation matters Not applicable			
27 November 2001	Lot 1 SP166444	2-42 Poinciana Drive, Flagstone	• Educational facilities; • Community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries; • Transport infrastructure mentioned in Schedule 10 IPA, definition "development infrastructure; • Parks and recreational facilities • (Flagstone State Community College)
Designation matters Not applicable			
25 January 2002	Lot 1 SP142896 (was Lots 1-4 SP142895)	1-9 Timor Avenue, Loganholme	Any other facility not mentioned in this part that is intended primarily to accommodate government functions (Loganholme Police Station)
Designation matters Not applicable			
8 March 2002	Lot 5 SP139428 (was Lots 39 and 40 SP127805 and Lot 41 SP127806)	5-639 Grand Plaza Drive, Browns Plains	Educational facilities (Logan Institute of TAFE - Western Campus)
Designation matters Not applicable			
3 January 2003	Lot 26 RP157478	62 Harvest Road, Greenbank	Operating works under the *Electricity Act 1994* (Section of the Blackwall to Greenbank transmission line and substation at Greenbank)
Designation matters Not applicable			
24 September 2004	Lot 2 RP156377	52 Ellen Street, Kingston	Police facilities including but not limited to offices, storage, amenities, interview rooms and car parking (Kingston/Woodridge Neighbourhood Police Beat)
Designation matters Not applicable			
21 January 2005	Lot 73 RP839673 (Easement P SP141940)	380-408 Carter Road, Chambers Flat	Operating works under the *Electricity Act 1994* (Greenbank to Molendinar transmission line)
	Lot 75 RP839672 (Easement Q SP141941)	1381-1389 Chambers Flat Road, Chambers Flat	
	Lot 74 RP839673 (Easements R and S SP141942)	1301-1379 Chambers Flat Road, Chambers Flat	
	Lot 44 RP839670 (Easement T SP141943)	5-7 Lakefield Court, Chambers Flat	
	Lot 45 RP839670 (Easement U SP141944)	9-11 Lakefield Court, Chambers Flat	
	Lot 46 RP839671 (Easement V SP141945)	13-15 Lakefield Court, Chambers Flat	
	Lot 47 RP839671 (Easement W SP141946)	17-21 Lakefield Court, Chambers Flat	

	Lot 48 RP839671 (Easement X SP141947)	23-27 Lakefield Court, Chambers Flat	
	Lot 49 RP839671 (Easement Y SP141948)	29-33 Lakefield Court, Chambers Flat	
Designation matters Not applicable			
4 March 2005	Lot 84 SP175752	2-4 Vanessa Boulevard, Springwood	Emergency services facilities (Springwood Ambulance Station)
Designation matters Not applicable			
6 May 2005	Lot 266 RP880510 (Easement B RP194545)	22-36 Sentinal Drive, Greenbank	Operating works under the *Electricity Act 1994* (Greenbank to Molendinar transmission line)
	Lot 270 RP880510 (Easement B RP194545)	19-31 Sentinal Drive, Greenbank	
	Lot 292 SP163061 (Easement B RP194545)	3 Quartz Close, Greenbank	
	Lot 9000 SP163061 (Easement B RP194545)	151-343 Pub Lane, Greenbank	
	Lot 9968 SP163061 (Easements B RP194545 and C RP214319)	0 Pub Lane, Greenbank	
	Lot 293 SP163061 (Easement B RP194545)	5-7 Quartz Close, Greenbank	
	Lot 294 SP163061 (Easement B RP194545)	9-11 Quartz Close, Greenbank	
	Lot 295 SP163061 (Easement B RP194545)	13-15 Quartz Close, Greenbank	
	Lot 296 SP163061 (Easement B RP194545)	17-19 Quartz Close, Greenbank	
	Lot 297 SP163061 (Easement B RP194545)	21-23 Quartz Close, Greenbank	
	Lot 298 SP163061 (Easement B RP194545)	25-27 Quartz Close, Greenbank	
	Lot 299 SP163061 (Easement B RP194545)	29-35 Quartz Close, Greenbank	
	Lot 300 SP163061 (Easement B RP194545)	37 Quartz Close, Greenbank	
	Lot 144 SP110580 (Easement B RP194545)	12-14 Jamboree Close, Greenbank	
	Lot 145 SP110580 (Easement B RP194545)	8-10 Jamboree Close, Greenbank	
	Lot 9968 SP110580 (Easement B RP194545)	Pub Lane, Greenbank	
	Lot 9994 RP880630 (Easement C RP214319)	Pub Lane, Greenbank	
	Lot 9991 RP880617 (Easement C RP880617)	Pub Lane, New Beith	
	Lot 2000 RP880619 (Easements B RP194554 and B RP214329)	124-142 Pub Lane, Greenbank	
	Lot 2001 RP880619 (Easement B 194554)	Old Pub Lane, New Beith	
	Lot 31 SP208810 (Easement B SL12161)	123-131 Teviot Road, Greenbank	
	Lot 30 SP246743 (Easement B SL12161)	135-149 Teviot Road, Greenbank	
	Lot 32 SP246743 (Easement B SL12161)	133 Teviot Road, Greenbank	
	Lot 83 RP845844 (Easement B RP214312)	130-136 Teviot Road, Greenbank	
	Lot 434 RP845844 (Easement B RP214312)	138-168 Teviot Road, Greenbank	
	Lot 18 SL9967 (Easement A SL11937)	Kooringal Road, Munruben	
	Lot 61 RP857180 (Easement B RP214230)	Kooringal Road, Munruben	
	Lot 36 RP857180 (Easement B RP214230)	151-153 Kooringal Road, Munruben	

Lot 35 RP857180 (Easement B RP214230)	143-149 Koorginal, Munruben
Lot 42 RP189585 (Easement C RP214239)	137-141 Kooringal Road, Munruben
Lot 43 RP189585 (Easement D RP214238)	127-135 Kooringal Road, Munruben
Lot 44 RP189585 (Easement E RP214237)	119-125 Kooringal Road, Munruben
Lot 45 RP189585 (Easement G RP214247)	107-117 Kooringal Road, Munruben
Lot 46 RP189585 (Easement J RP214248)	99-105 Kooringal Road, Munruben
Lot 11 RP197428 (Easement H RP214234)	36-38 Carbeen Road, Park Ridge South
Lot 12 RP197428 (Easement L RP214234)	32-34 Carbeen Road, Park Ridge South
Lot 13 RP197428 (Easement M RP214233)	26-30 Carbeen Road, Park Ridge South
Lot 47 RP189585 (Easement K RP214249)	89-97 Kooringal Road, Munruben
Lot 19 RP199099	127-131 Andall Road, Park Ridge South
Lot 2 RP259170 (Easement A RP228138)	Carter Road, Munruben
Lot 53 RP123244 (Easement A RP228142)	1289-1299 Chambers Flat Road, Chambers Flat
Lot 52 RP123244 (Easement A RP228143)	1277-1287 Chambers Flat Road, Chambers Flat
Lot 23 RP123496 (Easement A RP228145)	174-190 Holloway Road, Chambers Flat
Lot 24 RP123496 (Easement A RP228146)	160-172 Holloway Road, Chambers Flat
Lot 51 RP123244 (Easement A RP228144)	1265-1275 Chambers Flat Road, Chambers Flat
Lot 25 RP123496 (Easement A RP228147)	146-158 Holloway Road, Chambers Flat
Lot 26 RP123496 (Easement A RP228148)	134-144 Holloway Road, Chambers Flat
Lot 27 RP123496 (Easement A RP228149)	120-132 Holloway Road, Chambers Flat
Lot 28 RP123496 (Easement A RP228150)	108-118 Holloway Road, Chambers Flat
Lot 29 RP123496 (Easement A RP228151)	96-106 Holloway Road, Chambers Flat
Lot 30 RP123496 (Easement A RP228152)	80-94 Holloway Road, Chambers Flat
Lot 31 RP123496 (Easement A RP228153)	68-78 Holloway Road, Chambers Flat
Lot 32 RP123496 (Easement A RP228154)	58-66 Holloway Road, Chambers Flat
Lot 41 RP123244 (Easement A RP228157)	1111-1129 Chambers Flat Road, Chambers Flat
Lot 56 RP121911 (Easement A RP228157)	1118-1130 Chambers Flat Road, Chambers Flat
Lot 86 MAR619 (Easement A RP228158)	165 Featherstone Road, Chambers Flat
Lot 85 MAR619 (Easement A RP228159)	283-317 Wendt Road, Chambers Flat
Lot 146 RP887999 (Easement A RP228160)	73-81 Pepperina Drive, Chambers Flat
Lot 145 RP887998 (Easement A RP228160)	69-71 Pepperina Drive, Stockleigh
Lot 155 RP887998 (Easement A RP228160)	54-68 Pepperina Drive, Stockleigh
Lot 156 RP887998 (Easements A RP228160 and A RP228161)	46-52 Pepperina Drive, Stockleigh

Lot 157 RP887997 (Easements A RP228160 and A RP228161)	26-44 Pepperina Drive, Stockleigh
Lot 132 RP887977 (Easements A RP228160 and A RP228161)	23-25 Pepperina Drive, Stockleigh
Lot 131 RP887997 (Easement A RP228161)	27-31 Pepperina Drive, Stockleigh
Lot 503 RP887997 (Easements A RP228160 and A RP228161)	0 Stockleigh Road, Stockleigh
Lot 6 RP844421 (Easement A RP228162)	979-999 Stockleigh Road, Stockleigh
Lot 5 RP844421 (Easement A RP228162)	971-977 Stockleigh Road, Stockleigh
Lot 4 RP844421 (Easement A RP228162)	969 Stockleigh Road, Stockleigh
Lot 3 RP844421 (Easement A RP228162)	967 Stockleigh Road, Stockleigh
Lot 13 RP803930 (Easement A RP228163)	34-36 Hastings Court, Stockleigh
Lot 12 RP803930 (Easement A RP228163)	38 Hastings Court, Stockleigh
Lot 11 RP803930 (Easement A RP228163)	40 Hastings Court, Stockleigh
Lot 21 RP803922 (Easement B RP803922)	42 Hastings Court, Stockleigh
Lot 10 RP803930 (Easement A RP228163)	43 Hastings Court, Stockleigh
Lot 35 RP134912 (Easement A RP228165)	0 Alfred Road, Stockleigh
Lot 29 RP134912 (Easement A RP228166)	64 Alfred Road, Stockleigh
Lot 28 RP134912 (Easement A RP228167)	66-68 Alfred Road, Stockleigh
Lot 5 SP181027 (Easement A RP228169)	25 Frog Hollow Court, Logan Village
Lot 5 SP181027 (Easement A RP228169)	21-23 Frog Hollow Court, Logan Village
Lot 5 SP181027 (Easement A RP228169)	11-19 Frog Hollow Court, Logan Village
Lot 5 SP181027 (Easement A RP228169)	277-293 Hotz Road, Logan Village
Lot 4 RP849668 (Easement A RP228168)	249-259 Hotz Road, Logan Village
Lot 3 RP849668 (Easement A RP228168)	261-275 Hotz Road, Logan Village
Lot 1 SP201473 (Easement A RP228170)	92-98 Rose Farm Lane, Logan Village
Lot 2 SP201473 (Easement A RP228170)	84-90 Rose Farm Lane, Logan Village
Lot 3 SP201473 (Easement A RP228170)	82 Rose Farm Lane, Logan Village
Lot 4 SP201473 (Easement A RP228170)	277-288 Hotz Road, Logan Village
Lot 101 SP166955 (Easement B RP227171)	270-276 Hotz Road, Logan Village
Lot 6 SP181024 (Easement B RP227172)	100-106 Rose Farm Lane, Logan Village
Lot 7 SP181024 (Easement B RP227172)	110-116 Rose Farm Lane, Logan Village
Lot 8 SP181024 (Easement B RP227172)	108 Rose Farm Lane, Logan Village
Lot 9 SP181024 (Easement B RP227172)	260-268 Hotz Road, Logan Village
Lot 11 RP841522 (Easement C RP227173)	242-248 Hotz Road, Logan Village
Lot 29 SP181023 (Easement D RP227174)	234-240 Hotz Road, Logan Village

Lot 30 SP191432 (Easement D RP227174)	226-232 Hotz Road, Logan Village
Lot 32 SP191432 (Easement D RP227174)	0 Rose Farm Lane, Logan Village
Lot 31 SP203373 (Easement D RP227174)	150 Rose Farm Lane, Logan Village
Lot 33 SP203373 (Easement D RP227174)	152 Rose Farm Lane, Logan Village
Lot 10 SP159801 (Easement E RP227175)	170 Rose Farm Lane, Logan Village
Lot 11 SP159801 (Easement E RP227175)	154-160 Rose Farm Lane, Logan Village
Lot 12 SP159801 (Easement E RP227175)	162-168 Rose Farm Lane, Logan Village
Previously Lot 23 RP123927	218-224 Hotz Road, Logan Village
Lot 14 SP159801 (Easement E RP227175)	208-216 Hotz Road, Logan Village
Lot 101 SP159801 (Easement Z RP227176)	0 Rose Farm Lane, Logan Village
Lot 106 SP191432 (Easement Z RP227176)	0 Rose Farm Lane, Logan Village
Lot 104 SP198253 (Easement Z RP227176)	0 Rose Farm Lane, Logan Village
Lot 200 SP181026 (Easement F 227176)	0 Rose Farm Lane, Logan Village
Lot 300 SP200371 (Easement F 227176)	0 Rose Farm Lane, Logan Village
Lot 301 SP200371 (Easement F 227176)	0 Rose Farm Lane, Logan Village
Lot 1 SP200371 (Easement G RP227177)	700-708 Camp Cable Road, Logan Village
Lot 2 SP200371 (Easement G RP227177)	692-698 Camp Cable Road, Logan Village
Lot 3 SP200371 (Easement G RP227177)	149-157 Rose Farm Lane, Logan Village
Lot 4 SP200371 (Easement G RP227177)	159-165 Rose Farm Lane, Logan Village
Lot 2 RP803805 (Easement H RP227178)	710 Camp Cable Road, Logan Village
Lot 3 RP897380 (Easement J RP227179)	738 Camp Cable Road, Logan Village
Lot 2 RP897380 (Easement J RP227179)	740 Camp Cable Road, Logan Village
Lot 3 RP862775 (Easement K RP227180)	752 Camp Cable Road, Logan Village
Lot 2 RP809934 (Easement L RP227181)	780 Camp Cable Road, Logan Village
Lot 122 RP894567 (Easement M RP227182)	788 Camp Cable Road, Logan Village
Lot 123 RP894567 (Easement M RP227182)	796 Camp Cable Road, Logan Village
Lot 11 RP111330 (Easement N RP227183)	806 Camp Cable Road, Logan Village
Lot 331 RP859741 (Easement B RP219075)	793-821 Camp Cable Road, Logan Village
Lot 334 RP859741 (Easement B RP219075)	1623-1629 Waterford Tamborine Road, Logan Village
Lot 1 RP223193 (Easement P RP227184)	1633-1643 Waterford Tamborine Road, Logan Village
Lot 1 RP78883 (Easement R RP227185)	1620-1642 Waterford Tamborine Road, Yarrabilba
Lot 2 RP138537 (Easement S SRP227186)	1548-1618 Waterford Tamborine Road, Yarrabilba
Lot 361 SP101422 (Easement T RP227186)	1666-1846 Waterford Tamborine Road, Yarrabilba
Lot 382 SP101423 (Easement U	1732 Waterford Tamborine Road,

	RP227186)	Yarrabilba	
	Lot 1 RP27535 (Easement V RP227186)	0 Waterford Tamborine Road, Yarrabilba	
	Lot 3 RP27535 (Easement W RP227186)	512-664 Steele Road, Yarrabilba	
	Lot 42 W311428 (Easement X RP227187)	513-637 Steele Road, Cedar Creek	
	Lot 36 W31950 (Easement Y RP227187)	0 Waterford Tamborine Road, Yarrabilba	
	Lot 766 FTY1420 (Easements A, C and D SP169293)	Quinzeh Creek Road, Cedar Creek	
	Lot 40 WD1916 (Easements A, C and D SP169293)	Lot 40 Steele Road, Logan Village	
	Lot 1 AP19209 (Easements A, C and D SP169293)	Plunkett Road, Cedar Creek	
	Lot 293 NPW837 (Easements A, C and D SP169293)	Plunkett Road, Cedar Creek	
	Lot 34 W31950 (Easement Z RP227187)	Lot 34 Waterford Tamborine Road, Yarrabilba	
	Lot 530 NPW687 (Easement B SP169296)	845-1041 Quinzeh Creek Road, Cedar Creek	
	Lot 17 RP135968 (Easement C RP227189)	1-11 Flesser Road, Cedar Creek	
	Lot 162 RP911081 (Easement D RP227190)	23 Flesser Road, Cedar Creek	
	Lot 15 RP135968 (CIDA GBM104.000)	672-700 Plunkett Road, Cedar Creek	
Designation matters Not applicable			
11 January 2008	Lot 1 RP159461	501-503 Browns Plains Road, Crestmead	Any other facility not mentioned in this part that is intended primarily to accommodate government functions (Crestmead Police Station)
Designation matters Not applicable			
26 September 2008	Lot 139 WD5784	2-8 James Street, Beenleigh	Any other facility not mentioned in this part that is intended primarily to accommodate government functions (Beenleigh Police Station)
Designation matters Not applicable			
21 November 2008	Lot 4 SP207163	1-5 River Street, Logan Village	Any other facility not mentioned in this part that is intended primarily to accommodate government functions (Logan Village Neighbourhood Police Beat)
Designation matters Not applicable			
19 December 2008	Lot 204 WD4350	11 James Street, Beenleigh	Community and cultural facilities (Beenleigh Early Childhood Education and Care Centre)
Designation matters Not applicable			
11 May 2009	Lot 1 SP127066	15 Wuraga Road, Beenleigh	Waste management facilities (Beenleigh transfer station
Designation matters Not applicable			
15 May 2009	Lot 1 SP221044	95-107 Kingston Road, Woodridge	Emergency services facility (Woodridge Fire and Rescue Station)
Designation matters Not applicable			
5 June 2009	Lot 2 RP234530	289-301 California Creek Road, Cornubia	Operating works under the *Electricity Act 1994* (Cornubia substation)
Designation matters			

Not applicable			
13 August 2010	Lot 50 SP233403	26-28 Johanna Street, Jimboomba	Emergency services facility (Jimboomba Ambulance Station and associated facilities)
Designation matters Not applicable			
28 October 2011	Lot 383 SL12344	8-48 Armstrong Road, Meadowbrook	• Hospitals and associated institutions; • Storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure (Logan Hospital and support facilities)
Designation matters Not applicable			
30 November 2012	Lot 135 CP827105 (Easement EGXA AP17057)	Lot 135 Brisbane Gold Coast Railway, Kingston	Operating works under the *Electricity Act 1994* (Loganlea to Jimboomba 110 kilovolt sub-transmission line)
	Railway Parade (Easement EGXA AP17057)		
	Lot 37 RP25866 (Easement B RP230078)	Battle Park, 76-84 Railway Parade, Loganlea	
	Lot 36 RP25866 (Easement A RP230078)	Battle Park, 86-94 Railway Parade, Loganlea	
	Lot 34 RP25866 (Easement A RP230077)	Battle Park, 53-65 Battle Street, Loganlea	
	Lot 34 RP25866 (Easement B RP230077)	Battle Park, 53-65 Battle Street, Loganlea	
	Lot 33 RP25866 (Easement A RP230077)	Battle Park, 2-6 Jutland Street, Loganlea	
	Lot 33 RP25866 (Easement B RP230077)	Battle Park, 2-6 Jutland Street, Loganlea	
	Jutland and Battle Streets (Easement EGXC AP16597)		
	Lot 339 SL12378 (Easement A SP121374)	553-567 Kingston Road, Loganlea	
	Lot 1 RP802743 (Easement M RP894494)	543-551 Kingston Road, Loganlea	
	Lot 1 RP802743 (Easement B as shown on RP802743)	543-551 Kingston Road, Loganlea	
	Lot 1 RP802743 (Easement A as shown on RP802743)	543-551 Kingston Road, Loganlea	
	Unnamed road and Logan Motorway (Easement EGXD AP16598)		
	Lot 28 SL12622 (Easement G SP121375)	9 Logan Motorway, Kingston	
	Lot 24 SP110645 (Easement H as shown on SP141950)	Lot 24 Mudgee Street, Kingston	
	Lot 22 SP182391 (Easement H as shown on SP141950)	47-55 Mudgee Street, Kingston	
	Lot 2 SP182391 (Easement J RP896770)	37-45 Mudgee Street, Kingston	
	Lot 3 SP182391 (Easement K RP896771)	29-35 Mudgee Street, Kingston	
	Lot 4 SP182391 (Easement L RP896772)	21-27 Mudgee Street, Kingston	
	Lot 7 RP892325 (Easement M CP896773)	Kingston Road Scrubby Creek Park, Mudgee Street, Kingston	
	Scrubby Creek (Easement EGXE AP17055)		
	Lot 2 RP184803 (Easement F RP892555)	Kingston Road Scrubby Creek Park, Mudgee Street, Kingston	
	Lot 1 RP184803 (Easement E RP892554)	11-19 Mudgee Street, Kingston	
	Lot 5 RP892325 (Easement N	1-9 Mudgee Street, Kingston	

RP896774)	
Mudgee Street (Easement EGXF AP17056)	
Lot 1 SP103663 (Easement U SP236618)	Lot 1 Chambers Flat Road, Kingston
Lot 5 RP156775 (Easement T SP120656)	Chambers Flat Road Park, Chambers Flat Road, Kingston
Lot 7 RP156775 (Easement S SP120656)	Chambers Flat Road Park, Chambers Flat Road, Kingston
Lot 2 RP156775 (Easement R SP120655)	675-679 Kingston Road, Loganlea
Lot 1 CP864203 (Easement C SP152173)	11 Chambers Flat Road, Loganlea
Lot 1 CP864203 (Easement Q SP120654)	11 Chambers Flat Road, Loganlea
Chambers Flat Road & Kingston Road (Easement EGXA AP16874)	
Logan Reserve Road (Muchow Road to Beutel Street) (Easement EGXB AP16875)	
Logan Reserve Road (Beutel Street to Schmidts Road) (Easement EGXC AP16876)	
Logan Reserve Road (Schmidts Road to School Road) (Easement EGXD AP16877)	
Glen Road (Easement EGXE AP16878)	
Lot 1 RP25892 (Easement K SP228907)	102-1044 Glen Road, Logan Reserve
Logan River (Easement EGXF AP16879)	
Lot 463 WD4533 (Easement L SP228908)	Newstead Park Weaber Road, Buccan
Lot 449 WD5155 (Easement M SP228909)	Newstead Park Weaber Road, Buccan
Lot 2 RP172382 (Easement N SP228910)	115 Natalie Road, Buccan
Lot 32 RP174958 (Easement O SP228911)	116 Natalie Road, Buccan
Logan River (Easement EGXI AP12877)	
Lot 12 RP837232 (Easement A SP230135)	90 Henderson Road, Logan Reserve
Lot 13 RP837232 (Easement B SP230136)	46 Josephfina Court, Logan Reserve
Lot 14 RP837232 (Easement C SP230137)	47 Josephfina Court, Logan Reserve
Lot 15 RP837232 (Easement D S230138)	45 Josephfina Court, Logan Reserve
Lot 62 MAR619 (Easement E SP230139)	307 Rossmore Road, Logan Reserve
Lot 63 SP122549 (Easement F SP230140)	279-305 Rossmore Road, Chambers Flat
Proposed road (Easement EGXJ AP12878)	
Lot 65 MAR619 (Easement G SP230141)	92-160 Pleasant View Road, Chambers Flat
Pleasant View Road (Easement AGXK AP12879)	
Lot 251 SL327 (Easement H SP237381)	119-161 Pleasant View Road, Chambers Flat
Logan River (Easement EGXJ AP16921)	
Lot 2 RP213738 (Easement U SP232240)	Lot 2 Waterford Tamborine Road, Logan Village

Lot 188 MAR6117 (Easement T SP232239)	1035-1055 Waterford Tamborine Road, Logan Village
Lot 187 MAR6117 (Easement S SP232231)	1057-1087 Waterford Tamborine Road, Logan Village
Logan River (Easement EGXH AP16920)	
Lot 2 RP25894 (Easement R SP232238)	82-98 Kirk Road, Chambers Flat
Lot 1 RP25895 (Easement Q SP232237)	100-146 Kirk Road, Chambers Flat
Kirk Road (Easement EGXG AP16919)	
Lot 1 RP863053 (Easement P SP232236)	89-111 Anzac Avenue, Chambers Flat
Lot 2 RP863054 (Easement N SP232235)	33-87 Anzac Avenue, Chambers Flat
Anzac Avenue (Easement EGXF AP16918)	
Logan River (Easement EGXE AP16917)	
Lot 12 RP908213 (Easement M SP232234)	Anzac Park, Anzac Avenue, Logan Village
Anzac Avenue (Easement EGXD AP16916)	
Lot 4 RP865669 (Easement L SP232233)	2-30 Logan Street, Logan Village
Albert Street (Easement EXGA AP12974)	
Lot 3 RP27477 (Easement K SP232232)	Albert Street, Logan Village
Lot 1 RP121867 (Easement EGXC AP16915)	Lot 1 Beaudesert Branch Railway, Logan Village
Waterford Tamborine Road (Easement EGXA AP12974)	
Lot 11 SP130073 (Easement EGXB AP12973)	Lot 11 Beaudesert Branch Railway, Logan Village
Lot 74 RP210268 (Easement H SP232230)	1332-1346 Waterford Tamborine Road, Logan Village
Lot 5 RP168377 (Easement G SP232229)	1411-1421 Waterford Tamborine Road, Logan Village
Lot 6 RP168377 (Easement F SP230257)	1423-1431 Waterford Tamborine Road, Logan Village
Lot 7 RP168377 (Easement E SP230255)	1441-1455 Waterford Tamborine Road, Logan Village
Lot 8 RP168377 (Easement D SP230256)	1433-1439 Waterford Tamborine Road, Logan Village
Lot 1 RP111683 (Easement C SP230254)	Hotz Road, Logan Village
Lot 1 SP138647 (Easement B SP230253)	43-57 Hotz Road, Logan Village
Lot 3 RP144442 (Easement A SP230252)	59-79 Hotz Road, Logan Village
Hotz Road (Easement EGXA AP16850)	
Lot 4 RP201777 (Easement AA SP231679)	46-82 Hotz Road, Logan Village
Lot 3 RP809533 (Easement AB SP231680)	1523-1531 Waterford Tamborine Road, Logan Village
Lot 1 RP809533 (Easement AC SP231681)	84 Hotz Road, Logan Village
Lot 5 RP111329 (Easement AD SP231682)	1533-1541 Waterford Tamborine Road, Logan Village
Lot 61 SP159208 (Easement AE SP231683)	1549 Waterford Tamborine Road, Logan Village
Lot 7 RP111329 (Easement AF SP2311684)	1551-1559 Waterford Tamborine Road, Logan Village

Lot 16 RP111685 (Easement AG SP2311685)	86-104 Hotz Road, Logan Village
Lot 123 RP894567 (Easement AH SP231686)	796-804 Camp Cable Road, Logan Village
Lot 2 RP809934 (Easement AI SP231687)	780-786 Camp Cable Road, Logan Village
Lot 3 RP862775 (Easement AJ SP231688)	752 Camp Cable Road, Logan Village
Lot 3 RP862775 (Easement AK SP231688)	752 Camp Cable Road, Logan Village
Lot 1 RP862775 (Easement AL SP231689)	762-768 Camp Cable Road, Logan Village
Lot 2 RP862775 (Easement AM SP231690)	754-760 Camp Cable Road, Logan Village
Lot 1 RP897380 (Easement AN SP231691)	742-750 Camp Cable Road, Logan Village
Camp Cable Road (Easement EGXB AP16851)	
Lot 5 RP841508 (Easement AO SP231692)	739-747 Camp Cable Road, Logan Village
Lot 4 RP837863 (Easement AP SP231693)	729-737 Camp Cable Road, Logan Village
Camp Cable Road (Easement EGXC AP16852)	
Lot 28 RP111331 (Easement AR SP231695)	695-715 Camp Cable Road, Logan Village
Lot 4 SP147262 (Easement AS SP231696)	673-693 Camp Cable Road, Logan Village
Travis Road (Easement EGXD AP16853)	
Lot 1 RP199189 (Easement AT SP231697)	647-669 Camp Cable Road, Logan Village
Lot 5 RP807296 (Easement AU SP231698)	635-645 Camp Cable Road, Logan Village
Lot 4 RP807296 (Easement AV SP231699)	621-633 Camp Cable Road, Logan Village
Virginia Way (Easement EGXE AP16854)	
Lot 1 RP199993 (Easement AW SP231700)	1-21 Virginia Way, Logan Village
Lot 4 RP815750 (Easement AX SP231701)	597-603 Camp Cable Road, Logan Village
Lot 3 RP815750 (Easement AY SP231702)	591-595 Camp Cable Road, Logan Village
Lot 1 RP172097 (Easement AZ SP231703)	575-589 Camp Cable Road, Jimboomba
Lot 2 RP172097 (Easement BA SP231704)	555-573 Camp Cable Road, Jimboomba
Lot 3 RP183336 (Easement BB Sp231705)	16-24 Amber Crescent, Jimboomba
Amber Crescent (Easement EGXD AP16775)	
Lot 87 RP172097 (Easement Z SP231441)	1-19 Amber Crescent, Jimboomba
Lot 86 RP183336 (Easement Y SP231426)	21-33 Amber Crescent, Jimboomba
Lot 88 RP172097 (Easement X SP231425)	517-531 Camp Cable Road, Jimboomba
Lot 89 RP172097 (Easement W SP231424)	507-515 Camp Cable Road, Jimboomba
Lot 90 RP172097 (Easement V SP231423)	499-505 Camp Cable Road, Jimboomba
Lot 91 RP172097 (Easement U SP231422)	489-497 Camp Cable Road, Jimboomba
Lot 92 RP172097 (Easement T SP231421)	479-487 Camp Cable Road, Jimboomba

	Lot 93 RP172132 (Easement S SP231420)	473-477 Camp Cable Road, Jimboomba	
	Lot 94 RP172132 (Easement R SP231419)	463-471 Camp Cable Road, Jimboomba	
	Lot 95 RP172132 (Easement Q SP231418)	455-461 Camp Cable Road, Jimboomba	
	Lot 96 RP172132 (Easement P SP231417)	449-453 Camp Cable Road, Jimboomba	
	Lot 97 RP172132 (Easement N SP231416)	2-4 Edelsten Road, Jimboomba	
	Lot 98 RP172132 (Easement M SP231415)	2-24 Herriman Court, Jimboomba	
	Edelsten Road (Easement EGXC AP16778)		
	Lot 456 WD6290 (Easement XM SP231414)	383-435 Camp Cable Road, Jimboomba	
	Lot 2 M331435 (Easement EGXB AP16777)	Lot 2 Beaudesert Branch Railway, Jimboomba	
	Lot 122 RP172127 (Easement L SP231413)	365-381 Camp Cable Road, Jimboomba	
	Lot 123 RP172127 (Easement K SP231412)	353-363 Camp Cable Road, Jimboomba	
	Lot 124 RP172127 (Easement JA SP231411)	341-351 Camp Cable Road, Jimboomba	
	Lot 2 RP893416 (Easement J SP231410)	339 Camp Cable Road, Jimboomba	
	Lot 2 RP198717 (Easement H SP231409)	161 Meadow Road, Jimboomba	
	Lot 1 RP198717 (Easement G SP231408)	163-165 Meadow Road, Jimboomba	
	Lot 2 RP211179 (Easement F SP231407)	181-185 Meadow Road, Jimboomba	
	Meadow Road (Easement EGXA AP16776)		
	Lot 30 RP126166 (Easement E SP231406)	124-162 Meadow Road, Jimboomba	
	Lot 1 RP229151 (Easement D SP231405)	249-257 Camp Cable Road, Jimboomba	
	Lot 2 RP229151 (Easement C SP231404)	241-247 Camp Cable Road, Jimboomba	
	Lot 23 RP126166 (Easement B Sp231403)	223-239 Camp Cable Road, Jimboomba	
Designation matters Not applicable			
16 August 2013	Lot 70 SP197844	14-30 Lancewood Street, Park Ridge	• Community and cultural facilities; • Educational facilities; • Storage and works depots and the like including administrative facilities associated with the provision and maintenance of the community infrastructure. (Park Ridge State High School
Designation matters Not applicable			
27 May 2015	Camp Cable Road, impacting on three road crossings at the intersections of Virginia Way, Amber Crescent and Edelsten Road (Easement EGXE AP20784)		Operating works under the *Electricity Act 1994* (Loganlea to Jimboomba 110 kilovolt sub-transmission line)
	Lot 1 RP199189 (Easement F SP270400)	647-669 Camp Cable Road, Logan Village	
	Lot 5 RP807296 (Easement G SP270401)	635-645 Camp Cable Road, Logan Village	
	Lot 4 RP807296 (Easement H SP270402)	621-633 Camp Cable Road, Logan Village	
	Lot 1 RP199993 (Easement I SP270403)	605-617 Camp Cable Road, Logan Village	
	Lot 4 RP815750 (Easement J	597-603 Camp Cable Road, Logan	

	SP270404	Village	
	Lot 3 RP815750 (Easement K SP270405)	591-595 Camp Cable Road, Logan Village	
	Lot 1 RP172097 (Easement L P270406)	575-589 Camp Cable Road, Jimboomba	
	Lot 2 RP172097 (Easement M SP270407)	2-14 Amber Crescent, Jimboomba	
	Lot 87 RP172097 (Easement C SP271459)	1-19 Amber Crescent, Jimboomba	
	Lot 88 RP172097 (Easement D SP271458)	517-531 Camp Cable Road, Jimboomba	
	Lot 89 RP172097 (Easement E SP271457)	507-515 Camp Cable Road, Jimboomba	
	Lot 90 RP172097 (Easement F SP271456)	499-505 Camp Cable Road, Jimboomba	
	Lot 91 RP172097 (Easement G SP271455)	489-497 Camp Cable Road, Jimboomba	
	Lot 92 RP172097 (Easement H SP271454)	479-487 Camp Cable Road, Jimboomba	
	Lot 93 RP172132 (Easement I SP271453)	473-477 Camp Cable Road, Jimboomba	
	Lot 94 RP172132 (Easement J SP271452)	463-471 Camp Cable Road, Jimboomba	
	Lot 95 RP172132 (Easement K SP271451)	455-461 Camp Cable Road, Jimboomba	
	Lot 96 RP172132 (Easement L SP271450)	449-453 Camp Cable Road, Jimboomba	
	Lot 97 RP172132 (Easement M SP271449)	437-447 Camp Cable Road, Jimboomba	
	Lot 22 RP132753 (Easement EGXF AP20783)	391-433 Camp Cable Road, Jimboomba	
	Lot 456 WD6290 (Easement N SP271448)	383-435 Camp Cable Road, Jimboomba	
Designation matters Not applicable			
26 May 2017	Lot 347 SP222968	27-61 Augusta Street, Crestmead	• Community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries; • educational facilities; • storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part; • any other facility intended primarily to accommodate government functions. (Crestmead State High School)
Designation matters Not applicable			
3 July 2017	Lot 387 CP816506	50-68 Armstrong Road, Meadowbrook	• Educational facilities; • hospitals and associated institutions; and • any other facility not mentioned in this part that is intended primarily to accommodate government functions. (Logan Hospital/TAFE Car Park)
Designation matters Not applicable			
18 August 2017	Lot 42 SP247703	106-130 Muchow Road, Waterford West	• Community and cultural facilities, including facilities where an

			education and care service under the Education and Care Services National Law (Queensland) is operated or a QEC approved service under the *Education and Care Services Act 2013* is operated, community centres, meeting halls, galleries and libraries; • Educational facilities; • Storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part. (Marsden State High School)
Designation matters Not applicable			
20 October 2017	Lot 3 RP863054	38-112 Anzac Avenue, Chambers Flat	Educational facilities. (King's Christian College)
Designation matters Not applicable			
13 July 2015	Lot 820 CP867453	161 Wembley Road, Logan Central	• Community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries; • educational facilities; • facilities for parks and recreation; • sporting facilities; and • storage and works depots and similar facilities including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part; and • Further to the above, the designation includes: associated infrastructure, road, vehicle lay−by and car parking and including commercial activities that support its Educational program. (Woodridge State High School and proposed new trades skills center)
Designation matters Not applicable			
13 July 2015	Lot 79 SP107503	4-30 Ivor Street, Browns Plains	• Community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a child care service under the Child Care Act 2002 is conducted, community centres, meeting halls, galleries and libraries; • educational facilities; • facilities for parks and recreation; • sporting facilities; • storage and works depots and similar facilities including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part; and • Further to the above, the designation includes: associated infrastructure, road, vehicle lay−by and car parking and including commercial activities

			that support its Educational program. (Browns Plains State High School and proposed new trades skills center facility)
Designation matters Not applicable			
14 September 2018	Lot 291 SP127606	40 Alamein Street, Beenleigh	Educational facilities. (Beenleigh State High School)
Designation matters Not applicable			
18 October 2018	Lot 40 SP182363	240 Beaudesert-Beenleigh Road, Bahrs Scrub	Educational facilities. (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			
12 July 2019	Lot 280 WD4740	131-171 River Hills Road, Eagleby	• Educational facilities; • Facilities at which an education and care service under the Education Care Services National Law (Queensland) is operated. (Eagleby South State School)
Designation matters Not applicable			
25 October 2019	Lot 1 RP164122	2 Orr Court, Hillcrest	Emergency services facilities. (Logan West Fire and Rescue Station)
Designation matters Not applicable			
20 December 2019	Lot 798 SL5424	133-141 Wembley Road, Logan Central	• Educational facilities; • Facilities at which an education and care service under the Education Care Services National Law (Queensland) is operated; • Facilities at which a Queensland Education and Care Service (QEC) approved service under the *Education and Care Services Act 2013* is operated. (Logan City Special School)
Designation matters Not applicable			
28 February 2020	Lot 383 SP309561	8-48 Armstrong Road, Meadowbrook	• Hospitals and health care services; • Storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part. (Logan Hospital)
Designation matters Not applicable			
27 March 2020	Lot 352 SP208476	3-9 Leaf Street, Shailer Park	• Educational facilities; • Sporting facilities. (Shailer Park State High School)
Designation matters Not applicable			
24 April 2020	Lot 78 SP101427	1-29 Mayfair Drive, Browns Plains	• Educational facilities; • Sporting facilities. (Browns Plains State School)
Designation matters Not applicable			
22 May 2020	Lot 316 CP904246	369-379 School Road, Logan Reserve	• Educational facilities; • Facilities at which an education and care service under the Education and Care Services

			National Law (Queensland) is operated; • Facilities at which a QEC approved service under the *Education and Care Services Act 2013* is operated. (Logan Reserve State School)
Designation matters Not applicable			
5 June 2020	Lot 1 RP148816	54 Laughlin Street, Kingston	• Educational facilities; • Facilities at which an education and care service under the Education and Care Services National Law (Queensland) is operated. (Groves Christian College)
	Lot 3 RP113678	56 Laughlin Street, Kingston	
	Lot 2 RP113678	58 Laughlin Street, Kingston	
	Lot 1 RP113678	60 Laughlin Street, Kingston	
	Lot 3 RP143246	62 Laughlin Street, Kingston	
	Lot 2 RP143246	64 Laughlin Street, Kingston	
	Lot 322 SL7911	68 Laughlin Street, Kingston	
	Lot 301 SP191340	70-88 Laughlin Street, Kingston	
	Lot 2 RP148816	3 Walsh Place, Kingston	
Designation matters Not applicable			
28 August 2020	Lot 101 SP312822	68 University Drive, Meadowbrook	Educational facilities. (Griffith University)
Designation matters Not applicable			
1 April 2021	Lot 277 SP327522	739-751 Kingston Road, Waterford West	Emergency services facilities. (Loganlea Fire and Rescue Station)
Designation matters Not applicable			
28 May 2021	Lot 94 SP232278	72-116 Paradise Road, Slacks Creek	• 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	• 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)
Designation matters Not applicable			
22 April 2022	Lot 50 RP886511	1-9 Hillcrest Road, Park Ridge	• Community and cultural facilities, including community centre, galleries, libraries and meeting halls; • Educational facilities; • Facilities at which an education
	Lot 51 SP199424	11-31 Hillcrest Road, Park Ridge	
	Lot 6 RP110093	24-28 Hillcrest Road, Park Ridge	
	Lot 52 SP292617	40-60 Rosia Road, Park Ridge	

	Lot 3 RP211979	17-23 Executive Drive, Park Ridge	and care service under the Education and Care Services National Law (Queensland) 2011 operated. (Parklands Christian College and Centre)
	Lot 3 SL7097	3892-3910 Mount Lindesay Highway, Park Ridge	
22 April 2022	Lot 1 SP247696	90-106 Coachwood Drive, Flagstone	• Educational facilities; • Facilities at which a Queensland education care (QEC) service under the Education and Care Services National Law (Queensland) operated; • Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated. (Flagstone State School)
Designation matters Not applicable			
10 June 2022	Lot 74 CP893316	3776 Mount Lindesay Highway, Park Ridge	Educational facilities. (Park Ridge State School)
Designation matters Not applicable			
1 July 2022	Lot 1 BUP101697	1/6 Nestor Drive, Meadowbrook	Hospitals and health care services. (Meadowbrook Medical Centre and Hospital)
	Lot 2 BUP101697	2/6 Nestor Drive, Meadowbrook	
	Lot 0 BUP101697	6-8 Nestor Drive, Meadowbrook	
	Lot 5 RP808673	10-12 Nestor Drive, Meadowbrook	
Designation matters Not applicable			
15 July 2022	Lot 291 SP127606	40 Alamein Street, Beenleigh	Educational facilities. (Beenleigh State High School)
Designation matters Not applicable			
15 July 2022	Lot 12 RP208650	10-24 Velorum Drive, Kingston	Educational facilities. (Groves Christian College Campus 2)
Designation matters Not applicable			
22 July 2022	Lot 15 RP97736	494-500 Chambers Flat Road, Logan Reserve	Educational facilities. (Australian International Islamic College — Logan Reserve)
	Lot 14 RP97736	502-508 Chambers Flat Road, Logan Reserve	
Designation matters Not applicable			
19 August 2022	Lot 240 WD5195	52-74 Mount Warren Boulevard, Mount Warren Park	Educational facilities. (Beenleigh Special School)
Designation matters Not applicable			
16 December 2022	Lot 297 CP892647	57-89 Laughlin Street, Kingston	• Community and cultural facilities, including community centres, galleries, libraries and meeting halls; • Educational facilities; • Facilities at which a Queensland education care (QEC) service under the Education and Care Services National Law (Queensland) operated; • Facilities at which a QEC approved service under the Education and Care Services Act 2013 is operated; • Hospitals and health care services. (Kingston State School)
Designation matters Not applicable			
12 January 2023	Lot 38 RP818399	1 Buttercup Close, Meadowbrook	Hospitals and health care facilities. (Meadowbrook Health Care Centre)
	Lot 37 RP818399	2 Buttercup Close, Meadowbrook	

	Lot 39 RP818399	3 Buttercup Close, Meadowbrook	
	Lot 36 RP818399	4 Buttercup Close, Meadowbrook	
	Lot 40 RP818399	5 Buttercup Close, Meadowbrook	
	Lot 35 RP818399	6 Buttercup Close, Meadowbrook	
	Lot 41 RP818399	7 Buttercup Close, Meadowbrook	
	Lot 34 RP818399	8 Buttercup Close, Meadowbrook	
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	Lot 43 RP818399	11 Buttercup Close, Meadowbrook	
	Lot 32 RP818399	12 Buttercup Close, Meadowbrook	
	Lot 18 RP818399	13 Buttercup Close, Meadowbrook	
	Lot 31 RP818399	14 Buttercup Close, Meadowbrook	
	Lot 19 RP818399	15 Buttercup Close, Meadowbrook	
	Lot 30 RP818399	16 Buttercup Close, Meadowbrook	

SC6.1 Planning scheme policies index

The table below lists all the planning scheme policies applicable to the planning scheme area.

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

SC6.2.1 Planning scheme policy 1 - Crime prevention through environmental design

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1.3 Structure of the planning scheme policy
1.4 Commencement
1.5 Relationship to *Planning Act 2016*
1.6 Applicability of the planning scheme policy
PART 2 GUIDELINES
2.1 Guidelines for satisfying the performance outcome

Part 1 Introduction

1.1 Title

1. The planning scheme policy may be cited as Planning scheme policy 1 - Crime prevention through environmental design (CPTED).

1.2 Purpose of the planning scheme policy

1. The purpose of the policy is to assist with the implementation of the Logan Planning Scheme 2015 by providing guidelines for satisfying the CPTED performance outcomes of the following zone codes:
   a. Centre zone;
   b. Community facilities zone;
   c. Low impact industry zone;
   d. Low-medium density residential zone;
   e. Medium density residential zone;
   f. Medium impact industry zone;
   g. Mixed use zone;
   h. Recreation and open space zone;
   i. Specialised centre zone.

1.3 Structure of the planning scheme policy

1. The planning scheme policy is divided into two parts being:
   a. Part 1 - Introduction;
   b. Part 2 - Guidelines.

1.4 Commencement

1. The planning scheme policy commences on the date of commencement of the Logan Planning Scheme 2015.

1.5 Relationship to *Planning Act 2016*

1. This planning scheme policy was made pursuant to the *Sustainable Planning Act 2009*.
2. This planning scheme policy is amended for alignment with the *Planning Act 2016*.

1.6 Applicability of the planning scheme policy

1. This planning scheme policy applies to accepted development (subject to requirements) and assessable development applications for a material change of use of premises.

Part 2 Guidelines

2.1 Guidelines for satisfying the performance outcome

1. Table 2.1.1 - Guidelines for satisfying the performance outcome identified in:
   a. column 1, the performance outcome being;
      i. PO16 - Centres zone code;
      ii. PO11 - Community facilities zone code;
      iii. PO16 - Low impact industry zone code;
      iv. PO14 - Low-medium density residential zone code;
      v. PO17 - Medium density residential zone code;
      vi. PO15 - Medium impact industry zone code;
      vii. PO15 - Mixed use zone code;
      viii. PO15 - Recreation and open space zone code;
      ix. PO15 - Specialised centre zone code.

   b. column 2, guidelines for satisfying the performance outcome of the following zone codes:

i. Centres zone;
ii. Community facilities zone;
iii. Low impact industry zone;
iv. Low-medium density residential zone;
v. Medium density residential zone;
vi. Medium impact industry zone;
vii. Mixed use zone;
viii. Recreation and open space zone;
ix. Specialised centre zone.

Table 2.1.1 - Guidelines for satisfying the performance outcome

Column 1 **Performance outcomes**	**Column 2** **Guidelines for satisfying the performance outcome**
PO a. Development is designed to facilitate a safe environment by: 1. providing casual surveillance; 2. providing mechanical surveillance where a vulnerable setting is created with limited opportunities for casual surveillance; 3. providing easy way finding for pedestrians; 4. deterring unintended and illegitimate access to premises; 5. limiting the opportunities for graffiti and vandalism; 6. reducing risk associated with vulnerable places.	**Providing casual surveillance** Casual surveillance is facilitated where: a. a building adjacent to a potentially vulnerable setting provides windows or balconies that allow unobstructed casual surveillance of the vulnerable place; b. a building has a maximum road boundary clearance of six metres; c. development eliminates: i. a blind spot where there is a reduced opportunity to see and be seen; ii. blind corners, truncation in paths and sudden changes of grade on paths. iii. landscaping facilitates a clear line of sight by: A. ensuring that the canopy of a mature tree does not hang below two metres; B. using plants that grow to a maximum height of 600mm; C. ensuring vegetation does not result in a concealment or entrapment area; D. not planting dense vegetation within three metres of a pedestrian path. d. fencing other than an acoustic fence adjacent to a road or public open space has a maximum height of: i. 1.2 metres; or ii. 1.8 metres if the fence is constructed of materials that have a minimum transparency of 50%.
	Providing mechanical surveillance Development provides a safe environment by: a. providing mechanical surveillance of a potentially vulnerable place where there is limited opportunities for casual surveillance; b. protecting the line of sight of an existing or planned mechanical surveillance equipment.
	Providing easy way finding for pedestrians Easy way finding is provided where: a. a building has an obvious and safe pedestrian access from the primary street frontage; b. a building has a paved pedestrian path from the entry to the primary street frontage; c. a building entrance is: i. located and designed to be obvious and easily identifiable; ii. oriented to face open or 'active' spaces; d. a building has safe and legible pedestrian access from a carpark; e. a sightline is maintained along a path and between a path and a destination point; f. dense vegetation is not planted within three metres either side of a path; g. directional and information signage is incorporated along a vulnerable or isolated pedestrian path; including directions to public telephones; h. a property identification number is provided with a minimum height of 300mm that is visible from the primary street frontage; i. signage: i. clearly states the name and address of the building or tenancy: ii. is located at an exit from a carpark; iii. is legible, concise, comprises strong colours and contrast; iv. is illuminated where essential for night time use; v. is not obscured by vegetation.
	Deterring unintended and illegitimate access Development: a. demarcates a change in territory and ownership by landscaping, signage, pavement treatment, screening, lighting or changes in elevation; b. provides a physical barrier such as a fence, bollard, door, gate or landscaping; c. provides, where appropriate, a security device such as an alarm or sensor and associated signage.
	Limiting opportunities for graffiti or vandalism Development limits opportunities for graffiti and vandalism by:

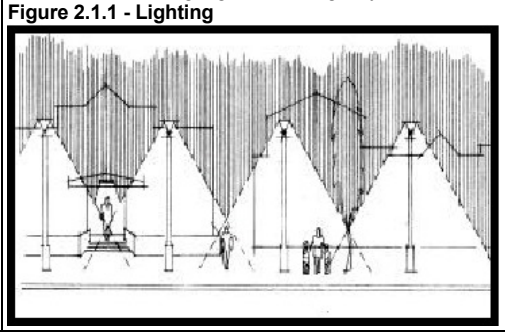
a. using materials such as dark coloured paint, transparent or textured surfaces and graffiti resistant coatings on surfaces to a minimum vertical height of three metres above ground level;
b. using a variety of materials;
c. avoiding large flat surfaces, blank walls and fences fronting a road or public open space;
d. restricting access to graffiti prone surfaces;
e. screen planting in front of walls and fences;
f. providing lighting or motion sensitive lighting.

Reducing risk associated with vulnerable places through appropriate lighting

Development reduces the risk associated with potentially vulnerable places by:

a. providing lighting in compliance with relevant Australian standards (AS/NZS 1158 Series);
b. providing multiple lights that limit shadows or glare that could impede visibility (illustrated in Figure 2.1.1 - Lighting of this planning scheme policy);
c. providing lighting that is high-mounted, vandal resistant and deflects light downwards;
d. providing lighting of:
    i. building entrances;
    ii. the entire length of a pedestrian path to building entrances, carparks and any connection to an external path;
    iii. directional signage and emergency information.

Figure 2.1.1 - Lighting



SC6.2.2 Planning scheme policy 2 - Economic need and impact assessment

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1.6 **Applicability of this planning scheme policy**
1.7 **Competency to prepare a report**

Part 2 **INFORMATION REQUIREMENT**
2.1 **Economic need and impact assessment report**

2.1.1 Purpose of the economic need and impact assessment report
2.1.2 Information required in report

Part 1 Introduction

1.1 Title

1. This planning scheme policy may be cited as Planning scheme policy 2 - Economic need and impact assessment.

1.2 Purpose of this planning scheme policy

1. The purpose of this planning scheme policy is to assist with the implementation of the Logan Planning Scheme 2015 by specifying the information requirements for the preparation and submission of an economic need and impact assessment report.

1.3 Structure of the planning scheme policy

1. The planning scheme policy is divided into two parts, being:
   a. Part 1: Introduction;
   b. Part 2: Information requirements.

1.4 Commencement

1. This planning scheme policy commences on the date of commencement of the Logan Planning Scheme 2015.

1.5 Relationship to *Planning Act 2016*

1. This planning scheme policy was made pursuant to the *Sustainable Planning Act 2009*.
2. This planning scheme policy is amended for alignment with the *Planning Act 2016*.

1.6 Applicability of this planning scheme policy

1. This planning scheme policy applies to a development application for a material change of use of premises in the following circumstances:
   a. in the Centre zone and exceeds the building height provisions for the relevant precinct of local plan area; or
   b. in a zone other than the Centre zone - for a Retail activity or Commercial activity:
      i. that exceeds 200m^2 gross floor area; or
      ii. is within 800 metres of another Retail activity or Commercial activity.

1.7 Competency to prepare a report

1. A person undertaking an economic need and impact assessment report must have:
   a. a relevant tertiary qualification;
   b. demonstrated experience in the field to which the information they are providing relates.
2. The name, qualifications and demonstrated experience of the person providing the information is to be provided in the report.

Part 2 Information requirement

2.1 Economic need and impact assessment report

2.1.1 Purpose of the economic need and impact assessment report

1. The purpose of the economic need and impact assessment report is to:
   a. demonstrate that there is community, economic and planning need for the development;
   b. demonstrate that the development is of an appropriate size;
   c. identify and address the economic impacts associated with the development and the effects on existing and designated centres;

d. demonstrate that there are no other sites available in a designated centre or sequentially closer to a designated centre that could accommodate the proposed development.

2.1.2 Information required in report

1. The Economic need and impact assessment report should contain information to adequately address the issues identified in Column 1 of Table 2.1.2.1 - Information required by addressing the matters specified in Column 2 of Table 2.1.2.1 - Information required of this planning scheme policy.

Table 2.1.2.1 - Information required

Column 1	Column 2
Issues to be addressed	**Required information**
Community, economic and planning need Community need relates to the net benefits likely to accrue to the surrounding community, after taking account of any likely negative impacts or dis-benefits of development. Economic need relates to the sufficiency of demand to support the proposed development. Planning need requires the demonstration of economic need, the demonstration of community need and the demonstration that the planning scheme cannot accommodate the identified need.	The economic need and impact assessment report must demonstrate there is community, economic and planning need for the development within the next five years and must provide: a. an estimate of the demand, or likely future demand, for floor space in the main trade area of the centre; b. an estimate of the existing population and demographics of the main trade area having particular regard to: i. the existing population; ii. household sizes and structures; iii. the median household income and the projected household expenditure patterns; iv. the land potentially available for a residential use; v. any development that would increase the catchment population; vi. forecasts of future population and household numbers; c. an estimate of the total available spending by existing and projected future residents of the main trade area, taking into consideration the demographic characteristics of the population and potential for real expenditure growth; d. an analysis of the necessary turnover and productivity levels required to support the proposed development. For existing centres the estimated current turnover and productivity levels should be benchmarked against industry averages.
Size Development is to be of an appropriate size relative to the main trade area and available expenditure.	The economic need and impact assessment report must demonstrate that the development is of an appropriate size and must provide: a. identification of and justification of the main trade area and the projected secondary trade area of the proposed development and proposed and existing centres within the trade areas by: i. undertaking a shopper survey, where an expansion of an existing centre; ii. measuring driving or walking times; iii. identifying natural, man-made, or psychological barriers; iv. analysing the location, role and function of existing, approved or designated centres; v. identifying the local transport network supporting the proposed development site; b. identification of existing retail gross leasable area and designated/approved new retail gross leasable area in the main trade area of the proposed development; c. for an existing centre, an assessment of the current market share the centre is achieving and for both existing and new developments, an assessment of the market share that the proposed development is likely to achieve; d. details as to the major prospective tenants and their commitments, where possible; e. an assessment of the level of escape expenditure (if any) from the trade areas.
Economic impacts Economic impact analysis involves estimating the quantitative change in the trading environment of existing, designated and proposed centres as a result of the proposed development.	The economic need and impact assessment report must provide: a. an estimate of the impact of the development on: i. the turnover and productivity levels and market share of existing, designated and planned retail uses within and adjacent to the trade areas; ii. the vitality and viability of existing, designated and proposed centres; iii. the extent to which the development would alter the role and function of centres in the centre hierarchy.
Sequential site selection The sequential approach to site selection requires a thorough examination of the opportunities to provide centre uses on sites within designated centres, or in sequentially more preferable locations.	The economic need and impact assessment report must include: a. a sequential site selection analysis that identifies designated centres within the main trade areas and available sites within these centres and sequentially closer to the identified centre that could accommodate the proposed development, taking into account potential disaggregation of the proposed uses; b. an analysis of the identified sites' availability, suitability and viability; c. a comparison and assessment of the identified sites against the proposed development site.

SC6.2.3 Planning scheme policy 3 - Environmental management

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3.3.3 Near-natural hydrology reinstatement works

Part 1 Introduction

1.1 Title

This planning scheme policy may be cited as Planning scheme policy 3 - Environmental management.

1.2 Purpose of this planning scheme policy

1. The purpose of this planning scheme policy is to assist with the implementation of the Logan Planning Scheme 2015 by identifying:
   a. information requirements for the preparation and submission of:
      i. an ecological assessment report associated with development applications affected by the Biodiversity areas overlay or Waterway corridors and wetlands overlay;
      ii. an environmental offset report for development applications or requests for code assessment involving operational work - clearing of native vegetation;
   b. the standards where an environmental offset relating to matters of local environmental significance is applicable to:
      i. protect, enhance and rehabilitate habitat values, ecosystem processes, biodiversity corridors and koala habitat and movement;
      ii. achieve a net gain in native vegetation, native trees and native habitat trees;
   c. the standards for noise emission and absorption, air, light, radiation and vibration to protect:
      i. the amenity and character of a zone and precinct;
      ii. the health and safety of the community;
   d. the standards for waterway and wetland enhancement works.

1.3 Structure of this planning scheme policy

1. This planning scheme policy is divided into four parts, being:
   a. Part 1: Introduction;
   b. Part 2: Information requirements;
   c. Part 3: Standards.

1.4 Commencement

1. This planning scheme policy commences on the date of commencement of the Logan Planning Scheme 2015.

1.5 Relationship to *Planning Act 2016*

1. This planning scheme policy was made pursuant to the *Sustainable Planning Act 2009*.
2. This planning scheme policy is amended for alignment with the *Planning Act 2016*.

1.6 Applicability of this planning scheme policy

1. This planning scheme policy applies to assessable development:
   a. on premises in:
      i. a biodiversity area identified on Biodiversity areas overlay map OM-02.00 in Schedule 2 of the planning scheme;
      ii. a waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00 in Schedule 2 of the planning scheme;
   b. where a code has a performance outcome relating to noise emission and noise immission, air, light, radiation and vibration emissions, in:
      i. the Extractive resources overlay code;
      ii. the Greenbank Training Area buffer overlay code;
      iii. all zone codes.

1.7 Competency to prepare a report

1. A person undertaking an ecological assessment and preparing an ecological assessment report or an environmental offset report must have:
   a. a relevant tertiary qualification in ecology, conservation biology, environmental planning or other appropriate disciplines;
   b. demonstrate experience in the carrying out of survey, assessment and reporting of ecological features.
2. The name, qualification and demonstrated experience of the person undertaking the ecological assessment is to be provided in the report.

Part 2 Information requirement

2.1 Ecological assessment report

1. The purpose of this section is to set out the circumstances and level of ecological assessment to be undertaken and the requirements for the preparation and submission of an ecological assessment report.

2.1.1 Application

1. An ecological assessment is required where development is on land in:
   a. a biodiversity area identified on Biodiversity areas overlay map OM-02.00 in Schedule 2 of the planning scheme;
   b. a waterway corridor and wetland area identified on Waterway corridors and wetlands overlay map OM-14.00 in Schedule 2 of the planning scheme.

2.1.2 Ecological assessment report types

1. The level of detail required in the ecological assessment report is dependent on the significance of the ecological values of the subject land and the intensity of the development impact. There are two types of ecological assessment report, being:
   a. a basic ecological assessment report;
   b. a detailed ecological assessment report.
2. A basic ecological assessment report is required where development:
   a. has limited capacity to adversely impact on ecological values or processes;
   b. is proposed on land in the:
      i. secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 in Schedule 2 of the planning scheme and outside a biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 in Schedule 2 of the planning scheme; or
      ii. minor waterway area or medium waterway area identified on Waterway corridors and wetlands overlay map OM-14.01 in Schedule 2 of the planning scheme; or
      iii. minor wetland or a wetland buffer to a minor wetland identified on Waterway corridors and wetlands overlay map OM-14.02 in Schedule 2 of the planning scheme.
3. A detailed ecological assessment report is required where development:
   a. has a high capacity to adversely impact on ecological values or processes;
   b. is proposed on land in the:
      i. environmental management and conservation area, biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 in Schedule 2 of the planning scheme; or
      ii. primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 in Schedule 2 of the planning scheme; or
      iii. locally significant vegetation area identified on Biodiversity areas overlay map OM-02.03 in Schedule 2 of the planning scheme being:
         A. locally significant *Gossia gonoclada* area;
         B. locally significant *Melaleuca irbyana* area;
         C. locally significant Vine Forest;
         D. locally significant remnant vegetation; or
      iv. major waterway area or river waterway area identified on Waterway corridors and wetlands overlay map OM-14.01 in Schedule 2 of the planning scheme; or
      v. major wetland or a wetland buffer to a major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 in Schedule 2 of the planning scheme.

4. Where there is any doubt as to the applicable level of ecological assessment report this is to be determined by the local government at the pre-lodgement or information request stage.

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.

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;
            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.

2.1.5 Matters to be considered

2.1.5.1 Tree protection zone

1. Prior to any native vegetation being removed, the extent of the area must be clearly demarcated on the ground to avoid confusion amongst site personnel and to ensure additional vegetation is not removed or damaged unnecessarily.
2. The establishment of a tree protection zone in accordance with AS 4970-2009 Protection of trees on development sites is therefore advisable. The tree protection zone is a combination of the root area and crown area requiring protection, to be isolated from construction disturbance so that the tree remains viable.

2.1.5.2 Clearing pattern/fauna flushing

1. Clearing within each individual area is to occur in accordance with the requirements and sequencing listed on a clearing plan, ensuring native animals are flushed towards the safe haven of larger retained areas of remnant bushland and away from adjoining roads and areas of existing development.
2. A clearing plan is to be undertaken using the following principles:
   a. clearing occurs once a spotter/catcher gives sign off that the site is clear of native fauna identified as present on the site;
   b. clearing commences in areas of least connectivity and directs fauna towards retained areas;
   c. clearing is sequenced to ensure adequate time for fauna to relocate towards retained areas.

2.1.5.3 Machinery and plant use

1. By utilising the most appropriate machinery and equipment during vegetation clearing, the probability of injury or death of wildlife during clearing can be significantly reduced or eliminated while still maintaining an efficient vegetation removal process.
2. Suggested techniques are as follows:
   a. a vertical tree grab attachment on an excavator (30 tonne) can be used to pull entire trees in size up to 30-40cm diameter at a height measured at 1.3 metres above ground level and lay them down in a steady controlled fashion, allowing inspection by a wildlife spotter-catcher;
   b. where large trees are too large for a vertical tree grab and have been identified, an elevated work platform or cherry picker should be used in conjunction with a chainsaw operator and wildlife spotter/catcher;
   c. the use of bulldozers to clear vegetation is limited to low or regrowth vegetation that has been thoroughly inspected by a wildlife spotter/catcher and is found to contain no fauna or potential habitat. Bulldozers are not to be used to push over large trees that contain hollows or other habitat features.

2.1.5.4 Clearing and disposal

1. Cleared vegetation is to be reused on or off premises. Recycling techniques include mulching, tub-grinding, wood chipping and salvage (e.g. custom milling). Trees with identified hollows should have the hollow section preserved and this section should be suitably mounted on nearby or adjacent suitable trees.

2.2 Environmental offset report

1. The purpose of this section is to set out the requirements for information to be contained in an environmental offset report.

2.2.1 Application

1. A development application for operational work for vegetation clearing must be accompanied by an environmental offset report.
2. Where a specific information request is made by the local government seeking more detailed information than that contained in this policy, the requirement for more detailed information takes precedence.

2.2.2 Environmental offset report types

1. There are two types of environmental offset reports, being:
   a. a restoration offset report, required when a restoration offset is required in accordance with 3.1.4 - Restoration offsets in this planning scheme policy; and
   b. an external offset report, required when an external offset is required in accordance with 3.1.5 - External offsets in this planning scheme policy.

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.

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.

Part 3 Standards

3.1 Environmental offset standards

3.1.1 Environmental offset principles

1. To achieve the purpose and overall outcomes of the Biodiversity areas overlay code, development should:

a. protect the current extent of native vegetation in the primary vegetation management area and protect the current extent of native trees and native habitat trees in the secondary vegetation management area; or
b. achieve a net gain in biodiversity and ecosystem values through offsetting unavoidable clearing.

2. The following principles apply to offsets:
   a. environmental impact is first to be avoided, then minimised, before considering the use of offsets for any remaining impact;
   b. environmental offset does not replace or undermine existing standards or regulatory requirements, or be used to allow development in areas otherwise prohibited through legislation or policy;
   c. an environmental offset achieves an equivalent or better environmental outcome;
   d. offsets should be provided:
      i. on the same lot from which the vegetation is cleared; or
      ii. within the local government area, bordering a conservation park, in strategically important locations such as Environmental management and conservation areas, or Biodiversity corridors and Koala corridors identified in Biodiversity areas overlay map OM-02.02 in Schedule 2 of the planning scheme.
   e. offset provisions should minimise the time lag between the impact and delivery of the offset;
   f. offset sites must become secure conservation land.

Note - An offset agreement made under the Queensland Environmental Offsets Policy for a Matter of State Ecological Significance which is also a Matter of Local Ecological Significance will be recognised by the local government as an offset for the purposes of the approval of vegetation clearing and this policy will not apply.

Note - Development that is a material change of use for a dwelling house, dual occupancy, or dual occupancy (auxiliary unit) is not required to provide an environmental offset where no more than 4,000 m^2 of native vegetation in the primary vegetation management area and native trees and native habitat trees in the secondary vegetation management area is cleared for a Development envelope area . This exemption does not extend to development that is a reconfiguration of a lot.

3.1.2 Environmental offset delivery options

1. An environmental offset is provided:
   a. pursuant to a condition of a development approval given by the local government; or
   b. pursuant to an infrastructure agreement.

3.1.3 Types of environmental offset

1. There are two types of environmental offsets, being:
   a. a restoration offset on the same lot from which the vegetation is cleared; or
   b. an external offset consisting of:
      i. a financial settlement offset; or
      ii. a proponent driven offset.

3.1.4 Restoration offsets

1. Restoration offsets are small-scale offsets which apply where:
   a. the unavoidable impacts of development are offset to another area on the same lot;
   b. the restoration offset will provide a gain in biodiversity and ecosystem values, such as rehabilitating degraded areas, wildlife habitats, connectivity and corridor values;
   c. an offset site on the same lot is large enough to accommodate the offset required.
2. The restoration offset is calculated by the local government using the methodology specified in section 3.1.9.2 - Calculation for a restoration offset in this planning scheme policy.
3. Restoration offsets are to be maintained until the native tree or native vegetation is self-sustaining.

3.1.5 Offset being an external offset

1. Where an environmental offset cannot be achieved through a restoration offset, an environmental offset can still be achieved through an external offset.
2. An environmental offset being an external offset applies where:
   a. the unavoidable impacts of development are unable to be offset on the same lot; or
   b. the offset area on the same premises will not provide an environmental gain such as the rehabilitation of degraded areas, wildlife habitat, connectivity or corridor values; or
   c. an infrastructure agreement is entered into under the *Planning Act 2016* between the local government and the proponent for the proposed development.
3. An environmental offset being an external offset consists of:
   a. a financial settlement offset by the proponent to be used by the local government to purchase, revegetate and maintain environmental offset land; or
   b. a proponent driven offset being the transfer of the environmental offset land to the local government, as part of an infrastructure agreement, subject to the following suitability requirements:
      i. the offset enhances and contributes to Environmental management and conservation areas, Biodiversity corridors and Koala corridors as identified on Biodiversity areas overlay map OM-02.02 in Schedule 2 of the planning scheme;
      ii. the land:
         A. contains no native trees; or
         B. has a density of less than one native tree per 10m²;
      iii. remnant vegetation on the land is not counted towards an offset;
         Note - Remnant vegetation is identified by the *Vegetation Management Act 1999* as vegetation where the dominant canopy has greater than 70% of the height and greater than 50% of the cover relative to the undisturbed height and cover of that stratum and dominated by species characteristic of the vegetation's undisturbed canopy; and
      iv. a proponent driven offset must include a five-year management period of the site and must achieve the following objectives and outcomes of revegetation in order for the local government to accept it as an offset:
         A. plant survival of at least 80%;
         B. native tree (canopy and mid-storey species) density ≥ one tree per 10m²;
         C. evidence of natural regeneration on site;
         D. no class 1 or 2 weeds present on site, and less than 5 percent weed cover across the site for other weed species;
         E. species diversity generally representative of regional ecosystem of the site.
4. A financial settlement offset is calculated by the local government using the methodology specified in:
   a. 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
   b. section 3.1.9.5 - Calculation for a financial settlement offset based on the ecological index of the land, only where the financial settlement

offset amount is lesser than the financial settlement offset amount calculated using the methodology specified in section 3.1.5 (4) (a).
5. A proponent driven offset is calculated by the local government using the methodology specified in section 3.1.9.5 - Calculation for a financial settlement offset based on the ecological index of the land.
6. The proponent for a proponent driven offset is responsible for all:
   a. administrative costs including but not limited to costs associated with reconfiguration, surveying, transfer of ownership to the local government and protection of the offset site;
   b. rehabilitation costs that include, but are not limited to, revegetation, weed and pest management and monitoring for a period of five years.
7. A financial settlement offset must be paid to the local government prior to the commencement of any operational works.

3.1.6 Securing a land contribution as an offset site

1. A proponent driven offset, required as a condition of the development approval is to be transferred to the local government as freehold at the end of the five year management period.

3.1.7 Linkages with carbon offsets/sinks

1. Where an offset is provided as a condition of a development approval, the offset site is not a formal carbon offset/sink.

Editor's note - The Australian Government's National Carbon Offset Standard contains further information about the application of a carbon offset/sink.

3.1.8 Register of offset sites

1. The local government will maintain a register of environmental offsets to:
   a. record income from financial contributions and expenses of acquiring and rehabilitating offset land;
   b. maintain a database of locations of:
      i. restoration offsets;
      ii. financial settlement offsets; and
      iii. Proponent driven offsets.

3.1.9 Calculation of offsets

1. A certificate outlining offset requirements must be obtained from the local government. This certificate will detail the area to be cleared, the ecological index of the area to be cleared and the ecological index of the area to be offset.

3.1.9.1 Principles of calculating an offset

1. Offsets are calculated:
   a. in the primary vegetation management area, on a per square metre basis of native vegetation cleared;
   b. in the secondary vegetation management area:
      i. as the number of native trees and native habitat trees cleared; or
      ii. on a per square metre basis where the number of trees are at a density of one native tree per $10m^2$ or greater.

Note - where a native tree is not offset as a restoration offset, a financial settlement offset will be charged at the rate of $10m^2$ of offset land per tree.

Note - where a native habitat tree is not offset as a restoration offset, a financial settlement offset will be charged at the rate of $20m^2$ of offset land per native habitat tree.

3.1.9.2 Calculation for a restoration offset

1. Restoration offsets will be calculated as follows:
   a. two square metres of native vegetation is revegetated for every square metre cleared in a primary vegetation management area;
   b. an additional twenty square metres of native vegetation is revegetated for every native habitat tree removed in a primary vegetation management area;
   c. two trees of the same species are to be replanted for every native tree cleared in a secondary vegetation management area;
   d. four trees of the same species are to be replanted for every native habitat tree removed in a secondary vegetation management area.
2. Notwithstanding section 3.1.9.2, the total land area for the restoration offset does not exceed the impact site area by more than a factor of four.

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

1. A financial settlement offset is calculated as follows:
   a. Calculation of the financial settlement offset

      FS = OC + LIP + AC

      Note - The equation is calculated as follows:
      i. FS is the offset costs for a financial settlement offset payable to local government for the unavoidable impacts of a development;
      ii. OC is the on-ground cost determined by the size of the offset site multiplied by the on-ground cost for the Moreton Basin subregion as shown in section 6.5.4 of Appendix 6 of the Queensland Environmental Offsets Policy;
      iii. LIP is the landholder incentive payment which is a component of the financial settlement offset payable to local government as the landholder of offset land to cover the costs of acquiring, rehabilitating and managing offset land. It is determined by the size of the offset site multiplied by the statutory land value for Logan City Council as shown in section 6.5.3 of Appendix 6 of the Queensland Environmental Offsets Policy; and
      iv. AC is the administrative cost and is the estimated cost to the local government to maintain and administer offset land.

   b. Calculation of the on-ground costs

      OC = SO X on-ground costs per ha

      Note - The equation is calculated as follows:
      i. OC is the on-ground cost determined by the size of the offset site multiplied by the on-ground cost for the Moreton Basin subregion as shown in section 6.5.4 of Appendix 6 of the Queensland Environmental Offsets Policy; and
      ii. SO is the size of the offset site a proponent has to provide for the unavoidable impacts of development and is determined by the sum of

the four MLES's and their multipliers as determined in 3.1.9.3 (1) (e).

c. Calculation of the landholder incentive payment

LIP = SO X statutory land value per ha

Note - The equation is calculated as follows:
i. LIP is the landholder incentive payment which is a component of the financial settlement offset payable to local government as the landholder of offset land to cover the costs of acquiring, rehabilitating and managing offset land. It is determined by the size of the offset site multiplied by the statutory land value for Logan City Council as shown in section 6.5.3 of Appendix 6 of the Queensland Environmental Offsets Policy; and
ii. SO is the size of the offset site a proponent has to provide for the unavoidable impacts of development and is determined by the sum of the four MLES's and their multipliers as determined in 3.1.9.3 (1) (e).

d. Calculation of the administrative costs

AC = OC X 25%

Note - The equation is calculated as follows:
i. AC is the administrative cost and is the estimated cost to the local government to maintain and administer the offset.; and
ii. OC is the on-ground cost determined by the size of the offset site multiplied by the on-ground cost for the Moreton Basin subregion as shown in section 6.5.4 of Appendix 6 of the Queensland Environmental Offsets Policy.

e. Calculation of the size of the offset site

SO = (Area of MLES 1 X M) + (Area of MLES 2 X M) + (Area of MLES 3 X M) + (Area of MLES 4 X M)

Note - The equation is calculated as follows:
i. SO is the size of the offset site a proponent has to provide for the unavoidable impacts of development.
ii. MLES is the matter of local environmental significance identified in Biodiversity areas overlay map OM-02.04 and determined by the ecological index of land in Figure 3.1.10.1 - Ecological significance as follows:
A. MLES 1: land with an environmental index of 1 to 12;
B. MLES 2: land with an environmental index of 13 to 22;
C. MLES 3: land with an environmental index of 23-32;
D. MLES 4: land with an environmental index of 33 to 62.
iii. M is the multiplier used to calculate the size of the offset site and is determined by the MLES impacted by development as follows:
A. MLES 1 will have a multiplier of 1
B. MLES 2 will have a multiplier of 2
C. MLES 3 will have a multiplier of 3
D. MLES 4 will have a multiplier of 4

3.1.9.4 Calculation for a financial settlement offset based on the ecological index of the land being impacted by development

1. A financial settlement offset is calculated as follows:

FS = (AC + RC + LC) x SO

Note - The equation is calculated as follows:
a. FS is the financial settlement offset;
b. AC is the administrative cost (dollars per hectare) that is the cost associated with acquisition and protection of the offset;
c. RC is the rehabilitation cost (dollars per hectare) that includes revegetation, weed and pest management and monitoring (dollars per hectare) times CPI;
d. LC is the land cost that is the amount proponent has to pay to purchase one hectare of offset site from the local government's offset land. This is determined by the price the local government paid for the land plus the median sale price of properties in the same suburb; and
e. SO is the size of offset land (in hectares) that is required to be offset.
2. The size of the offset site required in the secondary vegetation management area is determined either:
a. by the number of native trees and native habitat trees cleared, where:
i. a native tree is offset at the rate of 10m² per tree;
ii. a native habitat tree is offset at the rate of 20m² per tree; or
b. on a per square metre basis as calculated for primary vegetation management area in section 3.1.9.4 (3) of this planning scheme policy.
3. The size of the offset site required in the primary vegetation management area is determined by the size of the clearing site and the ecological indexes of the offset site and clearing site as follows:

$$SO = \frac{SC \times EIC}{EIS}$$

Note - The equation is calculated as follows:
a. SO is the size of the offset site in hectares;
b. EIS is the ecological index of the offset site calculated as in section 3.1.10 - Ecological index of this planning scheme policy;
c. SC is the size of the clearing site in hectares;
d. EIC is the ecological index of the clearing site calculated as in section 3.1.10 - Ecological index of this planning scheme policy.

3.1.9.5 Calculation for a proponent driven offset

1. Where the proponent provides a proponent driven offset rather than a financial settlement offset, the proponent is responsible for:
a. all the administrative costs associated with reconfiguration, surveying, transfer of ownership to the local government and protection of the offset land;
b. all rehabilitation costs including revegetation, weed and pest management and monitoring for a period of five years;
c. providing suitable offset land which in size is equal to the greater of:

i. the size of the clearing site; or
ii. an offset site calculated on a per square metre basis as in:
   A. section 3.1.9.3 (1) (e) based on MLES ; or
   B. section 3.1.9.4 (3) based on the ecological index of land.

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.

3.1.10.1 Calculating the ecological index

Calculation of the ecological index of clearing sites or offset sites relies on the ecological values of the land as determined by Figure 3.1.10.1 - Ecological significance

1. in this planning scheme policy. This figure identifies spatially mapped areas of land called polygons containing similar ecological values.
2. The ecological index of a clearing site or offset site is calculated as follows

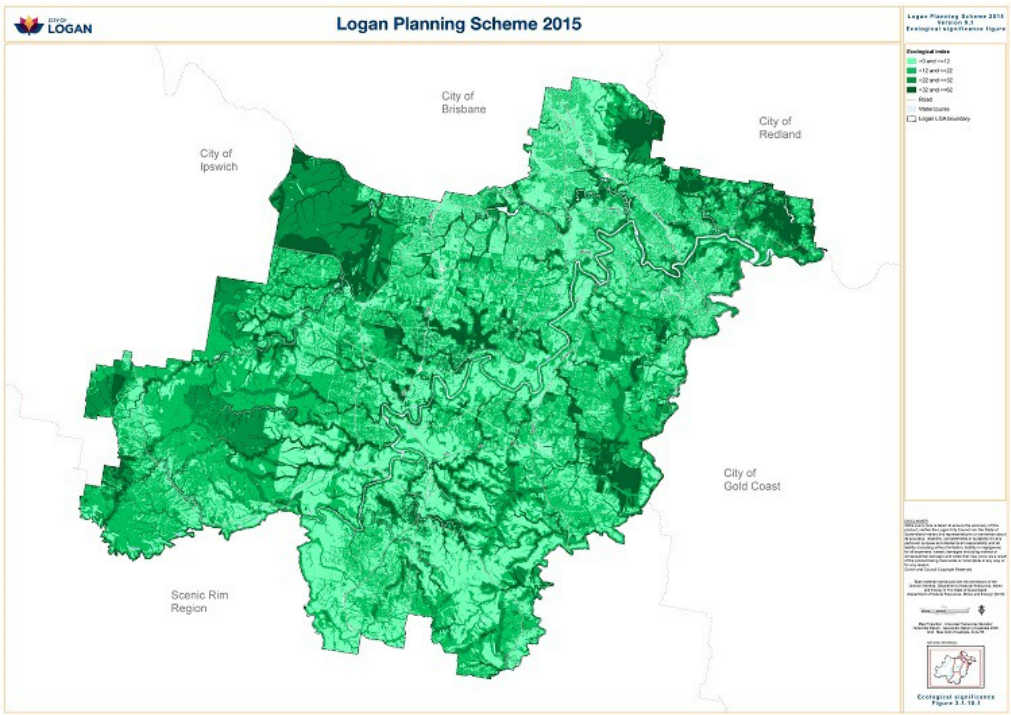
$$EI = \frac{(S \times V)P_1}{S_T} + \frac{(S \times V)P_2}{S_T} + \cdots + \frac{(S \times V)P_n}{S_T}$$

Note - The equation is calculated as follows:

a. EI is the ecological index of the clearing site or offset site;
b. S is the size of the polygons P1 to Pn within the clearing site or offset site;
c. V is the ecological values of the polygons P1 to Pn within the clearing site or offset site as identified in Figure 3.1.10.1 - Ecological significance
d. in this planning scheme policy;
e. S_T is the total size in hectares of the clearing site or offset site.

Note - Section 3.1.9.1 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.

Figure 3.1.10.1 - Ecological significance



3.2 Emission and immission standards

3.2.1 Noise emission and noise immission standards

1. The noise emission standards are specified in:
   a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity in this planning scheme policy for the:
      i. Community facilities zone;

ii. Emerging community zone;
iii. Environmental management and conservation zone;
iv. Low density residential zone;
v. Low-medium density residential zone;
vi. Medium density residential zone;
vii. Private sport and recreation precinct of the Recreation and open space zone;
viii. Rural residential zone other than the Cottage rural precinct;

b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity in this planning scheme policy for the:
i. Centre zone;
ii. Low impact industry zone;
iii. Medium impact industry zone;
iv. Mixed use zone;
v. Specialised centre zone.

Table 3.2.1.1 - Noise emission standards for the protection of residential amenity

Noise level at the boundary of premises			
Noise type	Time period	Monday to Saturday	Sunday and public holidays
Non-steady sound*	Day 7:00am - 6:00pm	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 5 dB(A)	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 5 dB(A)
	Evening 6:00pm to 10:00pm	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 5 dB(A)	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 5 dB(A)
	Night 10:00 - 7:00am	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 0 dB(A) and L_{Amax} ≤ 60dB(A)	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 0 dB(A) and L_{Amax} ≤ 60dB(A)
Continuous noise*	Anytime	$L_{A90,T}$ plus 0dB(A)	$L_{A90,T}$ plus 0dB(A)

Editor's note - * as defined in AS1055.1-1997 Acoustics - Description and measurement of environmental noise
Note - Adjustments for tonality and impulsiveness to be included in accordance with AS1055.1-1997 Acoustics - Description and measurement of environmental noise.

Table 3.2.1.2 - Noise emission standards for the protection of general amenity

Noise level at the boundary of premises			
Noise type	Time period	Monday to Saturday	Sunday and public holidays
Non-steady sound *	Day 7:00am - 6:00pm	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 10 dB(A)	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 5 dB(A)
	Evening 6:00pm to 10:00pm	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 10 dB(A)	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 5 dB(A)
	Night 10:00pm - 7:00am	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 5 dB(A) and L_{Amax} ≤ 80dB(A)	$L_{Aeq,adj,T}$ ≤ L_{A90} plus 5 dB(A) and L_{Amax} ≤ 80dB(A)
Continuous noise*	Anytime	$L_{A90,T}$ plus 5dB(A)	$L_{A90,T}$ plus 5dB(A)

Note - Adjustments for tonality and impulsiveness to be included in accordance with AS1055.1-1997 Acoustics - Description and measurement of environmental noise.

2. The noise immission standards are identified in Table 3.2.1.3 - Noise immission standards in this planning scheme policy.

Table 3.2.1.3 - Noise immission standards

Noise level measured at a sensitive land use
Indoor acoustic quality objectives* as outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*

Editor's note - * as defined by Schedule 2 of the *Environmental Protection (Noise) Policy 2008*
Note - Adjustments for tonality and impulsiveness to be included in accordance with AS1055.1-1997 Acoustics - Description and measurement of environmental noise.

3. The following Australian Standards and codes of practice apply to noise immissions, emissions and to the preparation of acoustic reports:
a. *1-1997 Acoustics - Description and measurement of environmental noise - General procedures;*
b. *2-1997 Acoustics - Description and measurement of environmental noise - Application to specific situations;*
c. *3-1997 Acoustics - Description and measurement of environmental noise - Acquisition of data pertinent to land use;*
d. *1-1990 Acoustics - Measurement of airborne noise emitted by rotating electrical machinery - Engineering method for free-field conditions over a reflective plane;*
e. *2-1990 Acoustics - Measurement of airborne noise emitted by rotating electrical machinery - Survey method;*
f. *1-1990 Acoustics - Measurement of airborne noise emitted by earth-moving machinery and agricultural tractors - Stationary test condition - Determination of compliance with limits for exterior noise;*
g. *2-1990 Acoustics - Measurement of airborne noise emitted by earth-moving machinery and agricultural tractors - Stationary test condition - Operator's position;*
h. *AS2363-1999 Acoustics - Measurement of noise from helicopter operations;*
i. *AS2377-2002 Acoustics - Methods for the measurement of railbound vehicle noise;*
j. *AS2702-1984 Acoustics - Methods for the measurement of road traffic noise;*
k. *AS4959-2010 Acoustics - Measurement, prediction and assessment of noise from wind turbine generators;*
l. 4 Buildings in transport noise corridors, Queensland Development code;
m. Code of Practice: Railway Noise Management (2007). Version 2, Queensland Rail;
n. Road Traffic Noise Management: Code of Practice (2008).Department of Transport and Main Roads;
o. Noise Measurement Manual (2013). Department of Environment and Heritage Protection.

3.2.2 Air emission standards

1. Table 3.2.2.1 - Air emission standards in this planning scheme policy identifies the air emission standards.

Table 3.2.2.1 - Air emission standards

Column 1 **Air emission indicator**	**Column 2** **Design ground level concentrations at and beyond the premises boundary**		**Column 3** **Averaging time**
	ppm **(except as otherwise indicated)**	**mg/m3** **(except as otherwise indicated)**	
Nitrogen dioxide	0.1	0.19	1 hour
Particles (deposited) [c]	4g/m2/month [b*]	2.g/m2/month [a*]	30 days
Particles (as TSP) (Nuisance dust)	- -	0.09 * 0.33	1 year 3 minutes
Particles (as PM10)[1]	- -	0.05 * 0.080	24 hours 1 hour
Particles (as PM2.5)	- -	0.050 0.025 #	1 hour 24 hours
Carbon monoxide	25 9 #	29 -	1 hour 8 hours
Photochemical oxidants (as ozone)	0.1 0.08 #	0.214 * -	1 hour 24 hours
Sulphur dioxide	0.17 0.08 #	0.45 -	1 hour 24 hours
Lead	- -	0.0005 * 0.003	Annual 1 hour
Hydrogen sulphide	0.0001	0.00014	3 minutes
1,2 dichloroethane	6.7 0.018	26.3 0.07 *	3 minutes 1 hour
Dichloromethane	0.9 1.7	3.19 * 5.8	1 hour 3 minutes
Formaldehyde	0.018 0.033 0.04 #	0.02 * 0.04 -	1 hour 3 minutes 24 hours
TDI toluene- 2,4-diiso-cyanate	-	0.00007 0.00004 *	3 minutes 1 hour
MDI diphenylmethane diiso-cyanate	-	0.00007 0.00004 *	3 minutes 1 hour
Vinyl chloride	0.017	0.043	3 minutes
Tetrachloroethylene	0.94	6.3	3 minutes
Trichloroethylene	0.09 0.17	0.5 * 0.9	1hour 3 minutes
Styrene (Monomer)	0.05	0.21	3 minutes
Toluene	0.17 1 #	0.65 -	3 minutes 24 hours
Benzene	0.017	0.053	3 minutes
Fluoride[2]	0.00059 0.002 0.0034	0.0005 0.0017 0.0029	90 days 7days 24 hours
Chloromethane	1.7	3.4	3 minutes
Chloroethane	33.3	86.6	3 minutes
Chloroform	0.33	1.6	3 minutes
1,1,1-Trichloroethane	4.2	22.7	3 minutes
1,1,2-Trichloroethane	0.33	1.8	3 minutes
Carbon tetrachloride	0.0033	0.021	3 minutes
Chlorobenzene	0.042	0.20	3 minutes
Ethylbenzene	3.3	14.5	3 minutes
Xylenes	0.08 0.25#	0.35 -	3 minutes 24 hours
Dioxins and Furans (as TCDD I-TEQs)	-	0.0000000037	3 minutes
Arsenic and compounds	-	0.00017	3 minutes
Cadmium and chromium compounds	-	0.000033	3 minutes

Chromium VI compounds	-	0.00017	3 minutes
Mercury organic	-	0.00033	3 minutes
Mercury inorganic	-	0.0033	3 minutes
Nickel and compounds	0.00017	0.00033	3 minutes
	Design concentration at the premises boundary	**Design concentration at the premises boundary to an air emission sensitive land use**	
General odour emission	10 OU ^	1 OU	3 minutes
		Criteria for an air emission sensitive use locating in proximity to an existing use that is likely to emit odour	
Reverse amenity		2.5 OU	1-hour average, 99.5th percentile

Note - Criteria are generally sourced from the Victorian Government Gazette S240 21 Dec 2001 unless otherwise indicated.
Note - * Sourced from Approved Methods for Modelling and Assessment of Air Pollutants in New South Wales.
Note - ^ Sourced from Logan Planning Scheme 2006 and *Guideline: Odour Impact Assessment from Developments (DEHP).*
Note - # Sourced from Schedule 1 Environmental Protection (Air) Policy 2008.
Note - Odour units to be determined using Australian Standard Method DR99306 Air Quality - determination of odour concentration by dynamic olfactometry.
Note - [a] maximum increase in deposited dust levels
Note - [b] Maximum total deposited dust level
Note - [c] Deposited particles are assessed as insoluble solids as defined by *AS/NZS 3580.10.1:2003*
Note - [1]Applies to point sources only
Note - [2]fluoride content is calculated by dry weight and expressed as fluoride (F-)ppm

3.2.3 Light emission standards

1. Table 3.2.3.1 - Light emission standards and Table 3.2.3.2 - Maximum luminous intensity per luminaire for 6pm - 11pm period in this planning scheme policy identifies the light emission standards.

Table 3.2.3.1 - Light emission standards

Column 1 **Light technical parameter**	**Column 2** **Time**	**Column 3** **Application or calculation conditions**	**Column 4** **Maximum values at affected premises**		
			Accommodation activity in or adjoining the Centre zone	**Residential zones**	
				Light surrounds	**Dark surrounds**
Illuminance in vertical plane (E_V)	6am - 11pm	Limits apply at the boundary of the residential premises, in a vertical plane parallel to the relevant boundary, to a height commensurate with the height of the affected dwelling unit. Values given are for the direct component of illuminance.	25 lx	10 lx	10 lx
	11pm - 6am	Limits apply in the plane of the windows of the habitable rooms of a dwelling unit. In the absence of development (that is a vacant lot), the limits apply on the potentially affected premises, in a vertical plane parallel to the relevant boundary, at the minimum boundary clearance permitted for the residential use, to a height commensurate with the applicable code for the development. Values given are for the direct component of illuminance.	4 lx	2 lx	1 lx
Luminous intensity emitted by luminaires (I)	6am - 11pm	Limits apply to each luminaire (irrespective of the number on a head frame) in the principal plane, for all angles at and above the control direction, when aimed in accordance with the installation design.	Limits as determined from Table 3.2.3.2 - Maximum luminous intensity per luminaire for 6pm - 11pm period in this planning scheme policy.		
	11pm - 6am	Limits apply in directions where views of bright surfaces of luminaires are likely to be troublesome to residents, from positions	2,500 cd	1,000 cd	500 cd

		where such views are likely to be maintained, that is not where momentary or short-term viewing is involved.			
Threshold increment (TI)	N/A	Limits apply at all times where motorists or cyclists are subject to a reduction in the ability to see essential information. Values given are for relevant positions and viewing directions in the path of travel.	20% based on adaptation_ luminance (L) of 10 cd/m^2	20% based on adaptation_ luminance (L) of 10 cd/m^2	20% based on adaptation_ luminance (L) of 10 cd/m^2

Note - Application or calculation conditions - See figure 2.1 and section 5 of AS 4282:1997: Control of the obtrusive effects of outdoor lighting.
Note - Light surrounds - where the affected premises adjoins a road that is lit to Category V5 or higher in accordance with AS/NZS 1158.1.1:2005: Lighting for roads and public spaces - Vehicular traffic (Category V) lighting - Performance and design requirements.
Note - Dark surrounds - where the affected premises adjoins a road that is lit to Category P3 or lower in accordance with AS/NZS 1158.3.1:2005 or where there is no lighting.

Table 3.2.3.2 - Maximum luminous intensity per luminaire for 6pm - 11pm period

Column 1 Area description		**Column 2 Maximum luminous intensity from each luminaire**	
Size of area	Controlling dimension	Level 1 control	Level 2 control
Large	>75m	7,500 cd	100,000 cd
Medium	≥25m U <75m	7,500 cd	50,000 cd
Small	<25m	2,500 cd	25,000 cd

Note - Maximum luminous intensity from each luminaire - Limits apply to each luminaire (irrespective of the number on a head frame) in the principle plane, for all angles at and above the control direction, when aimed in accordance with the installation design (see clause 5.3.2.1 of AS 4282-1997: Control of the obtrusive effects of outdoor lighting).
Note - Controlling dimensions - See figure 5.1 of AS 4282-1997: Control of the obtrusive effects of outdoor lighting.
Note - Level 1 control is appropriate for development control of environmentally sensitive areas ie. where the existing environment is of high quality, where adjoining premises are close to the installation, where they are residential in nature, where the existing ambient light levels are low and where the community requires the best available environmental safeguards to be applied. As the use of Type C cut-off luminaires specified in Appendix D of AS 4282-1997: Control of the obtrusive effects of outdoor lighting is likely to be necessary for Level 1 control, the implementation of this level of control will normally be possible only for lighting applications that require relatively high illuminances over areas that are small to medium in size, eg. lighting for tennis courts or hockey fields. However, Level 1 control may also be suitable for larger areas where lower illuminances are appropriate, e.g. for car parks and outdoor storage areas.
Note - Level 2 control will permit the use of a wide range of currently used lighting techniques but will limit intensities in the control direction to what might reasonably be expected by careful attention to design and the selection and aiming of luminaires, especially for applications involving Type A luminaires specified in Appendix D of AS 4282-1997: Control of the obtrusive effects of outdoor lighting.

3.2.4 Radiation emission standard

1. The radiation emission standard is 100 microtesla (1000mG) for up to 24 hours a day at ground level.

3.2.5 Vibration standard

1. Development is to be designed to meet the preferred vibration standards identified in Table 3.2.5.1 - Preferred weighted rms values for continuous and impulsive vibration acceleration (m/s^2) 1/80 Hz and Table 3.2.5.2 Acceptable vibration dose values for intermittent vibration (m/$s^{1.75}$) in this planning scheme policy.

Table 3.2.5.1 - Preferred weighted rms values for continuous and impulsive vibration acceleration (m/s^2) 1/80 Hz

Location	**Assessment period***	**Preferred values**	
		z-axis	**x- and y- axis**
Continuous vibration			
Critical areas#	Day- or night-time	0.0050	0.0036
Residential uses	Daytime	0.010	0.0071
	Night-time	0.007	0.005
Office, educational establishment and place of worship	Day- or night-time	0.020	0.014
Industry uses	Day- or night-time	0.04	0.029
Impulsive vibration			
Critical areas#	Day- or night-time	0.0050	0.0036
Residential uses	Daytime	0.30	0.21
	Night-time	0.10	0.071
Office, educational establishment and place of worship	Day- or night-time	0.64	0.46
Industry uses	Day- or night-time	0.64	0.46

Note - * Daytime is 7.00am to 10.00pm and night-time is 10.00pm to 7.00am.
Note - # Critical areas include hospital operating theatres and precision laboratories where sensitive operations are occurring. There may be cases where sensitive equipment or delicate tasks require more stringent criteria than human comfort criteria specified above. Stipulation of such criteria is outside the scope of this policy and other relevant standards should be referred to. Source: BS 6472-1992.

Table 3.2.5.2 Acceptable vibration dose values for intermittent vibration ($m/s^{1.75}$)

Location	Daytime*	Night-time*
	Preferred value	Preferred value
Critical areas#	0.10	0.10
Residential uses	0.20	0.13
Office, educational establishment and place of worship	0.40	0.40
Industry uses	0.80	0.80

Note - * Daytime is 7.00am to 10.00pm and night-time is 10.00pm to 7.00am.
Note - # Critical areas include hospital operating theatres and precision laboratories where sensitive operations are occurring. There may be cases where sensitive equipment or delicate tasks require more stringent criteria than human comfort criteria specified above. Stipulation of such criteria is outside the scope of this policy and other relevant standards should be referred to. Source: BS 6472-1992.

3.2.6 Sewer admission standards

3.2.6.1 General limits

1. Table 3.2.6.1.1 - General limits in this planning scheme policy identifies the general limits which are not to be exceeded by trade waste which is discharged to the sewerage system.

Table 3.2.6.1.1 - General limits

Column 1 Parameter	Column 2 Concentration	Column 3 Total mass load
Temperature.	38 °C	None applicable.
pH.	6-10	None applicable.
Biochemical oxygen demand ($BOD_{5)}$.	600 mg/l	The total mass load does not exceed the capacity of the sewerage system to accept the trade waste.
Chemical oxygen demand (COD).	1500 mg/l	The total mass load does not exceed the capacity of the sewerage system to accept the trade waste.
Total organic carbon (TOC).	1200 mg/l	The total mass load does not exceed the capacity of the sewerage system to accept the trade waste.
Non filterable residue (NFR).	600 mg/l	The total mass load does not exceed the capacity of the sewerage system to accept the trade waste.
Total dissolved solids (TDS).	5,000 mg/l	None applicable.
Total oil/grease.	200 mg/l	None applicable.
Gross solids.	The non-faecal gross solids has a minimum linear dimension of less than 20mm and a quiescent settling volume of less than 3m per hour	None applicable.
Colour	The trade waste does not result in any discernible colour in the discharge from the treatment works.	None applicable.
Odour	The odour of the trade waste is not detectable in 1% dilution and does not exceed the air emission standards for odour in section 1.2 (Air emission standards) in schedule 3 (Standards).	None applicable.
Chlorine (as CL_2).	10 mg/l	None applicable.
Sulphate (as SO_4).	2,000 mg/l	None applicable.
Sulphite (SO_2).	100 mg/l	None applicable.
Surfactants - Anionic (MBAS).	500 mg/l	None applicable.
Aluminium (as Al).	100 mg/l	None applicable.
Iron (as (Fe)	100 mg/l	None applicable.
Ammonia plus ammonium ion (as N).	100 mg/l	None applicable.
Total Kjeldahl Nitrogen (as N).	150 mg/l	None applicable.
Phosphorus (Total P).	50 mg/l	None applicable.
Manganese (as Mn).	100 mg/l	None applicable.

3.2.6.2 Specific limits for inorganics

1. Table 3.2.6.2.1 - Specific limits for inorganics in this planning scheme policy identifies the specific limits which are not to be exceeded by trade

waste which is discharged to the sewerage system.

Table 3.2.6.2.1 - Specific limits for inorganics

Column 1 Parameter	Column 2 Concentration Mg/l
Boron (B)	100
Bromine (Br_2)	10
Fluoride (F)	30
Cyanide (CN)	5
Ferrocyanide ($Fe(CN)_6$)	50
Sulphide (S)	5

3.2.6.3 Specific limits for metals

1. Table 3.2.6.3.1 - Specific limits for metals in this planning scheme policy identifies in:
   a. column 2, the levels of concentration which are not to be exceeded by trade waste which is discharged to the sewerage system;
   b. column 3, the maximum mass loads which are not to be exceeded by trade waste which is discharged to the sewerage system unless in the case of a metal other than chromium hexavalent the level of concentration complies with column 2.

Table 3.2.6.3.1 - Specific limits for metals

Column 1 Parameter	Column 2 Concentration (mg/l)	Column 3 Maximum mass load g/day(1)
Arsenic (As)	5	15
Barium (Ba)	20	60
Cadmium (Cd)	2	6
Chromium (Cr) - Total	20	60(2)
Chromium (Cr) - Hexavalent	10	0
Cobalt (Co)	10	30
Copper (Cu)	10	30
Lead (Pb)	10	30
Mercury (Hg)	0.005	0.015
Nickel (Ni)	10	30
Selenium (Se)	5	15
Silver (Ag)	5	15
Tin (Sn)	10	30
Zinc (Zn)	10	30

1 *Maximum mass load is based on a discharge volume of 3kL/day.*
2 *Hexavalent chromium is to be reduced to trivalent chromium.*

3.2.6.4 Specific limits for organics

1. Table 3.2.6.4.1 - Specific limits for organics in this planning scheme policy identifies the specific limits for organics which are not to be exceeded by trade waste which is discharged to the sewerage system.

Table 3.2.6.4.1 - Specific limits for organics

Column 1 Parameter	Column 2 Concentration (mg/l)
Formaldehyde (HCHO)	50
Phenolic compounds (as Phenol)	100
Pentachlorophenol	5
Petroleum hydrocarbon (non-flammable)	30
Halogenated Aromatic Hydrocarbons (HAH) • Polychlorinated biphenyls (PCB) • Polybrominated biphenyls (PBB)	0.002 0.002 0.002
Polynuclear Aromatic Hydrocarbons (PAH)	5
Pesitcides • General (insecticides/herbicides/fungacides) • Organophosphates - Azinphos-methyl - Azinphos-ethyl - Coumaphos - Demeton - Dichlorvos - Disulfoton - Fenitrothion	 1.0 0.1

- Fenition - Malathion - Metamidophos - Mevinphos - Omethoate - Oxydemeton- methyl - Patathion - Triazophos - Trichlorfon	
• Organochlorines - Aldrin - Chlordane - DDT - Dieldrin - Heptachlor - Lindane	 0.001 0.006 0.003 0.001 0.003 0.100

3.2.6.5 Substances not to be discharged to the sewerage system

1. The trade waste discharged to the sewerage system does not contain:
   a. a flammable and explosive substance; or
   b. a radioactive substance; or
   c. a pathological and infections waste; or
   d. a cytotoxic waste; or
   e. a genetically engineering organism; or
   f. rainwater and uncontaminated water; or
   g. a substance which is not listed in Table 3.2.6.1.1 - General limits, Table 3.2.6.2.1 - Specific limits for inorganics, Table 3.2.6.3.1 - Specific limits for metals, Table 3.2.6.4.1 - Specific limits for organics in this planning scheme policy.

3.3 Waterway and wetland enhancement works

3.3.1 Riparian corridor revegetation and weed control

1. Riparian corridor revegetation and weed control works within a waterway or wetland buffer area achieves the following:
   a. existing locally native vegetation within the waterway area or wetland buffer is retained and protected;
   b. all declared weeds and environmental weeds are eradicated from the waterway area and wetland buffer in a planned and staged process which protect bank stability and existing locally native vegetation and habitat values;
   c. locally native vegetation, including trees, shrubs and groundcovers are planted and established within the waterway area or wetland buffer to achieve the desired vegetation structure and composition show in Figure 3.3.3.1 - Desired riparian vegetation structure showing multiple layers in this planning scheme policy;
   d. in-stream habitat elements such as logs, snags, overhangs and vegetation are retained wherever possible;
   e. where linear infrastructure eg road, cross a waterway area or wetland buffer it is designed and constructed to maintain and enhance terrestrial and aquatic fauna movement.

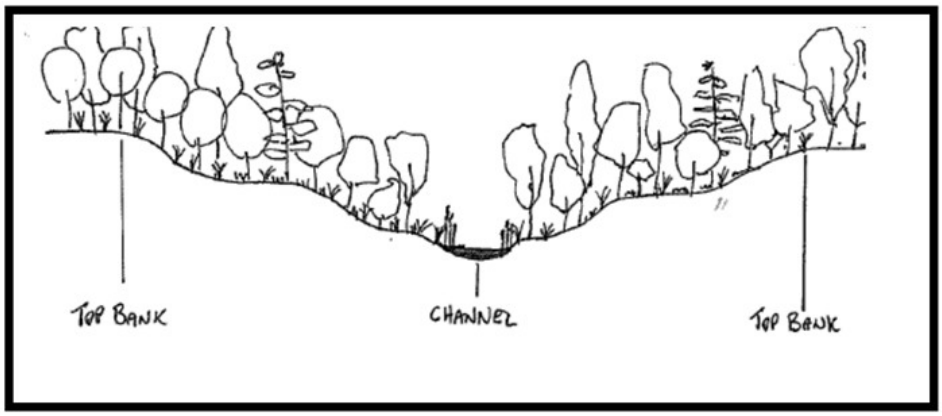
3.3.2 Waterway terrestrial and aquatic fauna movement

1. Where linear infrastructure, such as a road crossing a waterway area or wetland buffer, it is designed and constructed to:
   a. maintain and enhance aquatic fauna movement in accordance with the Department of Agriculture, Fisheries and Forestry Code for accepted development requirements for operational works that is constructing or raising waterway barrier works;
   b. maintain and enhance terrestrial fauna movement in accordance with the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices.

3.3.3 Near-natural hydrology reinstatement works

1. Near-natural hydrology reinstatement works within a waterway or wetland buffer area achieves the following:
   a. artificial structures such as concrete lining, dams, are removed from the waterways, unless it can be demonstrated that there is a greater community or environmental need for the structure to be retained;
   b. where locally native riparian vegetation has been removed it is reinstated in accordance with section 3.3.1(1)(c) of this planning scheme policy;
   c. development implements the frequent flow and waterway stability objectives set out in Chapter 4 of State Planning Policy 4/10 Guideline Healthy Waters;
   d. the natural water levels and hydrology are returned to wetlands that have been previously drained.

Figure 3.3.3.1 - Desired riparian vegetation structure showing multiple layers


TOP BANK
CHANNEL
TOP BANK

SC6.2.4 Planning scheme policy 4 - Heritage

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Part 1 Introduction

1.1 Title

1. The planning scheme policy may be cited as Planning scheme policy 4 - Heritage.

1.2 Purpose of this planning scheme policy

1. The purpose of this planning scheme policy is to assist with the implementation of the Logan Planning Scheme 2015 by:
   a. identifying premises listed on the:
      i. Local heritage register;
      ii. Grave site register;
   b. outlining administrative processes needed to maintain the different registers;
   c. identifying when a heritage assessment report is required;
   d. identifying the information requirements for a heritage assessment report;
   e. providing guidelines for satisfying the performance outcomes contained in the Heritage overlay code.

1.3 Structure of this planning scheme policy

1. This planning scheme policy is divided into four parts being:
   a. Part 1: Introduction;
   b. Part 2: Information requirements;
   c. Part 3: Registers;
   d. Part 4: Guidelines.

1.4 Commencement

1. This planning scheme policy commences on the date of commencement of the Logan Planning Scheme 2015.

1.5 Relationship to Planning Act 2016

1. This planning scheme policy was made pursuant to the *Sustainable Planning Act 2009*.
2. This planning scheme policy is amended for alignment with the *Planning Act 2016*.

1.6 Applicability of this planning scheme policy

1. This planning scheme policy applies to:
   a. accepted development (subject to requirements) and assessable development applications for which the Heritage overlay code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.10.7 - Heritage

overlay in Part 5 - Tables of assessment of the planning scheme; or
b. a request to add or remove:
i. a heritage premises listed on the local heritage register; or
ii. a grave site listed on the grave site register.

1.7 Competency to prepare a report

1. A person undertaking a heritage assessments must be a qualified and experienced professionals in accordance with the principles of the Australia ICOMOS Charter for Places of Cultural Significance, 1999 (also known as the Burra Charter).
2. Section 1.7(1) does not apply to a request to include or exclude premises in either the local heritage register or grave site register in accordance with the administrative process outlined in section 3.3 - Register administration in this planning scheme policy.

Part 2 Information requirement

2.1 Heritage assessment report

2.1.1 Purpose of the heritage assessment report

1. The purpose of a heritage assessment report is to:
a. define the heritage values embodied in heritage premises, examine the impact of proposed development on the heritage values and demonstrate the manner in which the proposed development retains the relevant values; or
b. provide sufficient information on the heritage values of premises to enable the local government to determine if the premises should be entered into, or removed from, the relevant registers in accordance with section 3.3 - Register administration of this planning scheme policy.

2.1.2 Application

1. A heritage assessment report is required for development that:
a. is not:
i. raising a house or building underneath;
ii. the addition of an extension;
iii. the building of a class 10a building/structure being a carport or garage;
iv. the building of a class 10b building/structure being a deck or veranda; or
b. is one or more of section 2.1.2(i) to (iv) above and that does not comply with Part 4 - Guidelines of this planning scheme policy.
2. The extent of the heritage assessment and level of detail of the heritage assessment report is dependent on the precise nature and extent of the work proposed and its impact on the heritage values.

2.1.3 Heritage assessment report format

1. A heritage assessment report is required to be prepared in accordance with the Australia ICOMOS Charter for Places of Cultural Significance, 1999. This document sets out principles of good practice in relation to the maintenance, management, redevelopment or adaptation of places of cultural heritage significance.
2. A heritage assessment report generally includes the following information:
a. executive summary;
b. scope of proposed work;
c. site history and description;
d. statement of significance;
e. assessment of the heritage impacts;
f. assessment against the relevant outcomes of the Heritage overlay code;
g. recommendations;
h. conclusion.
3. The inclusion of graphics, including photographs, plans and elevations, is effective in demonstrating the appropriateness of the proposed work to the heritage premises.

Part 3 Registers

3.1 Local heritage register

1. Table 3.1.1 - Local heritage register in this planning scheme policy is the local heritage register and lists heritage premises, premises name, their location and the listing criteria.
2. Heritage premises are identified as local heritage areas on Heritage overlay map OM-07.01 in Schedule 2 - Mapping of the planning scheme.
3. For a premises to be recognised as a heritage premises, an assessment and critical judgement is undertaken against a set of criteria. Places of local heritage value will fulfil one or more of the following criteria:
a. the heritage premises displays historical, architectural, aesthetical, technological or social themes that are of importance to the local area; or
b. the heritage premises represents customs or ways of life that are characteristic of the local area; or
c. the heritage premises has played an important part in the lives of the local residents; or
d. the heritage premises displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or
e. the heritage premises is associated with a notable local personality or event; or
f. the heritage premises is a notable landmark in the area; or
g. in the case of a tree or garden - the heritage premises is of special historical or social significance or importance within the local area.

Editor's note - Designating a tree as a place of local heritage value identifies that the community considers has special historic value and is therefore worthy of particular consideration. It is expected that most trees will be preserved using other mechanisms.

Editor's note - Under the *Queensland Heritage Act 1992*, local governments are required to keep a local heritage register (of places of cultural heritage significance), unless the local government is a prescribed local government. Logan City Council is a prescribed local government. Although Logan City Council is not required to keep a local heritage register, this list of premises represents the local heritage register for the built environment.

Editor's note - A statement of significance for each premises identified in the register is held and maintained by the local government.

Table 3.1.1 - Local heritage register

Column 1	Column 2	Column 3	Column 4
Local heritage register number	**Premises name**	**Location**	**Listing criteria**
LHR - Beenleigh - 1	Sundowner Hotel	79-97 George Street, Beenleigh L10/SP227765	Historical Social **Significance Criteria**: a, b, c, d, e, f **Approximate Date:** Built by Carl Palm in 1883. **Design significance:** Two-storey, veranda hotel from the late 19th Century consisting of 20 rooms, bed sitting, billiard and concert rooms. **People/Place Significance:** Carl Palm was a sugar farmer and elected in 1881 to the newly formed Beenleigh Divisional Board. The hotel name changed several times over time as the licence changed hands. The Sundowner name was adopted sometime after 1952 when the hotel was known as “Hickey’s”.
LHR - Beenleigh - 2	Imperial Hotel	68-70 George Street, Beenleigh L1/RP7999	Historical Social **Significance Criteria:** a, b, c, d, f **Approximate Date:** First mention of the Imperial Hotel was in 1891. **Design significance:** The Imperial Hotel is a substantial, two-storey, veranda hotel from the late 19th Century. Ground floor extended and enclosed to the road frontage. Open veranda above. Cast iron balustrade and curved roof to the rear veranda. **People/Place Significance:** Forms part of a group of hotels in this part of George Street. Only two of the original four hotels are significantly unchanged The Imperial and the Sundowner. The Royal Hotel was remodelled or rebuilt in 20th Century style and the Beenleigh was demolished in the 1970s.
LHR - Beenleigh - 3	Bethesda Lutheran Church	89 City Road, Beenleigh L4/RP46849	Social **Significance Criteria:** a, b, c, d, e **Approximate Date**: The foundation stone for the church was laid in 1947. **Design significance:** attributes of Spanish mission -cream-painted stucco with tiled roof and round headed arched windows. **People/Place Significance**: In 1884 Pastor Haussmann moved to Beenleigh and acquired the Good Templar’s Hall, which they repaired and dedicated as St Peter’s Church. Following the amalgamation of three congregations in 1990 St Peter’s was renamed Bethesda Lutheran Church.
LHR - Beenleigh - 4	Beenleigh Showground	James, Milne and Kent Streets, Beenleigh L301-306/B1322, L1, 2, 3 & 5/RP40979, L1 & 2/RP8073, L7 & 8/RP101767 & Lot A/PER2376	Historical Social **Significance Criteria:** a, b, c, e, f **Approximate Date**: The Showgrounds have been owned by the Beenleigh Show Society since 1873. **Design significance:** During World War II, the showgrounds was the site of an army camp. Stables established on the site for the officers’ horses remain here today (Herb’s memorial stables). The original showground pavilion burnt down in 1955. **People/Place Significance:** The showgrounds are currently used for a variety of activities and events, including the annual Beenleigh and District Show, Rodeo, weekend markets and a caravan park.
LHR - Beenleigh - 5	Farrelly's Bakery (former)	137 City Road, Beenleigh RP128942/L2	Architectural Historical **Significance Criteria:** a, c, d **Approximate Date:** Circa 1870s - 1880s **Design significance:** This type of modest two storey timber and iron commercial building with residence above is now a rarity in South East Queensland. It is important as a representative example of a type of building once common in a traditional Queensland town and as such provides some perspective for the other remaining buildings, such as the hotels, which are far grander. **People/Place Significance:** This shop was formally a local bakery owned and run by Bernard Farrelly.
LHR - Beenleigh - 6	House	6 Church Street, Beenleigh L4/RP8186	Architectural Historical **Significance Criteria:** d **Approximate Date:** Circa 1886 **Design significance:** Early gabled cottage with detached rear kitchen. **People/Place Significance:** Forms part of a group of rare, early cottages.
LHR - Beenleigh - 7	Memorial Park	18-20 James Street, Beenleigh L6/WD803994	Aesthetic Social **Significance Criteria:** a, e, f

			Approximate Date: Constructed in 1925. **Design significance:** This rendered brick memorial was originally designed with the symbolism of a monumental water trough; as a historical record of local participation and sacrifice in World War I. **People/Place Significance:** The inscription on the monument reads “The Great War 1914-1919. Erected by the Citizens of Beenleigh and District”. The memorial was relocated to its current position in 1995.
LHR - Beenleigh - 8	Baptist Church and hall (WW2 military building relocated from Rocklea)	9-11 Church Street, Beenleigh Lots 6 and 7 on RP8185	Social **Significance Criteria:** a, b, d **Approximate Date:** Church built circa 1880 -1900 while the Hall is circa 1940s. Simple weatherboard interpretation of English Gothic. **Design significance:** Simple weather board interpretation of early English-Gothic Church with unsympathetic modern front porch. Timber hall was a World War II Commonwealth worker’s cottage relocated from Rocklea. **People/Place Significance:**
LHR - Beenleigh - 9	House	4-6 Church Street, Beenleigh L4/RP8186	Architectural Historical **Significance Criteria:** d **Approximate Date:** Circa 1886 **Design significance:** Early gabled cottage with open front veranda. **People/Place Significance:** Forms part of a group of rare, early cottages.
LHR - Beenleigh - 10	House	10 Church Street, Beenleigh L6/RP8186	Architectural Historical **Significance Criteria:** d **Approximate Date:** Circa 1886 **Design significance:** Early gabled cottage with open front veranda. **People/Place Significance:** Forms part of a group of rare, early cottages. House footprint is shown on the original survey plan dated 1886.
LHR - Beenleigh - 11	House	13 Church Street, Beenleigh L8/RP8185	Architectural Historical **Significance Criteria**: d **Approximate Date:** Circa 1880 - 1900 **Design significance:** Early gable cottage form. Later brick veneer, reconstructed veranda with double post probably not original. **People/Place Significance**: Forms part of a group of rare, early cottages.
LHR - Beenleigh - 12	House	15 Church Street, Beenleigh L1/RP865506	Architectural Historical **Significance Criteria**: d **Approximate Date:** Circa 1880 - 1900 **Design significance**: Early gable cottage with later sympathetic extension. **People/Place Significance:** Forms part of a group of rare, early cottages.
LHR - Beenleigh - 13	House	9 Aragon Street, Beenleigh L12/RP128990	Architectural Historical **Significance Criteria**: a, d, e **Approximate Date:** Circa 1880 - 1890 **Design significance:** Timber Victorian filigree with steep pitched iron roof. The core of the house is surrounded by deep detached verandas supported by chamfered timber posts with timber capitals. **People/Place Significance:** The original Hammel family homestead. Wilhelm Friedrich Hammel served as a councillor in the Beenleigh Shire Council. Original farmhouse on the former estate of George Fischer.
LHR - Beenleigh - 14	House	20 George Street, Beenleigh L4/RP8010	Architectural Historical **Significance Criteria:** d **Approximate Date:** Circa 1875 - 1880 **Design significance:** A good representative example of Victorian filigree house with original cast iron balustrade, iron roof, detached curved verandah roofs and in a mature garden setting. Open verandahs to three sides. **People/Place Significance:** Forms part of a group of rare, early cottages in Beenleigh. William Grey, of Brisbane, purchased a number of suburban lots on which the town of Beenleigh was located at Government Auction in 1874. He subdivided one of these lots into 79 lots in 1875. The house is located on one lot of

			this 1875 subdivision and was most likely constructed around this time.
LHR - Beenleigh - 15	Zipf family home	41 City Road, Beenleigh L6/RP8123	Architectural Historical **Significance Criteria:** d, e **Approximate Date:** 1885 **Design significance:** A good representative example of a federation gable-fronted timber house with unusual truncated veranda. **People/Place Significance:** The Zipf family home. The Zipf family owned one of the three arrowroot mills within the Beenleigh area. Carl Palm, a Planter from Logan, purchased lot 78 at Government Auction in 1874. He subdivided this lot in 1875. The house is located on lot 16 of this 1875 subdivision and its location is marked on the survey plan.
LHR - Beenleigh - 16	House	114 Main Street, Beenleigh RP/8185/L1	Architectural Historical **Significance Criteria:** d **Approximate Date**: Circa 1880 - 1900 **Design significance:** Early gabled cottage with open front veranda. **People/Place Significance:** Forms part of a group of rare, early cottages in the Church Street precinct.
LHR - Beenleigh - 17	Old Spann Farmhouse	63 Spanns Road, Beenleigh L1/RP163651	Historical **Significance Criteria:** d, e **Approximate Date:** Circa 1920 - 1930 **Design significance**: Interwar multi gabled homestead. **People/Place Significance:** The original Spann family homestead. The Spann family were early sugar farmers.
LHR - Beenleigh - 18	House	15-17 Lehville Street, Beenleigh L9/RP65107 & L27/RP69011	Architectural **Significance Criteria:** d **Approximate Date:** Circa 1890 - 1910 **Design significance:** Good representative example of a low-set, asymmetrical bungalow with L-shaped veranda. Largely unmodified and retains an original double top-rail wire fence **People/Place Significance:** -
LHR - Belivah - 1	House	31 Belivah Road, Belivah Lot 2 RP8173	Architectural Historical **Significance Criteria**: d, e **Approximate Date:** House built circa 1870-1880. **Design significance:** Substantial Victorian filigree cottage with detached veranda roofs and in a mature garden setting. **People/Place Significance:** The early house of Peter McLean, who was registered as a squatter in the Post Office directories for 1868 and 1874. The original survey plan dated 1872 is still current. The McLean descendants still reside at the property but not within this house.
LHR - Bethania - 1	Old sheds	107 Church Road, Bethania L1RP168712	Historical Technological **Significance Criteria:** d **Approximate Date:** Built prior to 1940 **Design significance:** Substantially still intact, this large rural structure appears to have been an early sawmill or dairy. **People/Place Significance:** -
LHR - Bethania - 2	Radke Farm	113-145 Station Road, Bethania L1/RP855427	Historical Social Technological **Significance Criteria:** a, d, e **Approximate Date:** Circa per 1900 **Design significance:** Early rural slab building (Radke Barn) of Bethania district, includes corrugated iron extension and modern aluminium windows. **People/Place Significance:** Site includes an early post and rail fence. The original subdivision was a rare example of the German “Waldhufendorf” system of cultivated strips fronting a waterway that was favoured by early German settlers.
LHR - Bethania - 3	Bethania Railway Station	Lot 75 Church Street, Bethania L73/SP109403	Historical Social **Significance Criteria:** a, b, c, d, f **Approximate Date:** Early railway station on the original South Coast Railway line opened in 1885. **Design significance:** Representative of the standard Queensland Railways designs of the late nineteenth and early twentieth centuries. **People/Place Significance:** The railway to Beenleigh brought new prosperity to Bethania. George Jones was the Station Master

			and acting Post Master from July 1885. In 1914 the railway department opened official refreshment rooms providing employment to many young ladies of the district.
LHR - Bethania - 4	Farm House	140-218 Station Road, Bethania L2/RP136438	Architectural **Significance Criteria:** d **Approximate Date:** 1870 - 1880 **Design significance:** Short-ridge roof with encircling verandas, open on three sides. **People/Place Significance:** The original survey plan suggests this was part of an original holding by Ausust Noffke and subdivided off in 1891. The Bethania area originally known as German Pocket was one of the original German settlements in Logan.
LHR - Carbrook - 1	Cornubia Park Homestead	278 California Creek Road, Carbrook L2/RP184945	Historical **Significance Criteria:** d **Approximate Date:** The homestead was built in 1905 **Design significance:** House built by W Tabb **People/Place Significance:** In the 1920's the place was named Cornubia Park. The name was changed to Cornubia in 1934 by the Jenssens family because members of the public would often arrive for picnics thinking it was a public park. The land was sold to Alfred Grant in 1956 and was subdivided into smaller lots.
LHR - Cedar Creek - 1	Park House Cemetery	Lot 55 Veivers Road, Cedar Creek L55/WD505	Social **Significance Criteria:** a, b, c, e **Approximate Date:** Gazetted as a public cemetery reserve in 1910. **Design significance:** - **People/Place Significance:** From 1889-1910 the Park House Cemetery was part of the property of D. Veivers. Burials in the cemetery date from approximately 1889.
LHR - Cedar Vale - 1	Bloomfield Homestead	5537 Mt Lindesay Highway, Cedar Vale L2/RP25788	Aesthetic Architectural Historical **Significance Criteria**: a, d **Approximate Date:** Homestead built circa 1887 **Design significance:** Elements of Victorian rustic gothic including steeply pitched gabled roof and decorated bargeboards. The house was built from timber on the property including cedar, silky-oak, pine and hardwood. In 1958-59 repairs were undertaken by Irvine King, the great-grandson of George Harrison and again timber from the property was used. The high ceilings in some parts of the house were lowered and the original kitchen wing has been altered. **People/Place Significance:** The Bloomfield homestead was originally the home for Mr W. H. Harrison and family. The first home built on the Bloomfield block was a slab hut, which was replaced in 1887 by the current home which is a landmark on the Mount Lindesay Highway.
LHR - Chambers Flat - 1	Chambers Flat Cemetery	Cnr Sungold and Chambers Flat Roads, Chambers Flat L460/C8192	Social **Significance Criteria:** a, b, c, e **Approximate Date:** Opened in approximately 1878 and proclaimed a cemetery reserve in 1889. **Design significance:** - **People/Place Significance:** The Chambers Flat Cemetery Trust was formed in 1891 and managed the cemetery until 1917.
LHR - Crestmead - 1	Bumstead House	57 Bumstead Road, Crestmead L22/SP155022	Architectural Historical
LHR - Daisy Hill - 1	Former St Declan's Church	104 Chatswood Road, Daisy Hill L1/RP846118	Historical Social **Significance Criteria:** a, b, c, d, e **Approximate Date:** Originally constructed in 1865. **Design significance:** Building has been relocated and improved a number of times since construction. **People/Place Significance:** Constructed in 1865 and initially called the Church of the Assumption, the building was later dismantled and floated down the Logan River to a block of land in Waterford donated by the Leo family. The church was renamed to St James and was later relocated during the 1950s to Eight Mile Plains where it was called St Declan's and used to service the new parish of Daisy Hill in 1978.
LHR- Eagleby - 2	Eagleby Cemetery	144-160 Herses Road, Eagleby L1/RP8136	Historical Social **Significance Criteria:** a, b, c, e **Approximate Date:** The cemetery was opened circa 1854 and formerly run by the Bethesda Lutheran Church. **Design significance:** Early cemetery in district with graves from 1878.

			People/Place Significance: Within the site there is a special section set aside for Lutheran burials.
LHR- Eagleby - 3	Beenleigh Cemetery	31 River Hills Road, Eagleby L51/SP134125	Historical Social **Significance Criteria:** a, b, c, e **Approximate Date:** The earliest known burial for Beenleigh is from 1872, a mechanic named William. Earlier burials were recorded, but details and locations of deceased are not known. **Design significance:** Beenleigh Cemetery hosts one official Commonwealth War Grave and over 50 returned serviceman from several world conflicts and from all branches of the Armed Forces. As well as early European settlers from the area there is a grave of an unknown aboriginal whose skeletal remains where found on the banks of Windaroo Creek. **People/Place Significance:** Beenleigh's main cemetery and an early cemetery in the township.
LHR - Fiddlewood - 1	House	7 Majella Crescent, Bahrs Scrub Lot 29 RP 169807	Architectural Historical **Significance Criteria:** a, d, e **Approximate Date:** House built circa. 1870-1880 **Design significance**: Short-ridge roofed Victorian filigree with encircling detached deep verandas. **People/Place Significance:** In 1885 this property was owned by Stephen Burgess and between 1917 and 1974 it was owned by A A Herbst, a prominent dairy farmer. Any original outbuildings should also be included with the homestead.
LHR - Greenbank - 1	Farm (house and outbuildings)	41 Tully Road, Greenbank L3/RP171273	Historical **Significance Criteria:** a, d, e **Approximate Date:** Homestead built circa. 1870-1880 **Design significance:** Short-ridge roof Victorian farmhouse with deep encircling verandahs, complete with out buildings. **People/Place Significance:** Was the original selection of William Tully.
LHR - Greenbank - 2	Greenbank State School	12-54 Goodna Road, Greenbank	Historical Social **Significance Criteria:** a, d **Approximate Date:** Built circa 1892. **Design significance:** The school building is a simple structure of timber with a corrugated iron hipped roof truncated where a skillion-roofed verandah (now enclosed) has been added to the front of the building. **People/Place Significance:** Greenbank Provisional School opened on 23 January 1893. Greenbank Provisional School was most likely built to Public Works specifications. It became a State School in 1909.
LHR - Jimboomba - 1	Old Jimboomba Uniting Church Rotary Park	1-27 Johanna Street, Jimboomba L25/RP227434	Historical Social **Significance Criteria**: a, b, c, d **Approximate Date:** Constructed in 1909 **Design significance:** Simple weather board interpretation of English Gothic. **People/Place Significance**: The Old Jimboomba Church which is now known locally as "The Little Brown Church", held interdenominational services until 1967 when it became the Uniting Church with services up to 1988. The church was relocated from its original position in Mary Street to Johanna Street with funding from The Rotary Club, Beaudesert Shire Council and the community.
LHR - Jimboomba - 2	Jimboomba Provisional School	97-109 Brisbane Street, Jimboomba L38/CP868721	Historical Social **Significance Criteria:** a, c, d **Approximate Date**: Built circa 1900. **Design significance**: The exterior of the building has weatherboard cladding, a corrugated iron single gabled vented roof. At the front of the building is a veranda with a central timber stair. **People/Place Significance**: The Jimboomba Provisional School (No. 604) opened on 12 May 1890. In May 1890 the Jimboomba provisional school was established in a hall owned by the Presbyterian Church. A new school building was constructed in 1900.
LHR - Jimboomba - 3	Jimboomba House	5307 Mt Lindsay Highway, Jimboomba L52/RP887426	Historical **Significance Criteria:** a, d **Approximate Date**: Completed in 1845 **Design significance:** Jimboomba House was constructed of hand sawn red wood planks. **People/Place Significance**: The "house" originally served as a homestead, stage coach depot and holding yards for the famous

			pioneering Cobb and Co stage coach company. Originally known as Gimboomba House the building was later shifted approximately 1km and re sited in its current location where it now forms part of the Hills International Golf complex - the farm building and barn still remain on the original site.
LHR - Kingston - 1	Kingston Butter Factory	23 Milky Way, Kingston L3/RP209342	Historical Social Technological **Significance Criteria:** a, b, c, f **Approximate Date:** Original building 1907, clad with brick in 1933. **Design significance:** Most extensions have been removed and the interior was redesigned for use as a Community Arts Centre. **People/Place Significance:** Production at the Southern Queensland Co-operative Dairy Company began in May 1907. By 1930 weekly output was 40 to 50 tons of butter and the factory had over 30 employees. The Kingston Butter Factory output declined during the 1950s and in 1983 production ceased. In February 1987 the Logan City Council and the Logan City Australian Bicentennial Community Committee began a redevelopment of the old factory.
LHR - Kingston - 2	Kingston School of Arts Hall	7-9 Mary Street, Kingston L3/RP86231	Historical Social **Significance Criteria:** a, b, c, d **Approximate Date:** The School of Arts Hall was built circa 1915 **Design significance:** Despite constant renovation and extensions, the essence of the building remains the same, as does its purpose. **People/Place Significance:** The first community centre in Kingston was the School of Arts Hall which was built around 1915 and extended in 1926. The hall was used for dances, pictures and meetings of local, social and service groups.
LHR - Kingston - 3	First post office and home to the Kingston Piggery manager	4 Hibiscus Street, Kingston L69/RP106550	Historical **Significance Criteria:** a, d, e **Approximate Date:** Built circa 1872. **Design significance:** Victorian Cottage, significantly altered. **People/Place Significance:** On 20 April 1872 Charles Kingston applied for a selection consisting of 200 acres at 6 pence an acre. He built a slab hut soon after he applied for his first selection and it was this house which operated as the first receiving office for the mail from 1877. When the railway was built in 1885, the receiving office was relocated to the station.
LHR - Kingston - 4	Kingston House	5 Collin Court, Kingston L1/RP116473	Architectural Historical **Significance Criteria:** a, d, e **Approximate Date:** Built 1890 **Design significance:** Short-ridge roof Victorian homestead with deep encircling detached verandahs built from locally milled timbers. **People/Place Significance**: Charles and Harriet Kingston moved to the area around 1872 after living at Tygum for about ten years where Charles had worked as an engineer at Henry Jordan's sugar mill. Charles Kingston also built a new house in 1890 and it stands today in Collin Court, on the hill overlooking the railway station. Timber for both houses was milled at Schneider's mill at Waterford.
LHR - Logan Reserve - 1	Logan Reserve Irish Catholic Cemetery	296A and 296 Logan Reserve Road, Logan Reserve L1&3/RP25888	Historical Social **Significance Criteria**: a **Approximate Date:** Circa. 1860 **Design significance:** - **People/Place Significance:** Logan Reserve Irish Cemetery is located in part of the original Logan Agricultural Reserve established in 1862. Irish immigrants settled in the areas of Waterford West and Logan Reserve. The first Catholic Church was located in Logan Reserve on the property of John Gavan. This bark structure was built in 1865 and also doubled as a school. No documentation has survived detailing possible burials on the site.
LHR - Logan Reserve - 2	Bethel Lutheran Cemetery	359-361 and 363-365 Logan Reserve Road, Logan Reserve L1 and 2/RP115473	Historical Social **Significance Criteria:** a, b, c, e **Approximate Date:** In 1897 the German community built a church known as the Bethel Church. The cemetery evolved alongside the church. **Design significance:** - **People/Place Significance:** The earliest marked burial on the site is that of Adolf Wendt in 1903, but it is likely that there are

			earlier unmarked graves. The tornado of February 1936 destroyed the church, but locals soon rebuilt it and it remained on the site until 1972, when it was demolished.
LHR - Logan Village - 1	Logan Village Cemetery	Cnr Pioneer Drive & Waterford-Tamborine Road, Logan Village L149/WD4846	Historical Social **Significance Criteria:** a, b, c, e **Approximate Date:** A reserve for a cemetery was gazetted on 1 February 1879. The Logan Village Cemetery Burial Register, however, lists the date of the first burial as 30 October 1878. **Design significance:** - **People/Place Significance:** Trustees were appointed by proclamation on 14 March 1879. The name, Trustees of the Logan Village Cemetery, was first gazetted on 26 January 1887 with the publication of the cemetery Rules and Regulations. On 2 September 1976, the Beaudesert Shire Council was appointed trustee for the Logan Village Cemetery Reserve under the *Land Acts 1910-1975*, in place of the Logan Village Cemetery Trustees. Logan City Council was appointed the trustee for the reserve after local government amalgamations in 2008.
LHR - Logan Village - 2	Logan Village Hotel	135-143 Albert Street, Logan Village Lot 305 L 1201	Architectural Historical Social **Significance Criteria**: a, c, d **Approximate Date:** William Drynan, a former cedar cutter from the Richmond River district, ran the Logan Village Hotel from 1864. **Design significance:** Has undergone significant renovations and extensions, however the original Victorian building remains with pyramid roof and open front verandah. **People/Place Significance:** The hotel was relocated a number of times over the years. It was originally located in North Street, and was then relocated to the corner of North and Albert Streets. Once the railway was built in 1885 it was moved to a site immediately opposite the railway station in Albert Street.
LHR - Logan Village - 3	Logan Village Community Hall	21-23 Wharf Street, Logan Village Lot 14 RP 50649	Historical Social **Significance Criteria:** a, c, d **Approximate Date:** The hall was built circa. 1933 **Design significance:** Typical design for small country town hall, timber construction with central hall and deep veranda's, most likely 'built in' at a later date. **People/Place Significance:** The hall played an important part in the social life of the village. Dances, Concerts and "Send offs" were common events at the hall. Prior to electricity the only time ice cream was available was during a dance, when a large vat came from Peters in Brisbane by train and was kept cool by being wrapped in dry ice. The hall is still used as a community hall managed by the local Lions Club.
LHR - Loganholme Village - 1	House	75-77 Dewar Drive, Loganholme L3/SP103749	Architectural Historical **Significance Criteria**: a, d **Approximate Date**: Built circa. 1927 **Design significance:** Local builder Albert Lorisch built the house. The property is one of the few remaining homes of the 1920s remaining in the region. Style reminiscent of earlier federation filigree with deep verandas and vented pyramid roof. Altered sympathetically. **People/Place Significance:** The Loganholme plantation has an interesting history and this is the only reminder of the property left in tact. The area was home to the first sugar mill on the Logan River, operated by James Strachan and William Fryar from 1869. Pastoralist James Tyson purchased the estate in April 1876. Following the death of James Tyson, his property was acquired by Edwin Henry Wildman in 1900. He was the former editor of the Sydney Morning Herald who had come to Queensland in the mid 1880s to edit the Southern World and Planter and Farmer. When he died in the early 1920s the property went to his sisters Marion and Florence. Pimpama farmer Alex Clark, sought to buy the property from the sisters, but they initially refused to sell and the Clark family moved to Dayboro. Shortly after, they decided they would sell and Clark seized the opportunity to own this choice real estate. He sold at Dayboro and moved the family to Loganholme in 1930. Alex Clark became a councillor for the Albert Shire Council in 1949 until 1952, when he was elected chairman. He held that post until 1958. He was also President of the Beenleigh Show Society for 12 years as well as being President for the Beenleigh Greyhound Coursing Club. This property is one of the few homes of the 1920s remaining in

			the region. Its significance lays with the string of owners of the land, including the occupation by Fryar and Strachan's sugar mill, the infamous James Tyson, the newspaper editor Edwin Wildman and the Shire Councillor and Shire Chairman (Mayor) Alex Clark.
LHR - North Maclean - 1	Maclean Cemetery	Lot 75 Scott Lane, North Maclean L75/SL10	Historical Social **Significance Criteria:** a, b, c, e **Approximate Date:** Built circa 1904. **Design significance:** - **People/Place Significance:** The land was originally donated by the Brennan family and managed by trustees. The trustees handed over responsibility to the Beaudesert Shire Council in 1985.
LHR - North Maclean - 2	Old Maclean provisional school building	4805-1831 Mt Lindesay Highway, North Maclean L33/SL1043	Historical Social **Significance Criteria:** a, b, c, d **Approximate Date:** Built circa 1926. **Design significance:** The school building is a simple structure of timber with a corrugated iron gable-roof with veranda. **People/Place Significance**: Maclean Provisional School (no. 1846) opened 16 April 1926 with the transfer of the Head Teacher, Ruby Eunice Dunn, and the first pupil registrations, both taking place on that date. The school was also classified a State School in that same year and closed in 1963.
LHR - Park Ridge - 1	Park Ridge School Building	3776-3796 Mt Lindesay Highway, Park Ridge L74/CP893316	Historical Social **Significance Criteria:** a, b, c, d **Approximate Date:** Built circa 1900. **Design significance:** **People/Place Significance:** Park Ridge Provisional School, No. 515 opened on 23 April 1895. It became a state school on 1 January 1909. This school building began its life in Browns Plains on the site of Waller Park. In 1913 it was relocated to Park Ridge. This original building remains in use today as the Park Ridge School Office.
LHR - Tamborine - 1	Old Mundoolun Homestead	2664 Beaudesert-Beenleigh Road, Tamborine L5/RP191867	Aesthetic Architectural Historical **Significance Criteria**: a, d, e **Approximate Date**: Built circa 1940. **Design significance**: - **People/Place Significance:** John and Ann Collins settled at Mundoolun in a slab hut in 1846. The original homestead burnt down in 1939, and resident of the time, Mrs. D. M. Fraser was able to save only the portrait of her father-in-law, Simon Fraser. Simon Fraser had married Ann Bertha, daughter of John an Ann Collins in 1885.
LHR - Tamborine - 2	Plunkett family home	26-70 Albert River Place, Tamborine L51 W31111	Architectural Historical **Significance Criteria:** a, d, e **Approximate Date:** Circa 1870 - 1880 **Design significance:** Short ridge roof timber homestead with deep encircling detached verandas. **People/Place Significance:** Plunkett opened the first store in the district around 1872. He was postmaster from 1874 and the post office was run by the family until at least 1900.
LHR - Underwood - 1	Artillery gun The Big Gun Shopping Centre	2922-2926 Logan Road, Underwood L3/RP171145	Aesthetic Social **Significance Criteria:** a, f **Approximate Date:** The gun was one of five purchased in Department of Defence auctions in 1958. **Design significance:** - **People/Place Significance:** When the area began to be developed in the late 60s and early 70s, this was where the first strip of shops was built. Bruno Laspina built a fruit shop and mounted the gun on the roof and called it the Big Gun Fruit Mart. The gun remains an icon and entry statement to Logan.
LHR - Waterford West - 1	Tygum Apostolic Cemetery	111 Tygum Road, Waterford West L1/RP212665	Historical Social **Significance Criteria:** a, b, c, e **Approximate Date:** Graves here date from 1906 **Design significance:** **People/Place Significance:** A small timber Apostolic Church was moved to Tygum around 1906 and eventually destroyed in 1936. The graveyard is the only remaining evidence on the site. It is thought that there are at least 21 graves on the site, although only eight have been formally identified.

LHR - Waterford West - 2	Schmidt family home	33 Nerang Street, Waterford L2/RP107291	Architectural **Significance Criteria**: a, d, e **Approximate Date:** Built circa. 1870 - 1880 **Design significance:** Short-ridge roof late Victorian homestead with encircling verandas. **People/Place Significance**: Possible home of first shire chairman for Waterford, Martin Schneider. In 1906 new boundaries were gazetted for the Waterford Shire to include some of the former Yeerongpilly Shire to the west. Martin Schneider, then lobbied for independent premises for the Council. He donated land in Waterford and a small timber hall was erected. The first meeting in the new hall was held in April 1908.
LHR - Woodhill - 1	Woodhill School	6027 Mt Lindesay Highway, Woodhill L108/CP860890	Historical Social **Significance Criteria**: a, b, c, d **Approximate Date:** The school opened on the 2nd of June 1873. **Design significance:** - **People/Place Significance:** These buildings represent one of the oldest educational establishments in the local district. The original school and teacher's residence was built on land donated by Mr William Everdell. It was called the Townsvale National School. The name of the school was changed to Veresdale Primary School in January 1874. It was later changed to the Woodhill State School early in the 1900's, as this was the name given to the area at the time the railway line was being built from Brisbane to Beaudesert.
LHR - Woodhill - 2	Woodhill Cemetery	45 Hiscock Road, Woodhill L234/CP892	Historical Social **Significance Criteria:** a, b, c, e **Approximate Date:** Premise is currently a crown reserve for cemetery purposes and was proclaimed on 26 April 1879. **Design significance:** - **People/Place Significance:** A board of local trustees was appointed to manage the cemetery in 1879.
LHR - Woodhill - 3	Ferguson family home	14 Hiscock Road, Woodhill L1/RP25769	Historical **Significance Criteria**: a, d, e **Approximate Date:** Built circa 1870 - 1880 **Design significance:** Short ridged roof colonial cottage with encircling varandas. **People/Place Significance**: Woodhill was the property name of the Ferguson Family, whose name appears on a number of parcels of land on plans dated 1862. David and Jane Ferguson donated the land for the cemetery, when their 11-year-old son George was killed after a fall from a horse on 13 March 1873. Subdivision Plans for the Logan Beaudesert Railway show the cemetery as well as a number of allotments on the eastern property boundary (now Mt Lindesay Highway). This appears to be intended as the Woodhill township. Another survey plan shows part of the Fergurson's land holdings appear also to have been resumed /donated for the Woodhill Hall.
LHR - Woodhill - 4	Cavell family home	47 Undullah Road, Woodhill L1/RP25770	Historical **Significance Criteria:** a, d, e **Approximate Date:** Built circa 1870. **Design significance:** Victorian farmhouse and out buildings including dairy **People/Place Significance:** In 1869 Edwin Cavell selected 68 acres in the Logan district. In 1871 he selected a further 40 acres of first-class land and 145 acres of second class pastoral. His property at Woodhill was known as "Rose Hill" where he lived until his death, building the property up to half its final 1000 acres carrying out mixed farming pursuits. His youngest son Joseph (who was born in the house in 1879) continued working the farm after his father's passing with special focus on the dairying industry.
LHR - Woodhill - 5	Tramway/railway gatekeepers cottage	2 Hiscock Road, Woodhill L1/RP213759	Architectural Historic Social **Significance Criteria:** a, d **Approximate Date:** Built circa 1870 - 1880 **Design significance:** Victorian gabled cottage with open front veranda and detached rear kitchen. **People/Place Significance:** The Beaudesert Branch Railway opened in 1888. Signals along the line were not signals which kept trains apart, but signals which stopped trains at level crossing gates. Gatekeepers opened and closed gates at level crossings. Manual gates were still in use on the Beaudesert line as late as the 1970s although it is not known when this practice would have ceased at this crossing.
LHR - Woodhill - 6	Woodhill Community	6098 Mount Lindesay	Aesthetic

	hall and memorial	Highway, Woodhill L153/W312501	Historical Social **Significance Criteria**: a, c, d, f **Approximate Date:** Built in 1879. **Design significance:** The community hall is a timber single-storey building set on low stumps. It is rectangular in plan and its long axis is set at right angles to Mt Lindsay Highway. The roof is gabled and clad with corrugated iron. **People/Place Significance:** In 1894, the former Veresdale courthouse was relocated by bullock dray to Woodhill for use as a community hall. The memorial is erected in honour of all men from the Woodhill district who answered their countries call in her hour of need. 1914-1918. 1939-1945. The building represents a meeting place for local community residents over a period of time.
LHR - Woodridge - 1	Woodridge Progress Association Hall	48 Railway Parade, Woodridge L18/RP37882	Historical Social **Significance Criteria:** a, c, d **Approximate Date:** 1953 **Design significance:** Cultural significance only **People/Place Significance:** The first Woodridge Progress Hall was built in 1917. The hall was also used as a school building from 1924 to 1932. A new hall was built by volunteer labour in 1953. It has been extended many times over the years and continues to service the local community. It remains under control of the Woodridge Progress Association.
LHR - Woodridge - 2	Station Masters Cottage	46 Railway Parade, Woodridge L1/RP98038	Historical **Significance Criteria:** a, d **Approximate Date:** This cottage was built around 1886 and was originally located at the Acacia Road crossing. **Design significance:** Federation bungalow (raised and front veranda enclosed) **People/Place Significance:** It was relocated to Woodridge around 1950 and sold to the Railway Department. The original Woodridge gate-keeper's cottage was located in the vicinity of the park at the school crossing, formerly known as School Park prior to the construction of Wembley Falls. The cottage represents the history of the railways in Woodridge, which was and still is, part of major transport infrastructure in the district. The house is typical of the types of housing constructed for railway workers in Queensland and is one of the few remaining in the region.

3.2 Grave site register

1. Table 3.2.1 - Grave site register in this planning scheme policy is the grave site register and lists the location of grave sites and a description.
2. Grave sites are identified on Heritage overlay map OM-07.01 in Schedule 2 - Mapping of the planning scheme.

Table 3.2.1 - Grave site register

Column 1	**Column 2**	**Column 3**
Grave Site Register No	**Grave site location**	**Description**
GS - Daisy Hill - 1	2 Maculata Street, Daisy Hill L2/RP11911	This premise contains the family burial site for the Dennis family. The Dennis family have a long association with Logan. The premise is an excision from adjoining premises and is held in trust by the Dennis family.
GS - Jimboomba - 1	"The Pocket", 245 Duncan Road, Jimboomba L2/RP50517	This property contains the remains of an unknown person.
GS - Lyons - 1	2390 Undullah Road, Lyons L1/RP83228	Graves belong to the Harvey family. It contains three individual grave sites.
GS - Munruben - 1	Wearing Park 4383-4407 Mt Lindesay Highway, Munruben L6/SL12409	This land is owned by Logan City Council. It contains an unknown number of individual graves
GS - Tamborine - 1	487 Plunkett Road, Tamborine L40/RP852153	Graves relates to the Curtis family. There are four individual grave sites on this premise.
GS - Undullah - 1	Undullah Station Homestead 1109 Undullah Road, Undullah L200/SP133189	The graves relate to the Cameron family. There are three individual grave sites on this premise.
GS - Veresdale - 1	"Hopkins Park" Opposite 6420 Mt Lindesay Highway, Veresdale L14/MISC14494 & L14&15/MISC11205	The names of the interred people are not known. It contains three individual grave sites.
GS - Waterford West - 1	48 Abelia Drive, Waterford West L35/RP25874	The graves relate to the Jordan and Arty families. There are six known burials on site and possible other workers who worked on the plantation. This premise is currently owned by Logan City Council and is used as a park - Henry Jordan

		Park.

3.3 Register administration

3.3.1 Nominee

1. Any person or entity may nominate to the local government premises to be included or removed from the local heritage register or grave site register.
2. The local government may also nominate premises to be included or removed from the local heritage register or grave site register.

3.3.2 Nomination to include premises on a register

1. A nomination to include premises on a register must be supported by a report:
   a. describing the nature of the place;
   b. identifying its location;
   c. describing the values of the premises by providing information on the age, history or cultural significance of the premises.
2. The local government may invite written submissions in relation to premises that is under consideration for possible entry into a register from any person or entity with a special knowledge of, or interest in, the premises or the City's cultural heritage.
3. If the local government is satisfied that the nominated premises satisfies one or more criteria for entry provided in section 3.3.3 - Criteria for entry in this planning scheme policy, the local government may resolve to enter the premises in a register and the heritage overlay map.

3.3.3 Criteria for entry

1. Premises may be entered into a register if it satisfies one or more of the criteria identified in Table 3.3.3.1 - Register criteria in this planning scheme policy.

Table 3.3.3.1 - Register criteria

Column 1	**Column 2**	
Criteria	**Description**	**Example**
Aesthetic significance	Aesthetic value takes into account the community's perception of the form, scale, colour, texture and material, smells and sounds of a place and its use. It does not restrict itself to traditional understandings of beauty but encompasses a range of sensual qualities. Premises of aesthetic value include those that: a. demonstrate important design or sensory qualities; or b. are linked by means of age, scale, materials or architectural style; or c. can be judged against various ideals including beauty, picturesqueness, evocativeness, expressiveness, landmark presence, symbolism or some other quality of nature or human endeavour.	• Significant trees, avenue plantings • Prominently-placed memorials • Large buildings within lower scale settlements • Residences with significant gardens
Architectural significance	Architectural value relates to visual characteristics or to particular stylistic qualities or innovations of construction, details or materials present in buildings. A building may have architectural value because: a. it is a good representative example of a particular architectural style or design innovation; or b. it is extremely old or rare, or represents a style of building that was characteristic of a specific theme or era; or c. it utilises materials in a rare or unusual manner; or d. it is representative of the work of an important local designer or architect.	• Timber-clad, corrugated iron roofed buildings of note • Timber slab buildings • Single-skin timber construction • Early cement/cinder block construction
Historical significance	Historic value encompasses the history of aesthetics, science and society and to a large extent underlies all of the other cultural significance values. A premises may have historical value because: a. it is important for its association with events, developments or cultural phases which have had a significant role in the occupation, evolution or pattern of development of the community; or b. it is an example of rare, endangered or uncommon aspects of the cultural heritage of the community; or c. it has a strong association with the life or work of a person or group of people of significance to the community; or d. it is an important representative of the range of places which make up the cultural heritage of a community; or e. it has been influenced by an event, phase or activity that was important in local history; or f. it was the site of an event that was important in local history.	• Groups of buildings which display the early settlement or economic activity of the area • Residences of notable people and or families • Buildings representing particular early local activities or industries (buildings associated with the railway such as station master and gate-keeper's cottages) • Corner shops and small groups of commercial buildings which served local communities prior to the introduction of motor cars and comprehensive public transport
Social significance	Social value embraces the qualities for which a place has become a focus of spiritual, political or other local cultural sentiment to a majority or minority group. A premises may have social value because: a. it is highly valued by a community for reasons of	• Showgrounds • Churches • Halls and Sporting facilities which were the focus of community activity • Early schools and associated buildings

	religious, spiritual, cultural, educational or social associations; or b. it is recognised by the community as having public value or is held in high esteem for its associations with the whole or part of the community whose history or culture is interwoven with the history of the place; or c. it demonstrates a distinctive way of life or custom that is no longer in use or is in danger of being lost or is of exceptional interest.	• Hotels • Institutes and libraries • Hospitals (particularly early sections)
Technological significance	Technological value relates to particular technical innovations or rare or unusual technical processes or uses. A premises may have technological value because: a. it demonstrates a high degree of technical innovation or accomplishment for its time; or b. it contains machinery or equipment that demonstrates uses or processes that are rare, in danger of being lost or of exceptional interest to the community.	• Industrial, commercial or farming complexes or buildings which have been the basis of economic activity in the area

3.3.4 Nomination to remove premises from a register

1. A nomination to remove premises from a register must be:
   a. in writing to the local government;
   b. authorised by the owner of the premises;
   c. supported by a report containing sufficient information to support its removal.
2. The local government may invite written submissions in relation to the premises that it has under consideration for removal from a register from any person or entity with a special knowledge of, or interest in, the premises or the City's cultural heritage.
3. If the local government is satisfied that the nominated premises no longer satisfies one or more criteria for entry provided in section 3.3.3 - Criteria for entry in this planning scheme policy and any changed circumstances that would affect the original decision for inclusion, the local government may resolve to remove the premises from the register.

Part 4 Guidelines

4.1 Guidelines for satisfying the performance outcomes

1. Table 4.1.1 - Guidelines for satisfying the performance outcomes of the Heritage overlay code in this planning scheme policy identifies in:
   a. column 1, the performance outcomes;
   b. column 2, guidelines for satisfying the performance outcomes.

Table 4.1.1 - Guidelines for satisfying the performance outcomes of the Heritage overlay code

Column 1	**Column 2**
Performance outcome	**Guidelines**
PO3 Development on a heritage premises in a Local heritage area identified on Heritage overlay map OM-07.01 is sympathetic to the form, character and setting of the heritage premises having regard to the premises': a. aesthetic significance; b. architectural significance; c. historical significance; d. social significance; e. technological significance.	**Raising a house and/or building underneath** a. The alteration must ensure the appearance and proportions of the house remain as close to the original as possible. b. The house's appearance and proportions is to be preserved by: i. partially excavating in preference to significant house raising (>800mm); ii. retaining battens between the external row of stumps or reinstating battens by setting back building-in-work from the front of the building; iii. retaining timber stumps around the outside of the building or replacing them with stumps of a similar size and shape; iv. retaining, reinstating or extending the original external front steps; v. using similar or compatible building materials for all external fixtures and finishes; vi. using timber battens and timber-framed walls to maintain the lightweight look of a timber house. **Adding an extension** a. A sympathetic extension does not mean the existing house is to be mimicked. Proportion and detail is more important than style and decoration. b. Maintain the streetscape character and ensure new work is sympathetic by: i. locating the extension at the side or rear of the house; ii. ensuring the extension does not block views of the house; iii. complementing the main roof form and pitch; iv. retaining the original shape, character and pitch of the roof.

	Building a carport or garage
	a. A class 10a building, being a carport or garage, is designed and constructed to complement the original house design and not detract from the character and presence of the house in the street, by: i. ensuring the carport or garage does not dominate the street frontage; or ii. locating the carport or garage at the rear of the site, where it does not block views of the house.
	Building a deck, veranda or swimming pool
	a. A class 10b building/structure, being a deck or veranda, is designed and constructed to complement and preserve the character and presence of a heritage premises by: i. locating the deck or veranda at the side or rear, rather than in front, of the house; ii. complementing the main shape, character and pitch of the roof; b. A class 10b building/structure, being a swimming pool, is designed and constructed to complement and preserve the character and presence of a heritage premises by locating the swimming pool at the side or rear, rather than in front of the house.

SC6.2.5 Planning scheme policy 5 - Infrastructure

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Part 1 Introduction

1.1 Title

1. This planning scheme policy may be cited as Planning scheme policy 5 - Infrastructure.

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 planning, design, location and construction of infrastructure that reflects acceptable standards in engineering, asset management, environmental management and natural resource planning by:
   a. specifying information requirements;
   b. specifying standards and guidelines;
   c. specifying administrative arrangements;
   d. specifying the circumstances in which the local government may accept a security for the completion of work.

1.3 Structure of this planning scheme policy

1. This planning scheme policy is divided into nine parts, being:
   a. Part 1: Introduction;
   b. Part 2: Information requirements;
   c. Part 3: Standards;
   d. Part 4: Guidelines;
   e. Part 5: Local government infrastructure work;
   f. Part 6: Bonding of development;
   g. Part 7: Planning layouts;
   h. Part 8: Standard drawings;
   i. Part 9: Standard specifications.

1.4 Commencement

1. This planning scheme policy commences on the date of the Logan Planning Scheme 2015.

1.5 Relationship to the *Planning Act 2016*

1. This planning scheme policy was made pursuant to the *Sustainable Planning Act 2009*.
2. This planning scheme policy is amended for alignment with 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 Competency to prepare a report

1. A person preparing a report, a plan or a drawing relating to development must:
   a. in the case of geotechnical, hydraulic, stormwater infrastructure, civil, structural or electrical engineering issues be a Registered Professional Engineer of Queensland (RPEQ); or
   b. in the case of landscaping issues be a Registered Landscape Architect with the Australian Institute of Landscape Architects (or other qualification suitable to the local government); or
   c. in the case of erosion and sediment control plans be a Certified Professional in Erosion and Sediment Control (CPESC) or a RPEQ who has undertaken the Erosion and Sediment Control training provided by the International Erosion Control Association with demonstrated specialist expertise in the relevant subject matter.
2. The report, plan or drawing must include a certification signed by the relevant expert that the report, plan or drawing is fit for its intended purpose and can be relied upon by the local government for that purpose.

1.8 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.
3. All forms (e.g. as-constructed certificates, pre-commencement notification) will be made available by the local government in both hard copy and electronic form.

Part 2 Information Requirements

2.1 Engineering drawings and reports

1. Infrastructure documentation is to be submitted in accordance with Table 2.1.1 - Summary of the minimum infrastructure documentation required.

Table 2.1.1 - Summary of the minimum infrastructure documentation required

Column 1 Documentation	Column 2 Material change of use	Column 3 Reconfiguring a lot	Column 4 Operational work
Site based stormwater management plan	Concept plan required - when stormwater quantity, quality, frequent and flood flow management or waterway stability infrastructure is provided. Detailed information on stormwater system (i.e. dimensions, levels and outlet details of detention basin) to be provided if no operational work application is required.	Concept plan required - when stormwater quantity, quality, frequent and flood flow management or waterway stability infrastructure is provided.	Detail plan required - when stormwater quantity, quality, frequent and flood flow management or waterway stability infrastructure is provided.
Flood study report	Required	Required	Required if not presented in earlier application.
Electricity reticulation plan	Concept plan required	NA	Required, if not addressed in Column 2.
Erosion and sediment control plan	NA	NA.	Required.
Filling and excavation plan	Concept plan required.	Concept plan required.	Detail plan required.
Inter-allotment drainage plans	Required where downstream discharge involves other private properties.	Required where downstream discharge involves other private properties.	Required where downstream discharge involves other private properties.
Landscape site analysis	Required (if assessable development)	Required (if assessable development)	NA
Landscape concept plan	Required (if assessable development)	Required (if assessable development)	NA
Landscape detailed working drawings	NA	NA	Required where landscaping is proposed
Landscape detailed maintenance program for on-maintenance	NA	NA	Required where land or infrastructure will be managed by the local government.
Movement infrastructure report	Preliminary approval of concept plan required where development: a. generates 3,000 or more vehicle trips per average weekday; b. is outside a local plan area; or c. is in a local plan area and does not comply with the relevant placemaking and movement network.	Preliminary approval of concept plan required where development: a. generates 3,000 or more vehicle trips per average weekday; b. is outside a local plan area; or c. is in a local plan area and does not comply with the relevant placemaking and movement network.	NA
Sewerage reticulation plan	Concept plan required in accordance with South East Queensland - Water Supply and Sewerage Design and Construction Code.	Concept plan required in accordance with South East Queensland - Water Supply and Sewerage Design and Construction Code.	NA
Sewerage reticulation detailed design drawings	NA	NA	Detailed design and construction drawings in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code.
Vehicle queuing management plan	Required where development includes a drive through facility.	NA	Required if not addressed in Column 2 and where works involve upgrading an existing drive through facility.
Water reticulation plan	Concept plan required in accordance with South East Queensland - Water Supply and Sewerage Design and Construction Code.	Concept plan required in accordance with South East Queensland - Water Supply and Sewerage Design and Construction Code.	NA
Water reticulation detailed design drawings	NA	NA	Detailed design and construction drawings in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code.

2. All landscape and engineering drawings must include, where relevant:
   a. a cover sheet, which includes a location plan and a list of the drawing numbers and the titles of the drawings and the revision number and date;
   b. a layout plan;

c. staging plan;
d. a filling and excavation plan;
e. an erosion and sediment control plan in accordance with erosion and sediment documentation of this planning scheme policy;
f. a roadworks and drainage plan;
g. the longitudinal section of each road;
h. standard cross-sections;
i. cross-sections of each road;
j. detailed plans of each intersection, cul-de-sac, traffic calming device and road lighting;
k. the longitudinal section of each stormwater and roofwater drain line;
l. a sewerage reticulation plan including any trunk infrastructure required for the project;
m. the longitudinal section of each sewer line;
n. the longitudinal section of each pressure main;
o. a recycled water reticulation plan;
p. the longitudinal section of each water main if >DN200;
q. an inter-allotment drainage plan;
r. a stormwater drainage catchment plan;
s. the stormwater drainage calculations;
t. the design of the stormwater network;
u. a stormwater quality and quantity management plan;
v. flood study report if the development is located on or proximate to land identified on the Flood hazard overlay trigger map (OM-05.00) or supporting maps.
w. a service provider and conduit plan;
x. a road lighting design plan;
y. an electricity reticulation plan;
z. landscape documentation in accordance with section 2.2 - Landscape documentation of this planning scheme policy;
aa. one copy of:
    i. an inspection and testing plan for engineering work in accordance with this planning scheme policy, or as otherwise approved by the local government which includes:
        A. details of the inspections and testing to be carried out for each stage of the work;
        B. the nature, type and standard of the test;
        C. the frequency of the test;
        D. the inspections to be carried out by the consultant;
    ii. an inspection and testing plan for landscaping;
    iii. a job specification and any technical specifications for the work.
ab. a record of any pre-lodgement meeting with the local government including confirming correspondence;
ac. a copy of a letter of approval from the owner of affected premises in relation to easements, a discharge approval, drainage works and any other operational work required within the premises;
ad. details of the pavement design criteria including records of the geotechnical tests indicating the subgrade CBRs, the adopted traffic load, the requirement for sub-soil drainage and the sub-soil design by a geotechnical engineer;
ae. a geotechnical report relating to slope and batter stability and insitu materials including sodic and dispersive soils;
af. a structural and geotechnical certification of the design of a structure such as a retaining wall, a non-standard headwall, a drainage structure and a reservoir;
ag. the design parameters, operating regime, and design specifications for a water pump station and a sewerage pump station;
ah. evidence of an approved power supply agreement with an electricity service provider;
ai. an approved service plan from a communications service provider;
aj. a copy of an approval or correspondence from a public sector entity and a service provider;
ak. other detailed drawings which may be reasonably required by the local government.

3. For the purposes of section 2.2(1) of this planning scheme policy:
    a. a location plan must locate the development in relation to an adjacent town, main road, major road and a north point;
    b. a layout plan must show the relationship of all new roads to each other and to an existing road adjoining the development;
    c. a staging plan must show the boundaries of the proposed stages and identify the stages by numbering;
    d. the local government may require detailed drawings of:
        i. a stormwater outlet structure, other than a standard headwall;
        ii. the manhole details where a pipe alignment is critical for a clearance or flow consideration;
        iii. a soil and water quality management structure;
        iv. a surcharge structure;
        v. an overland drainage path;
        vi. changes to the flood extent under the Designated Flood Event;
        vii. a sewer pump station;
        viii. a footbridge;
        ix. a reservoir;
        x. an entry structure;
        xi. a retaining wall;
        xii. a building;
        xiii. a variation from a standard drawing;
        xiv. a water pump station.

2.1.1 General standards for engineering drawings

1. The engineering drawings and plans must:
    a. be at the scale of 1:1, 1:2, 1:5 or a multiple of 10 of these scales;
    b. in the case of:
        i. a sewerage reticulation and inter-allotment drainage layout plan, be at 1:500 or 1:1,000;
        ii. a plan other than a sewerage reticulation and inter-allotment drainage layout plan, be at 1:500;
        iii. a longitudinal section horizontal, be at 1:1,000 or 1:500;
        iv. a longitudinal section vertical, be at 1:100 or 1:50;
        v. an intersection detail, be at 1:200, 1:100 or 1:250;
        vi. a cross-section, be at 1:100;
        vii. an engineering detail, be at 1:20 or 1:10;
    c. show the linear dimensions on all road works plans in metres, with the exception of a detailed plan of a small structure such as a manhole and a standard plan for kerb and channel, which may be in millimetres;
    d. show dimensions in accordance with Appendix A of AS 1100.401-1984, Technical Drawing, Part 401: Engineering survey and engineering survey design drawing;
    e. express the chainage on plans in metres to 3 decimal places;
    f. reduce all levels to AHD and expressed to 3 decimal places;
    g. show the road grades as a percentage to 2 decimal places;
    h. provide cross sections minimum 20.0 metre intervals;
    i. show pipe grades as a percentage to 2 decimal places or as a gradient to one decimal place.

2. The engineering drawings must:
   a. unless otherwise approved by the local government be on an A1 sheet or in the case of minor works, an A3 sheet;
   b. be certified by a RPEQ (Registered Professional Engineer of Queensland);
   c. comply with Institute of Public Works Engineering Australia (IPWEA) Asset Design As Constructed (ADAC) compliant schema unless otherwise approved;
   d. be provided in electronic format if required by the local government.
3. The engineering drawings must have a title block which includes:
   a. the name and contact details of the RPEQ responsible for the engineering drawings;
   b. the approved development name;
   c. the street address or suburb;
   d. the real property description;
   e. the person who has the benefit of the development approval name;
   f. the local government's application reference number;
   g. the scale;
   h. the drawing, sheet and revision number;
   i. a Schedule of amendments;
   j. the level datum and reference permanent survey marks;
   k. a design certificate signed by an experienced designer;
   l. a checking certificate signed by a RPEQ (Civil);
   m. details of other consultants involved in preparing the development application;
   n. the date.

2.1.2 Filling and excavation plan

1. A filling and excavation plan must include:
   a. a north point and a legend;
   b. the road boundary and the road name;
   c. the existing and proposed lot number and boundary;
   d. the existing contours and the finished surface contours;
   e. the limit and level of major cut and fill, distinguished by hatching or cut and fill contours;
   f. the location of cut and fill batters relative to the lot boundary;
   g. a batter slope;
   h. the location and levels of a retaining wall if relevant;
   i. the defined flood line for regional flood plains or local overland flow paths and a line depicting the freeboard line, certified by a registered surveyor (Queensland);
   j. the location and level of permanent survey marks and the reference stations used as datum for the development;
   k. the location and identity of an existing service including any alterations required to the service and a structure and plants to be retained;
   l. the quantities of excess spoil to be generated by the development if any and the proposed spoil dumping area;
   m. the pre and post development impervious areas;
   n. imported quantity of materials and net increase in land volume.
2. Provide cross-sections at regular intervals showing the extent of cut and fill works to confirm earthworks and, if applicable, loss of floodplain storage.

2.1.3 Erosion and sediment control plan

1. An erosion and sediment control plan is prepared and submitted to the local government that complies with Best Practice Erosion and Sediment Control Guidelines (IECA 2008) and in accordance with the design objectives set out in the State planning policy and section 3.3.7 - Erosion and sediment control (ESC) of this planning scheme policy.

2.1.4 Compressive soils

1. Design drawings must identify areas comprising compressive soils and the proposed filling and excavation. Drawings to advise whether compressive soils are to be reused on site and in which locations or alternatively the quantity to be removed from site.

2.1.5 Retaining walls

1. Engineering drawings that include retaining walls must show a plan and cross-sectional elevation views including the property boundaries of adjoining properties.

2.1.6 Geotechnical reports

1. A geotechnical report must address the following issues:
   a. compaction;
   b. geotechnical supervision;
   c. imported fill material;
   d. potential for filling and excavation to cause vibration that could cause damage to nearby structures;
   e. excavations in areas of rock with a stable batter slope;
   f. land instability;
   g. steep slopes;
   h. areas prone to land slips;
   i. areas prone to subsidence;
   j. dispersive soils, including recommended treatment methods to counteract the impact of trenching in dispersive soils;
   k. geotechnical hazard areas (landslip/rockfall/shrink/swell of soils, areas with large mining voids).

2.1.7 Water reticulation plan

1. A water reticulation plan must include design and construction drawings in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code.
2. As a guide a water reticulation plan includes the following:
   a. a north point and a legend;
   b. the road boundary and the road name;
   c. the existing and proposed lot number and boundary;
   d. the boundary of the proposed development;
   e. the location and diameter of an existing water reticulation main;
   f. the location, diameter, material and class of a new water reticulation main;
   g. the location of a service which crosses the water reticulation main;

h. the location and angle of each bend;
i. the location, material and type of each valve (e.g. scour, air, sluice valve), a hydrant, a scour and a cap, Tee and reducer;
j. the diameter, material and class of pipe for a cross road conduit;
k. the thrust block detail;
l. in the case of a staged development, details of a water reticulation network, showing all stages and main sizes with stage 1 of the development and supplied in disc format;
m. the type of bedding and depth of mains unless otherwise shown in cross-sectional drawings.

2.1.8 Sewerage reticulation plan

1. A sewerage reticulation plan must include design and construction drawings in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code.
2. As a guide a sewerage reticulation plan includes:
   a. a north point and a legend;
   b. the road boundary and the road name;
   c. the existing and proposed lot number and boundary;
   d. the boundary of the development;
   e. the location, diameter and levels of existing sewers;
   f. the location, diameter and type of class of each existing sewer pipe and new sewer including the line number and the manhole or the end of the line number;
   g. the location of a service which crosses a sewer line;
   h. the location of a manhole or the end of a line;
   i. the identification of a lot which is currently sewered;
   j. the finished surface contours sufficient to enable verification of the house connection design;
   k. the location of a private drainage system;
   l. details of the permanent survey marks to AHD from which levels are to be transferred;
   m. details of a pumping station, including its location, inlet and outlet levels, cut off levels, electrical and water supply and the size of the pumping plant;
   n. the diameter, class and route of a pressure main;
   o. clear identification of any alteration or connection to an existing sewer to be completed by the local government at the cost of the person who has the benefit of the development approval;
   p. the upstream and downstream invert levels;
   q. the manhole type, cover type and drop type. Bolt down lids to be clearly indicated where used;
   r. the sewer plan shall show the location of each house connection branch, together with the type and invert level of the branch. Surface level at the house connection branch shall also be shown;
   s. the sewer plan shall show the location and type of each valve on pressure pipelines, i.e. scour, air sluice valve.
3. As a guide a plan of a longitudinal section of a sewer line must include:
   a. the line number and the manhole or the end of the line number;
   b. the upstream and downstream invert levels;
   c. the existing and finished surface levels;
   d. the depths to invert;
   e. the diameter, material and class of pipe;
   f. the chainages;
   g. the distance and grade between manholes and between a manhole and the end of a line;
   h. the manhole size, type, cover type and drop type;
   i. the concrete stops where required and associated backfill requirements;
   j. the location, diameter and invert level of an underground service at a point of intersection with the sewer line;
   k. the design location and measurements of each house connection branch indicated with an X and the type and invert level of the branch.
4. As a guide a plan of the longitudinal section of a pressure main must include:
   a. the existing and finished surface levels;
   b. the invert levels at a critical point;
   c. the depth to invert;
   d. the location, material and types of a bend and a fitting;
   e. the diameter, material and class of pipe;
   f. the chainages;
   g. the thrust block details;
   h. the location, diameter and invert level of an underground service at a point of intersection with the pressure main.

2.1.9 Inter-allotment drainage plan

1. Inter-allotment drainage plans must include:
   a. a north point and a legend;
   b. the road boundary and the road name;
   c. the existing and proposed lot number and boundary;
   d. the boundary of the development;
   e. the existing and finished surface contours;
   f. the location, material and size of an inter-allotment drainage line;
   g. the invert and surface levels at a pit;
   h. the location and sizing of the stormwater drainage to which the inter-allotment drainage system is connected;
   i. the location and size of the pit and a house connection;
   j. the diameter, material, type and class of pipe;
   k. details of connections to the kerb and channel if appropriate including the design finished surface level and the location of the invert level of the kerb outlet;
   l. the lengths and grades to an inter-allotment drain line;
   m. a label for an inter-allotment pit and a receiving stormwater structure.

2.1.10 Stormwater drainage catchment plan

1. A stormwater drainage catchment plan must include:
   a. a north point and a legend;
   b. a plan of the development showing the road and the lot boundary;
   c. the approved road name;
   d. the existing surface contours;
   e. the finished surface contours (in different line types) at an interval close enough to define the terrain and to allow a definition of the sub-catchments, and extending beyond the limits of the premises to fully define the limits of the external catchments;
   f. the boundary of the external and internal sub-catchment which is labelled;
   g. a tabulation of all attachment labels and areas including Strahler stream order;
   h. a line diagram of the location of each drain line, manhole, gully and outlet;

i. the labelling of each stormwater structure;
j. details of any elements incorporating water sensitive urban design principles;
k. the DFE line and any coastal hazard level line.

2. Stormwater drainage calculations must:
   a. be in an A3 size standard calculation spreadsheet form in accordance with the Queensland Urban Drainage Manual requirements including flow widths at approaches to pits and the local government's requirements;
   b. contain calculations in relation to a detention basin, a dissipater, an outlet structure, a surcharge chamber, scour protection, a gross pollutant trap, an overland flow path, a table drain and an open channel;
   c. be provided in electronic form upon request.
3. A stormwater and stormwater quality management plan must include the overall objectives of the plan and include:
   a. a north point and a legend;
   b. a site plan showing the road boundary and the road name;
   c. the existing and finished surface contours, extending beyond the limits of the proposed development to fully define the limits of an external catchment;
   d. a line diagram of a drain line and a drainage structure;
   e. the type and location of a soil and water quality management control device proposed for the construction, maintenance and permanent phases of the development;
   f. a program of implementation of the above devices during the construction and maintenance phases of the development which includes temporary drainage works (The State planning policy limits the duration of temporary works);
   g. a recommended maintenance program that reflects a risk management assessment;
   h. the location and type of fencing for a restricted area;
   i. the location of existing significant vegetation, a significant tree and other plants which function as habitat.

2.1.11 Car parking assessment report

1. A car parking assessment report must address the following issues:
   a. the specific nature of the development to be undertaken and the method of operation and all facilities proposed to be provided;
   b. the maximum number of employees and contractors likely to be engaged on the premises;
   c. the maximum number of persons, other than employees and contractors, anticipated to attend the premises at any time;
   d. the hours of operation;
   e. the existing on-road parking situation and operating conditions of the road in the vicinity of the site;
   f. the anticipated demand for on-site loading by trucks and other delivery vehicles;
   g. the anticipated demand for bus, coach and taxi set down and parking;
   h. the likely use of other modes of transport or pedestrian access, and the frequency and proximity of existing public transport services;
   i. the assignment of development-generated traffic to the road network, and prediction of operating conditions within and without the proposed development for the appropriate design years;
   j. if the car park site is lower than the DFE or coastal hazard level, information on the maximum depth of inundation and flow velocity for the DFE and the coastal hazard.

2.1.12 Road works and drainage plan

1. A road works and drainage plan must include:
   a. a north point and a legend;
   b. the road boundary and the road name;
   c. the existing and proposed lot number and boundary;
   d. the details of connections to existing roads including kerb types and transitions;
   e. the centreline or other construction line, chainages on the centreline or the construction line and bearings or set-out coordinates of the centreline or the construction line;
   f. the tangent point chainages, radius, arc length, tangent length and secant distance of each curve;
   g. the chainage and intersection point of the road centreline or the construction line;
   h. the kerb line, kerb radii and chainage of the tangent point on the kerb line;
   i. the edge of the pavement where no kerb is to be constructed;
   j. the width of a road, a pavement and a verge where it differs from the standard cross section;
   k. the existing and finished surface contours, highlighting a cut and a fill area;
   l. the location of a gully, a manhole and a stormwater drain line;
   m. the location of a stormwater drainage structure;
   n. the likely extent of surface inundation under both the minor and major drainage design floods and coastal hazard extents;
   o. the likely depth of surface inundation (serviceability requirements to prevent aquaplaning);
   p. the location and identity of an existing service including any alterations required to the service and existing works within the premises;
   q. the location and levels of the bench marks and the reference pegs;
   r. the location of plants to be retained;
   s. the pedestrian paths, cycle paths and ramp locations;
   t. the log fencing and access points to a park;
   u. road signs.
2. A plan of the longitudinal section of a road must include:
   a. the road name;
   b. the chainages;
   c. the existing surface or peg levels;
   d. the design road centreline and kerb lip levels;
   e. the cut or fill depths;
   f. the design grades;
   g. the chainages and levels of grade intersection points, the tangent points of vertical curves and the crest and sag locations;
   h. the lengths and radii of the vertical curves;
   i. the sections on control lines on superelevated curves such as pavement edges, kerb or lane edges and the superelevation tabulation, incorporating transitions;
   j. the road hierarchy classification and design ESA;
   k. a sight distance diagram for each direction of travel where necessary;
   l. the minimal AC surfacing and pavement thickness;
   m. the future grading of a road extension as necessary.
3. A plan of a standard cross-section must include:
   a. the road name;
   b. the width of a road, a pavement and a verge;
   c. the crossfalls of the pavement and the verge;
   d. the minimum pavement depth;
   e. the type of the kerb and channel and the pavement surfacing;
   f. the sub-soil drainage;
4. A plan of the cross-section of a road must include:

a. the road name;
b. the road boundary;
c. the pavement centreline and other construction lines;
d. the natural surface;
e. the design cross-section;
f. the cross fall of the pavement and the verge, the pavement and verge widths and the pavement depths, where these differ from the standard cross-section.

5. A detailed plan of each intersection, cul-de-sac and traffic control device must include:
   a. the information set out in section 2.2.12(1) of this planning scheme policy;
   b. the details of the kerb levels on all kerb returns, the pavement contours, the channelisation works, the linemarking and the signing;
   c. the set out details for channelisation and linemarking works.
6. A plan of the longitudinal section of a stormwater drain line must include:
   a. the chainages;
   b. the existing surface levels;
   c. the design finished surface and invert levels;
   d. the manhole chainages and offsets and inlet and outlet invert levels;
   e. the distance between manholes;
   f. the grade of each pipe;
   g. the size, material and class of each drain line length;
   h. the hydraulic grade line;
   i. the manhole diameters or a reference to a separate drawing;
   j. the lid class types to AS3996-2006;
   k. the gully types.

2.1.13 Service provider and conduit plan

1. A service provider and conduit plan must include:
   a. a north point and a legend;
   b. the road boundary and the road name;
   c. the kerb and channel or the edge of the pavement;
   d. the diameter, material and class of pipe for a cross road conduit;
   e. a service marker;
   f. the location of a street light;
   g. details of the electrical reticulation and the street lighting;
   h. the location of a pad mount transformer;
   i. details of the telecommunication reticulation;
   j. the location of a roadside cabinet and shelter;
   k. the location of a gas valve, syphon point and a storage facility;
   l. evidence of a supply of electricity certificate, reticulation street lighting plan and an approved service plan from a communication service provider;
   m. details of water conduits (depth, material, diameter, location).

2.1.14 Road lighting design plan

1. A road lighting design plan must:
   a. be prepared by a registered professional engineer who is registered and qualified by the electricity provider in the design of public lighting installations in Queensland;
   b. demonstrate that road lighting does not conflict with services, including electricity pillars;
   c. minimise impacts to wildlife;
   d. be submitted to the local government for approval prior to commencement of work.

2.1.15 Electricity reticulation plan

1. An electricity reticulation plan must:
   a. be prepared by a registered professional engineer who is registered and qualified by the electricity provider in the design of electricity reticulation in Queensland;
   b. demonstrate electricity reticulation does not conflict with other services;
   c. include installation of conduits for future use if required by the electricity provider;
   d. include provision of road reserve for future pad mounted transformer sites if required by the electricity provider;
   e. include the diameter and class of pipe for cross road conduits;
   f. be submitted to the local government for approval;
   g. be approved by the electricity provider.

2.1.16 Entry statement design drawings

1. Detail of feature walls and civil structures used as entry statements are included on engineering drawings and their design is to consider the design life legacy of the structure and the following:
   a. pedestrian safety and convenience;
   b. vehicle safety including sight distances;
   c. access to services and utilities;
   d. aesthetics and visual amenity;
   e. economy including the use of low maintenance, anti-graffiti materials;
   f. water conservation principles.

2.1.17 Bridge and major culvert drawings

1. Design drawings must include:
   a. borehole locations and logs with design parameters;
   b. design flood, velocity and level, existing ground or riverbed profile and allowable excavation or scour depths at each pier and abutment;
   c. serviceability wind speed, design traffic loading and design dead loads on deck;
   d. design bearing pressures and pile and pier capacities;
   e. design maximum and minimum temperatures that the bridge structure can sustain;
   f. exposure classification of the structure;
   g. replacement or repair procedures for elements, which have a theoretical life of less than 100 years;
   h. specification codes and design loads used for loading calculations;
   i. anti-flotation provisions and calculations.

2.1.18 Pedestrian bridge report and drawings

1. Prior to commencement of detailed design of a proposed pedestrian bridge, a design report and general arrangement drawings are submitted to the local government for 'approval in principle'.

2.1.19 Vehicle queuing management plan

1. A Vehicle queuing management plan must address the following issues:
   a. the specific nature of the development to be undertaken and the method of operation and all facilities proposed to be provided;
   b. the number of stations customers pass through for ordering and receipt of goods;
   c. the rate of customers that can be serviced based on method of operation;
   d. the hours of operation;
   e. the anticipated peak demand time and traffic flow for the drive through;
   f. the methods of operation that can be employed to increase traffic flow through the drive-through or available queue length;
   g. the amount of queuing length required to ensure queuing does not interfere with traffic flows on a road;
   h. the triggers for changing the method of operation to increase/decrease flow.

2.2 Landscape documentation

2.2.1 General

1. Landscape documentation is to be submitted in accordance with Table 2.2.1 - Summary of the minimum infrastructure documentation required of this planning scheme policy.

2.2.2 Standards for landscape documentation

1. To ensure legibility of the landscape documentation and to expedite the checking process, the consultant must submit landscape documentation in the following format:
   a. Drawing format:
      i. electronic - PDF; or
      ii. paper;
   b. drawing quality:
      i. line work and text is to retain legibility through the processes of photocopying, scanning and PDF;
      ii. text should be easily read when reduced to A3;
      iii. ensure hatch and other symbology is legible;
   c. sheet size:
      i. A0, B series requires prior approval;
      ii. A1 is the preferred size;
      iii. A3 is acceptable for minor works and construction details;
      iv. A4 is acceptable for specification and details;
   d. reduced drawings:
      i. full scale landscape drawings are required for checking of plan views (1 copy);
      ii. three copies of full scale drawings reduced to A3 must be submitted;
      iii. electronic copies of drawings in PDF format may be provided either on CD or via email;
   e. preferred scales of landscape drawings are as follows:
      i. concept plans - minimum 1:500 preferred 1:100/1:200;
      ii. sketch plans and working drawings - minimum 1:200;
      iii. construction details - minimum 1:50;
   f. base sheet information is to include:
      i. a title block containing:
         A. project or estate name;
         B. street address and suburb;
         C. real property description;
         D. the person who has the benefit of the development approval name;
         E. the local government's application reference number as well as development permit number;
         F. design certification, signed by landscape architect or approved designer;
         G. scale;
      ii. drawing and sheet number;
      iii. date;
      iv. schedule of amendments;
      v. north arrow;
      vi. legend;
      vii. locality map;
      viii. property, reserve and easement boundaries;
      ix. notation of any preceding and future related landscape drawings including open space management plan, vegetation management plan, stormwater management plan, concept plan, working drawings.
   g. dimensioning:
      i. linear dimensions are to be indicated in metres and millimetres where applicable;
      ii. chainage to be indicated to 0.01m;
      iii. levels to be reduced to Australian Height Datum and indicated to 0.001m;
      iv. slope batters to be indicated in percentage or ratio format.

2.2.3 Landscape site analysis

1. The purpose of the site analysis is to assist in assessing the most beneficial development layout that optimises the existing 'natural' assets of the site.
2. The site analysis indicates the location, identification and extent of vegetation and the effect and use of this vegetation in the proposed layout of development.
3. A site analysis is to be submitted in a conceptual format. Refer to Figure 2.2.3.1 - Example 1 of a site analysis and Figure 2.2.3.2 - Example 2 of a site analysis of this planning scheme policy.
4. A site analysis plan identifies opportunities and constraints including but not limited to the following:
   a. existing contours of the site with reference made to suitable and unsuitable building sites, road access and drainage patterns;
   b. existing access roads to the site;
   c. surveyed locations and extent of mass vegetation including locations of trees with diameters of 200 mm or greater located amongst the mass vegetation;
   d. surveyed locations of any free standing trees in open areas not associated with mass vegetated areas;

e. individual trees to be identified by species and/or genera and mass vegetation to be identified by vegetation type; notate information on drawing and include the condition, average diameter of the trunk of individual trees and 'significance' value (high, medium, low) per identification;
f. photos of the vegetation are to be submitted with the plan; include a 'known' object in the photo to demonstrate the scale of the picture;
g. abutting land uses and/or vegetation description including residential, commercial, industrial, farm or grazing land, bushland, wetlands and established parkland;
h. road and allotment layout;
i. major stormwater or drainage elements.

5. The development layout should show an obvious intent to conserve the significant vegetation and utilise the inherent features of the site with minimum disturbance and minimum development works expenditure.

Figure 2.2.3.1 - Example 1 of a site analysis

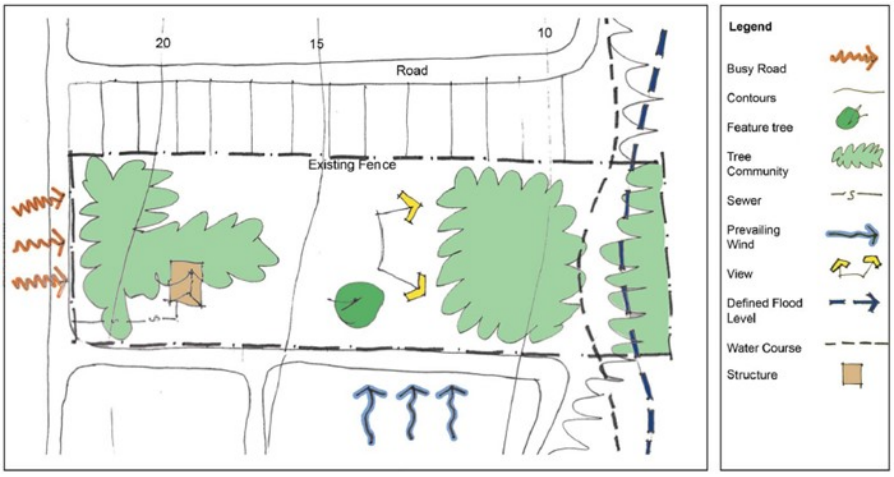
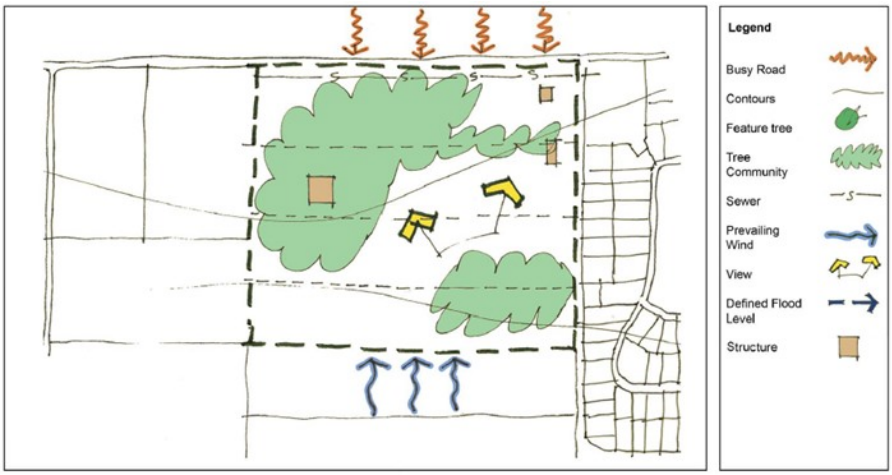


Figure 2.2.3.2 - Example 2 of a site analysis



2.2.4 Landscape concept plan

1. Concept plans indicate the location, size and function of the proposed landscape works. Refer to Figure 2.2.4.1 - Example 1 of a concept plan of this planning scheme policy. Concept plans are to include the following, where applicable:
   a. location and type of circulation patterns between various buildings, open spaces and public amenities;
   b. description and resolution of land use conflicts between the site and adjoining properties;
   c. location, type and function of buffer strips and other privacy provisions in relation to any land use conflicts;
   d. extent and description of landscape works in general;
   e. function of vegetation mass;
   f. flood levels;
   g. general description of expected 'on-going' maintenance regime and persons responsible for implementation; e.g. a body corporate or Council;
   h. brief description of the site conditions and soil characteristics;
   i. key site levels and contours;
   j. general identification of the areas to be landscaped notating:
      i. form - lawn, groundcover, vine, shrub, tree;
      ii. function - buffer, feature, ornamental, environmental;
      iii. culture - native (local), exotic, mixed;
      iv. size - describe the maximum/minimum size of plants by defining the restriction or provision of the view generated by the plant's placement e.g. Shrubs in car park median - traffic site visibility not restricted by shrubs at maturity CPTED principles;
   k. general identification of the hardscape materials;
   l. irrigation strategy;
   m. drainage strategy;
   n. maintenance strategy.

Figure 2.2.4.1 - Example 1 of a concept plan

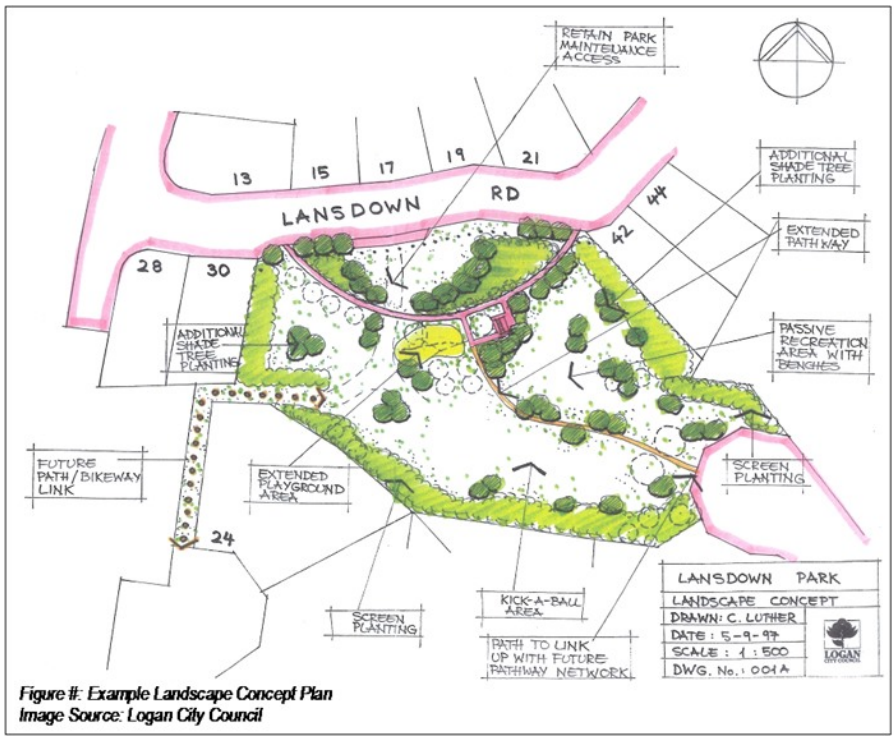
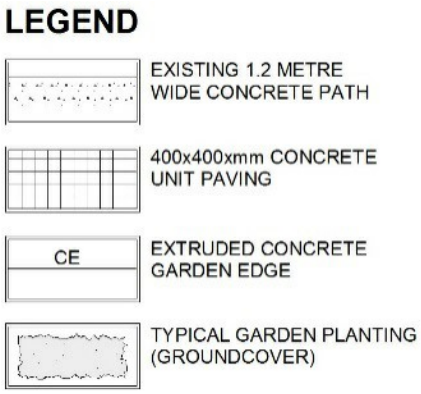


Figure #: Example Landscape Concept Plan
Image Source: Logan City Council

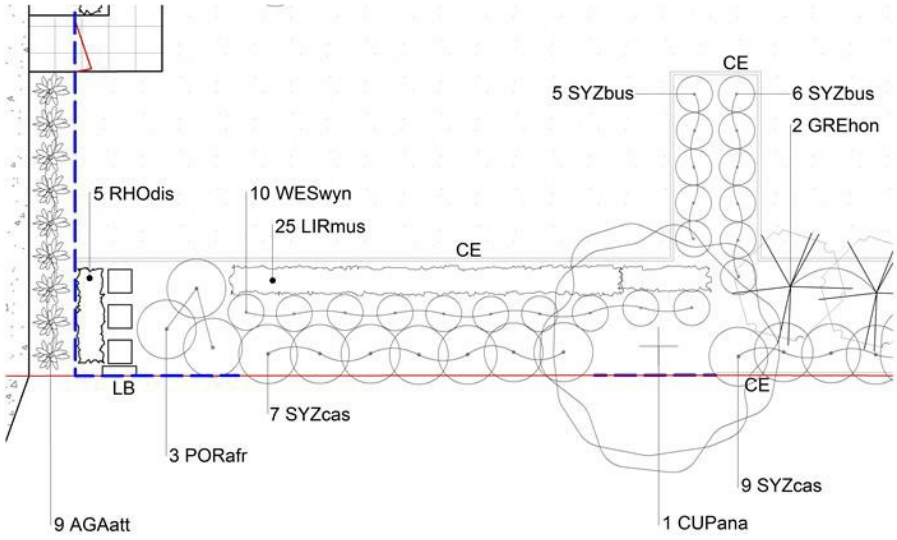
Indicative plant palette		
Trees		
Backhousia citriodora	Lemon myrtle	25 L
Bracychiton acerifolius	Flame tree	25 L
Shrubs		
Cordyline Red Sensation	Red Sensation	140 mm
Cycas revoluta	Sago palm	140 mm
Groundcovers		
Dietes bicolor	Iris	140 mm
Themeda mingo	Mingo	140 mm

2.2.5 Working drawings

1. Working drawings are to be sufficiently detailed to enable accurate construction of the proposed landscaping works. Refer to Figure 2.2.5.1 - Example of a working drawing of this planning scheme policy.
2. Where a concept plan has been submitted and approved, the information is to be 'overlaid' onto the working drawing.
3. Working drawings are to include the following, where applicable:
   a. identification and detail of hardscape and softscape materials and treatments, including garden areas, paved areas, walkways, street and park furniture;



   b. location, identification and quantification of individual plants by means of a diagrammatic plant symbol, indicative of mature canopy of spread width, with arrow or line to the botanical name symbol and relevant quantity;



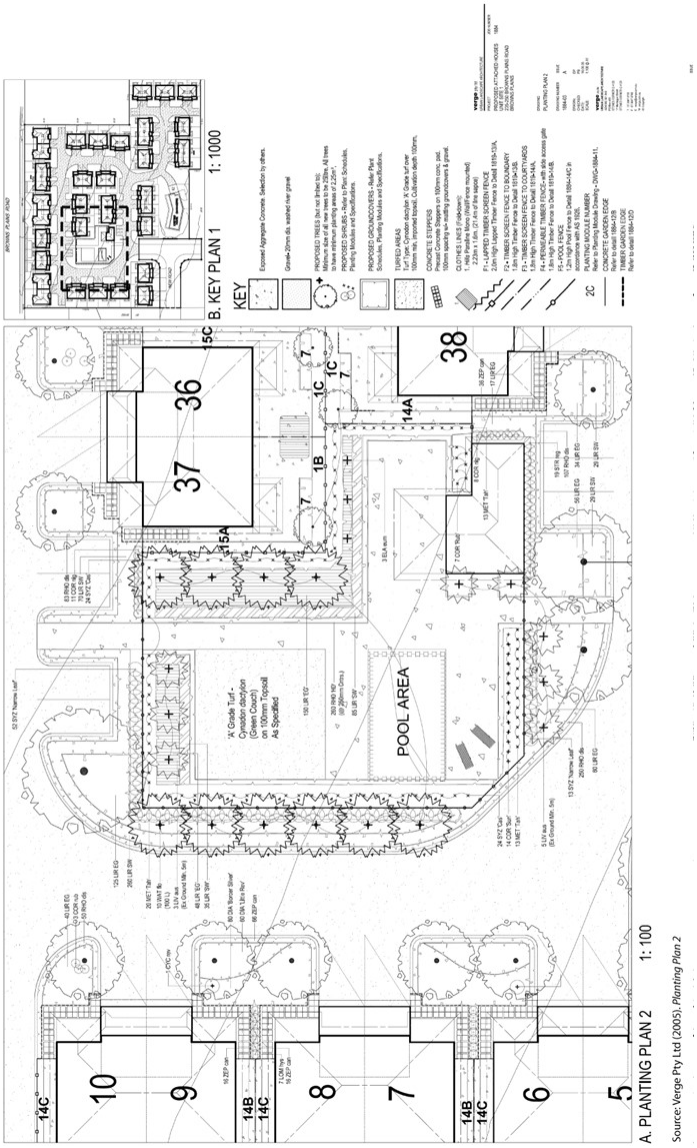
c. schedule of plants to include the botanical name symbol, full botanical name, size of specimens at planting (metric container size), type of staking (marker, protection) and total number of plants per species;

Code	Botanical Name	Common Name	Size	Number
Trees				
GRE bai	Grevillea baileyana	White Oak	25L	4
HAR pen	Harpulia pendula	Tulipwood	25L	8
SYZ lue	Syzygium luehmannii	Riberry	45L	2
WAT flo	Waterhousia floribunda	Weeping Lilly Pilly	25L	2
Shrubs				
DOR pal	Doryanthes palmeri	Giant Spear Lily	300mm	5
GRE HG	Grevillea 'Honey Gem'	Honey Gem	200mm	3
GRE pin	Grevillea 'Pink Surprise'	Pink Surprise	200mm	2
LEP pac	Leptospermum "Pacific Beauty'	Pacific Beauty	200mm	3
RAP ind	Raphiolepis indica	Apple Blossom	200mm	12
SYZ cas	Syzygium 'Cascade'	Lily Pilly	200mm	59
Low Cover				
DIA bre	Dianella brevipendunculata	Flax Lily	140mm	19
DIA SS	Dianella 'Silver Streak'	Silver Streak	140mm	131
Die bic	Dietes bicolor	Wild Iris	140mm	77
Gre RM	Grevillea 'Royal Mantle'	Royal Mantle	140mm	13
Jun con	Juniperus conferta 'All Gold'	Shore Juniper	140mm	9
LIR mus	Liriope muscari	Dwarf Liriope	140mm	72
LIR spi	Liriope spicata	Evergreen Giant	140mm	69

d. detail of protection of environmentally significant vegetation during development works and notated reference to the VMP; where staging of the development requires early protection of vegetation, include the tree protection details and relevant specification section with the VMP. Refer to AS 4970-2009 Protection of trees on development sites;
e. site elevations, reduced levels and contours;
f. location and detail of WSUD drainage systems, including points of connection to stormwater system, detention basins, bioretention devices and stormwater harvesting devices;
g. location of irrigation controller, valve boxes and point of connection to stormwater harvesting tanks and power source;
h. where the civil works is to supply; points of connection, service conduits, subsurface drainage and storm water connection - notate reference to the appropriate Engineering drawings and location of each appropriate item on the landscape drawing;
i. inundation levels and period of inundation of detention basins;
j. notation of external surface finishes of any hard scape items, including rendered retaining walls and entrance features;
k. elevations showing the relationship of built forms with the mature landscape;
l. cross-section detail showing projected sightlines from development to neighbour, confirming the proposed success of required buffer strips;
m. location of built forms in relation to landscape areas showing doors, windows, verandas (patios) and internal rooms;
n. construction details of hard and soft elements;
o. street trees.

4. Notation on the landscape drawings, regarding construction and installation methods and the quality of materials and workmanship, is preferred by the local government over a separate specification document.
5. Where the project is complex or reference to the local government's landscape specification will not cover certain development works to the satisfaction of the consultant, specifications may be submitted.

Figure 2.2.5.1 - Example of a working drawing



2.2.6 Maintenance management

1. The maintenance management is to be directly related to landscape and plant establishment works included in the landscape specification.
2. Where a specification has not been used the maintenance management is still required to be submitted with the landscape drawings.
3. The maintenance management is to include accepted horticultural practices necessary to establish the proposed landscape works in the specified maintenance period.
4. The consultant may choose to adopt of Standard Specification 2 - Landscaping in Part 9 of this planning scheme policy, or submit their own for approval.

2.2.7 Revegetation or rehabilitation plan

1. A revegetation or rehabilitation plan must include:
   a. the aim of the proposed works including:
      i. the encouragement of natural regeneration;
      ii. the restoration or enhancement of the natural environment;
      iii. the establishment or enhancement of habitat;
      iv. the enhancement of wildlife movement;
   b. the enhancement of the aesthetic value of the development;
   c. the current description of the site including:
      i. stands of existing vegetation;
      ii. a list of the dominant native species;
      iii. a list of the weeds and non-native plants;
   d. significant features such as large trees, habitat trees, endangered species, vulnerable species, rare species, rocky outcrops, waterways and slopes;
   e. the location of existing structures and various services on site, including sewerage and water pipes and easements, power easements and communication lines;
   f. proposed works for the site including:
      i. how areas of natural regeneration will be encouraged, managed and monitored;
      ii. how the site will be prepared;
      iii. any areas to be thinned, the species and average size of plants to be thinned, the percentage of each species to be removed and the method of removal;
   g. sediment and erosion control measures including implementation, monitoring and timeframes;
   h. weeds to be removed, method of removal and monitoring of weed regeneration timeframes;

i. planting works to be undertaken on site an details for planting installation;
j. fencing works to be undertaken on the site;
k. an action plan for the establishment period and for the on-going maintenance period giving a detailed description of each task and the sequence of work to be undertaken including timeframes, resources, erosion and sediment control measures and staging of works compatible with those measures, habitat enhancement, monitoring and maintenance of rubbish removal, weed removal, site preparation and mitigation of threatening processes, planting and supplementary seeding.

2.2.8 Existing vegetation protection plan

1. An existing vegetation protection plan must be in accordance with AS 4970-2009 Protection of Trees on Development Sites and include:
   a. the location, identification and extent of plants;
   b. the effect of the development on existing plants;
   c. the use of plants in the development;
   d. a site analysis or land use suitability drawing, which includes:
      i. the existing contours of the premises, the suitable and unsuitable building areas, the road access and drainage pattern;
      ii. the existing access road to the premises;
      iii. the surveyed location and extent of mass plants including the location of native habitat trees located amongst the mass planted area;
      iv. the surveyed location of a free standing tree in an open area not associated with the mass planted area;
      v. individual trees identified by the species and the genera and the mass plants identified by the plant type;
      vi. the condition, average trunk diameter and significance value of the plants;
      vii. photographs of the plants, including identification information and real property description noted on the back of each photo and an object in the photo to demonstrate the scale of the picture;
      viii. details of an adjoining use and the description of adjoining plants;
      ix. the notional road and lot layout;
      x. the notional major stormwater drainage discharge point.

2.3 Movement infrastructure report

2.3.1 Integrated movement concept report

1. An integrated movement concept report must include:
   a. all key destinations within a comfortable cycling distance (nominally five kilometres or 20 minutes) from the premises;
   b. one metre contours;
   c. existing and planned movement infrastructure;
   d. an analysis of how development complies with a general planning layout in Part 7.2 - General planning layouts of this planning scheme policy;
   e. pedestrian, cycling, public transport and road concept plans;
   f. preferred amendments to the pedestrian, cycle, public transport and road networks demonstrating improved transport effectiveness, efficiencies and cost-savings;
   g. gaps in the networks where there is either no existing, or inadequate existing infrastructure;
   h. a table of deficient infrastructure that may form the basis for further consideration as to the need for, and how to achieve improvements to the deficient infrastructure.

2.4 Stormwater infrastructure documentation

2.4.1 Conceptual site based stormwater management plan

1. The conceptual site based stormwater management plan is to include all information required to assess development against:
   a. the standards for stormwater quantity infrastructure;
   b. the stormwater management design objectives for:
      i. stormwater quality which aims to protect receiving water quality by limiting the quantity of key pollutants discharged in stormwater from urban development;
      ii. frequent flow management which aims to protect in-stream ecosystems from the significant effects of increased runoff frequency by capturing the initial portion of runoff from impervious areas. This approach ensures that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions;
      iii. waterway stability which aims to prevent exacerbated in-stream erosion downstream of urban areas by controlling the magnitude and duration of sediment-transporting flows.
2. Development being a material change of use or a reconfiguring a lot where stormwater quality infrastructure, frequent flow management or waterway stability infrastructure is being provided must provide:
   a. an application for a stormwater quality offset.
3. A deemed to comply solution is available to all types and scales of development as an alternative to addressing the design objectives for stormwater quality, frequent flow management or waterway stability in the conceptual stormwater management plan, if all documentation and requirements of the Water sensitive urban design deemed to comply solutions stated in Water Sensitive Urban Design Deemed to Comply Solutions for South East Queensland (2009) are met.
4. Stormwater quality offsets may be applied in lieu of on-site treatment for development if:
   a. the design objective for waterway stability and the design objective for frequent flow management do not apply to the development;
   b. on-site treatment is determined to be unfeasible. Where the design objective for waterway stability and the design objective for frequent flow management are not applicable, the proposed development would typically be a smaller scale, infill development in a predominantly urbanised catchment and it is likely on-site treatment would be considered unfeasible;
   c. the local government has available to it at the time the development application is made, designed and costed stormwater quality infrastructure projects that are able to be implemented by the local government to achieve at least the same water quality outcome that is required by the proposed development.
5. An application for a stormwater quality offset in lieu of providing and implementing an approved conceptual stormwater management plan addressing the design objectives for stormwater quality, frequent flow management or waterway stability or deemed to comply solution must comply with section 2.5.1(4) of this planning scheme policy. The amount of a stormwater quality offset for a particular development will be calculated as the cost to the local government of designing, constructing and establishing stormwater quality projects to achieve at least the same outcome required by the particular development.

2.4.1.1 Core matters to be included in a conceptual site based stormwater management plan

1. A conceptual site based stormwater management plan must include:
   a. an assessment of the existing site which includes:
      i. a description of the existing topography and drainage, upstream and downstream of the development site, including details about the size, location and levels of any existing drainage measures;
      ii. a description of the site's soils. The level of investigation depends on the proposed design of the stormwater treatment. A detailed soil evaluation in accordance with AS/NZS 1547:2000 Clause 4.1.3 is required to support any bio-retention system or constructed wetland designed

without an impermeable liner or if stormwater infiltration is proposed;
iii. identification of any acid sulfate soils;
iv. a site plan showing:
A. contours;
B. development boundaries;
C. catchment details;
D. flow paths;
E. piped drainage;
F. waterway and drainage invert levels;
G. stormwater detention systems;
H. soil types;
I. culverts;
J. other structures;
K. drainage easements;
L. road drainage;
M. the lawful point of discharge;
N. stormwater quality and frequent flow management infrastructure;
O. easements;
P. existing vegetation;
Q. vegetation to be retained;
R. overland flow path areas;
S. local and regional flood levels for the 10, 5, 2 and 1 percent AEP flood;

b. details of site configuration in a table form including the total area of:
i. road surfaces;
ii. driveways;
iii. roof surfaces;
iv. landscape areas;
v. stormwater treatment areas;
vi. any other categories specific to the site;
vii. pavement areas;

c. earthworks and catchment details including:
i. conceptual earthworks;
ii. catchments and sub-catchments;
iii. proposed stormwater networks including conceptual surface and invert levels;
iv. cross-sections at regular intervals showing the extend of cut and fill works to confirm earthworks and, if applicable, no loss of floodplain storage;

d. development scale plan layout indicating:
i. catchment details;
ii. conceptual drainage network with invert levels;
iii. location of stormwater treatment measures;
iv. location of existing, planned and proposed infrastructure such as sewerage and water;
v. information on pre and post development flood volumes.

2.4.1.2 Specific matters to be included in conceptual site based stormwater management plan - design objective for frequent flow management

1. A conceptual site based stormwater management plan for the purposes of reporting on stormwater quantity and quality management shall provide details which include:
a. the lawful point of discharge;
b. proposed no-worsening measures;
c. the pre-development stormwater quantity characteristics and any potential development impacts assessed;
d. a description of the modelling method and methodology used in any hydraulic or hydrologic modelling, or in the sizing of infrastructure;
e. a description of all stormwater and overland flow management measures and stormwater infrastructure;
f. future ownership details of stormwater and drainage infrastructure.
g. the total stormwater capture volume in cubic metres (m^3), calculated as follows:
i. capture volume (m^3) equals the impervious area (m^2) multiplied by the target design runoff capture depth (mm/day) divided by 1,000;
ii. The spatial distribution of the required capture volume may be adapted to suit individual site conditions, provided that the required volume from all impervious areas is captured before leaving the site;
iii. The design objective for frequent flow management requires that the capacity to capture the volume of runoff is available each day. The management system (whether reuse, infiltration or diversion) must therefore be capable of draining the captured stormwater within 24 hours;
iv. Capturing the required volume of runoff reduces pollutant load and simultaneously improves water quality. Therefore, it may eliminate the need for separate additional storage to meet the objective for frequent flow management;
h. how the captured stormwater will be managed. This should include one or more of the following:
i. reuse of stormwater (including collection and use of roof water);
ii. infiltration to native soils (where adverse impacts will not arise);
iii. diversion of surplus flows around sensitive downstream receiving environments;
iv. evaporation of stormwater.

2.4.1.3 Specific matters to be included in conceptual site based stormwater management plan - design objectives for stormwater quality

1. For the purposes of reporting on the design objectives for stormwater quality, a conceptual site based stormwater management plan shall provide details including:
a. descriptions of each treatment train for each sub-catchment ensuring that all types of pollutant (primary, secondary and tertiary) is treated in the appropriate order - primary pollutant treatment measures are located at the beginning of the treatment train and tertiary treatment measures are positioned at the end;
b. details of each individual treatment device including total footprint, treatment area, invert levels, coarse sediment management, maintenance access and design flows. Specify whether the stormwater treatment system will be privately maintained or handed over to the local government;
c. a scale plan and section drawings showing:
i. how stormwater is conveyed to the stormwater treatment devices;
ii. the location of all stormwater treatment devices including filter areas and batters with respect to the development layout;
iii. surrounding ground levels;
iv. conceptual design levels for each treatment device and receiving drainage invert levels;
v. scour protection and coarse sediment management devices;
vi. maintenance access;
vii. likely maintenance intervals;
d. section drawings showing:
i. conceptual design levels for each treatment device and receiving drainage invert levels;

ii. scour protection and coarse sediment management devices;
iii. batters, embankments or retaining walls;

e. proof that all modelling and reporting has been undertaken in accordance with the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) and the Water by Design MUSIC Modelling Guidelines.

2.4.1.4 Specific matters to be included in conceptual site based stormwater management plan - design objective for waterway stability

1. For the purposes of demonstrating compliance with the design objective for waterway stability, a conceptual site based stormwater management plan shall provide details including the methodology used to achieve the design objective for waterway stability in accordance with Appendix C of Water Sensitive Urban Design: Developing Design Objectives for Urban Development in South East Queensland, Version 2, November 2007, published by the South East Queensland Healthy Waterways Partnership.

2.4.1.5 Modelling requirements

1. All modelling files used to demonstrate compliance with the design objectives must be provided to the local government on a CD with the development application. If modelling is required, the modelling regime and scope will be agreed between the applicant and the local government prior to the commencement of the modelling.

2.4.2 Detailed site based stormwater management plan

1. The detailed site based stormwater management plan is to document all information required to assess development against the design objectives for:
   a. stormwater quality;
   b. frequent flow management;
   c. waterway stability.

2.4.2.1 Core matters to be included in a detailed site based stormwater management plan

1. A detailed site based stormwater management plan must include:
   a. an assessment of the existing site which includes:
      i. a description of the existing topography and drainage;
      ii. a description of the site's soils;
      iii. identification of any acid sulfate soils;
      iv. a site plan showing:
         A. contours;
         B. development boundaries;
         C. catchment details
         D. flow paths;
         E. piped drainage
         F. waterway and drainage invert levels;
         G. stormwater detention systems;
         H. culverts;
         I. drainage easements;
         J. road drainage;
         K. the lawful point of discharge;
         L. stormwater quality and frequent flow management infrastructure;
         M. easements;
         N. existing vegetation;
         O. vegetation to be retained;
         P. future ownership and maintenance responsibility;
         Q. overland flow path areas;
   b. details of site configuration in a table form including the total area of:
      i. road surfaces;
      ii. driveways;
      iii. roof surfaces;
      iv. landscape areas;
      v. pavement areas;
   c. earthworks and catchment details including:
      i. conceptual earthworks;
      ii. proposed stormwater infrastructure;
      iii. cross-sections at regular intervals showing the extent of cut and fill works to confirm earthworks and, if applicable, no loss of floodplain storage.

2.4.2.2 Specific matters to be included in detailed site based stormwater management plans - stormwater quantity

1. A detailed site based stormwater management plan for the purposes of reporting on the design objectives for frequent flow management must include:
   a. a detailed design of all stormwater quantity and or quality management methods and infrastructure;
   b. the location and network connection details;
   c. a description of the modelling method and methodology used for any hydraulic or hydrologic modelling;
   d. detailed engineering drawings showing:
      i. the areas of earthworks including cross-sections at regular intervals showing the extend of cut and fill works to confirm earthworks and, if applicable, no loss of floodplain storage;
      ii. final site contours;
      iii. final road layout;
      iv. final lot arrangement;
      v. location, size and type of proposed stormwater quantity and or quality management measures including all invert levels;
      vi. maintenance access;
      vii. location of lawful points of discharge and receiving waters/environs.

2.4.2.3 Modelling requirements

1. All modelling files used to demonstrate compliance with the design objectives must be provided to the local government on a CD with the development application.

2.5 Flooding documentation

2.5.1 Flood study report

Editor's note - Access to the local government's adopted flood model can be obtained by entering a data sharing agreement. Completing a flood study in accordance with the tenets identified in appendix 2 of SPP Guideline 01/03 is acceptable.

1. A flood study report shall include:
   a. an assessment of the catchment, as pertaining to the development area, for the full range of design flood events, specifically, the 50, 20, 10, 5, 2 and 1 percent AEP events and lower probability flood events if applicable to the type of development proposed;
   b. where in the coastal zone the provisions made for storm surge;
   c. details of the tail water level (5, 2 and 1 percent AEP flood levels) adopted during the assessment of the catchment;
   d. details of sensitivity analysis undertaken, assessing the influence of, but not limited to:
      i. variation of all Mannings 'n' values by 10 percent to 20 percent;
      ii. variation of the tail water level;
      iii. blockage considerations as outlined in the Queensland Urban Drainage Manual and Australian Rainfall and Runoff Project 11 Blockage of Hydraulic Structures;
   e. details of, where possible, calibration of the model to known, recorded flood levels within the catchment or waterway or equivalent;
   f. an assessment of flood level, flow, depth and velocity with a view to ensuring that no increase occurs in any of these;
   g. an assessment demonstrating that no significant or sudden change in distribution of the defined flood event flow, flood level or velocity shall occur which may result in:
      i. the failure of a levee;
      ii. blockage and/ or breakout;
      iii. excessive scour;
      iv. realignment of the waterway;
      v. sedimentation;
      vi. bank instability and collapse;
      vii. a reduction in flood warning times;
      viii. extension of the duration of inundation;
      ix. hindrance to emergency evacuation routes;
      x. disruption to critical infrastructure, services, or access routes;
      xi. exacerbation of risk to people, property and community infrastructure;
   h. general decrease in amenity;
   i. an assessment of any impacts of the development upon the uses identified in Column 1 in Table 8.2.5.3.3 - Minimum flood levels of the Flood hazard overlay code of the planning scheme;
   j. details of safe access and egress for the development, including the calculation and documentation of access road flood depths and depth*velocity products;
   k. details of all flood level and flow calculation made in the assessment of the existing site and the proposed development impact;
   l. Australian Rainfall and Runoff (2016) methodology for rainfall runoff generation and hydrograph estimation;
2. details of the methodology and input data for any hydraulic or hydrologic modelling undertaken;
3. provision of flood maps depicting the following:
      i. flood extents for the full range of ARI storm events modelled for various scenarios including pre-developed (existing case), developed case, and if applicable, ultimate developed case;
      ii. velocity-depth profiles;
      iii. flood hazard mapping;
      iv. flood velocity range and vectors;
      v. shear stress;
      vi. the effects of sensitivity analyses;
      vii. impact maps portraying effects of various increment levels to demonstrate compliance with the Flood hazard overlay code.

2.5.2 Filling and excavation plan in the flooding and inundation area

1. A filling and excavation plan and supporting information shall include:
   a. a plan showing:
      i. existing and finished surface level contours (to AHD) of the development site, including survey point density and accuracy in accordance with Council Standards;
      ii. the compensatory free-draining excavation area for any proposed filling within the flood plain;
      iii. the alignment of the toe of the batter slope which is proposed to retain the fill;
      iv. the grading of the proposed cut and fill surfaces demonstrating the finished surface is free draining;
      v. level notations that identify the line of the defined flood event and the proposed area of filling and excavation (before and after filling);
   b. section drawings showing level notations which identify the line of the defined flood event and the proposed area of filling and excavation (before and after filling);
   c. details of:
      i. the hydraulic design of the development, using topographic data which includes at least one surveyed cross-section of the floodway aligned through the proposed fill area;
      ii. pre and post development finished surface level and the defined flood event level;
      iii. the flood modelling undertaken;
      iv. any adverse effects on the behaviour of a flood in excess of the defined flood event;
      v. any proposed batter slopes and retaining walls on the premises;
      vi. the provisions for stormwater run-off from any proposed area of filling and excavation;
      vii. how the natural drainage of adjacent premises has been catered for;
      viii. calculations of the cut, fill and balance to confirm compensatory earthworks and loss of floodplain storage;
      ix. plots of pre and post earthworks flood storage against depth;
      x. plots of pre and post earthworks conveyance against depth;
      xi. cross-sections at regular intervals showing the extent of cut and fill works to confirm earthworks and if applicable no loss of floodplain storage.

2.5.3 Numerical modelling requirements

1. All modelling used to demonstrate compliance with the flood plain management requirements shall be provided to the local government with the development application.

Note - Numerical modelling is to be provided in TUFLOW (hydraulic) and XPRAFTS (hydrologic) compatible file formats.
Note - Please refer to the SPP Guideline for further modelling methods and techniques.

Part 3 Standards

3.1 Purpose

1. The purpose of this part is to specify the local government's standards that must be met by development for:
   a. filling and excavation;
   b. movement network infrastructure;
   c. stormwater infrastructure;
   d. water supply infrastructure;
   e. sewerage infrastructure;
   f. park infrastructure;
   g. electricity reticulation infrastructure;
   h. gas and telecommunication reticulation infrastructure;
   i. road lighting infrastructure;

3.2 Design and construction of work

3.2.1 Standards and specifications

1. All work is to be in accordance with:
   a. the standards identified in this planning scheme policy;
   b. the standard specifications identified in this planning scheme policy;
   c. the standard drawings identified in this planning scheme policy.
2. If the standards and specifications for the design and construction of specific infrastructure are not provided in this planning scheme policy, guidance may be obtained in reference to the Australian Standards, Queensland Development Code - Mandatory Parts or:
   a. for transport infrastructure:
      i. Complete Streets;
      ii. Austroads publications;
      iii. Manual for uniform traffic control devices (MUTCD);
   b. for stormwater infrastructure:
      i. Queensland Urban Drainage Manual;
      ii. Australian Rainfall and Runoff;
      iii. Healthy Waterways Water by Design Guidelines and Standard Drawings;
   c. for ecological restoration, rehabilitation and revegetation:
      i. SEQ Ecological Restoration Framework;
   d. for flood modelling software user manuals and guidelines:
      i. Floodplain management in Australia: Best practise principles and guidelines (2000);
   e. for sewerage and water supply:
      i. South East Queensland - Water Supply and Sewerage Design and Construction Code.

3.2.2 Application of standards

1. Design and construction of work identified in section 3.1 - Purpose of this planning scheme policy shall comply with the standards. Where standards and/or specifications are not stipulated for certain infrastructure elements guidance may be obtained in Part 4: Guidelines of this planning scheme policy.

3.3 Filling and excavation standards

3.3.1 Standards and specifications

3.3.1.1 General

1. A filling and excavation plan and supporting information will be required for assessable development where the development involves filling or excavation which exceeds:
   a. $10m^3$and where land is wholly or partly within the Flood hazard overlay Map OM-05.00 identified in Schedule 2 - Mapping of the planning scheme;
   b. $20m^3$ and in Centre, Community facilities, Low density residential, Low-medium density residential, Medium density residential; Low impact industry, Medium impact industry, Mixed use or Specialised centre zone; or
   c. $100m^3$ and in the Emerging community, Environmental management and conservation, Recreation and open space, Rural residential or Rural zone.
2. The filling and excavation plan and supporting information shall provide the necessary information to demonstrate compliance with the Flood hazard overlay code as it relates to filling and excavation.
3. Filling and excavation must comply with the standard specifications in Part 9 - Standard specifications identified in this planning scheme policy.

3.3.1.2 Material used for filling

1. The quality and composition of material used for filling must comply with the following sections of Standard specification No. 1 - Earthworks 2015, identified in Part 9 - Standard specifications of this planning scheme policy:
   a. section 8.3(1);
   b. section 9.3(3).

3.3.2 Cover of infrastructure

1. The cover to a water reticulation main is to comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.
2. During construction works:
   a. no existing hydrant cover or marker post is covered, obstructed or obscured;
   b. stormwater infrastructure is not pierced.
3. A sewerage reticulation main and a house connection is provided in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code so that:
   a. the property can be commanded;
   b. other services are not fouled;
   c. stormwater infrastructure is not pierced.

3.3.3 General standards

3.3.3.1 Site disturbance

1. Soil disturbance associated with filling and excavation is limited to the minimum necessary to perform the required filling and excavation.
2. A previously undisturbed area of soil is not exposed to erosion where:
   a. a slope is greater than 1 in 10; or
   b. a highly erosive or clay-based soil is present.

3.3.3.2 Site and waste management

1. Waste water from the washing of tools and painting equipment and the cutting of concrete, masonry, tiles or other products is discharged on the site and over a porous grassed surface or well-drained, loosened soil.
2. All waste water generated on the site is:
   a. prevented from flowing off the site and is allowed to infiltrate the soil; or
   b. filtered through a porous, fine-grained embankment lined with filter cloth before it is allowed to exit the site.
3. Sand, soil or other material from the site that is deposited on a paved road or within a gutter or a drain is removed:
   a. immediately, if rain is occurring or is imminent; or
   b. upon the completion of the day's work, if rain is not occurring or is not imminent.
4. Where sand, soil or other material from the site is deposited on a paved road or within a gutter or a drain as a result of the filling and excavation on the site, the sand, soil or material is:
   a. first shovelled, then swept from the gutter, drain or paved surface;
   b. not washed from the surface unless directed by the local government.
5. Solid or liquid waste from a concrete truck and equipment is contained on the site.
6. Cement residue from works associated with filling and excavation, including concreting and the preparation of exposed aggregate concrete surfaces

are:
a. washed onto a pervious surface such as a grassed or open soil area; or
b. contained in a temporary collection trench formed near the concrete surface; or
c. filtered through a fine-grained, porous embankment lined with an appropriate filter cloth.
7. An erosion and sediment control measure is kept in working order until:
a. the disturbed parts of the site have been effectively stabilised;
b. a damaged erosion and sediment control measure is repaired as soon as practicable.
8. Site signage identifying erosion and sediment control measure and its purpose is installed and maintained.
9. All solid waste collected in erosion and sediment control measure is disposed at an approved landfill site.

3.3.3.3 Damage

1. No damage will be caused to grass, cultivation, fences, existing services, buildings or stock by fire, falling timber or other causes arising from the filling and excavation.
2. Where damage occurs to fences and areas outside the site, the contractor is responsible for the cost and full reinstatement of those areas.
3. During the clearing of lines and designated areas, care is taken not to disturb any bench marks, survey pegs or level pegs.
4. The relevant service authority is informed when damage occurs to services, or is suspected to have occurred, and the cost of repairs is borne by the contractor.

3.3.3.4 Treatment of adjoining properties

1. Cross-section plans for filling and excavation show the adjoining property boundaries where filling and excavation are adjacent to existing developments.
2. The effect on the drainage of adjoining properties from any cut and fill operation is considered and designed to ensure that no pondage of water or nuisance stormwater runoff occurs.

3.3.3.5 Protection of structures

1. Precautions are taken to ensure that filling and excavation for the construction of an embankment or for an excavation, do not cause movement of, or undue strain to, any structure.

3.3.3.6 Use of explosives and blasting in rock

1. Rock is carefully excavated by blasting procedures where blasting operations comply with the conditions of an approval or licence.
2. The handling, storage and use of explosives complies with the following:
a. State Acts;
b. AS 2187.1: 1998: Explosives - Storage, transport and use - Storage;
c. AS 2187.2: 2006: Explosives - Storage and use - Use of explosives.
3. During blasting operations a vibograph or other similar instrument is used to observe and record vibrations. The record of vibrations is provided to the local government.
4. Where the record of vibrations indicates non-compliance with the conditions of an approval or licence or the provisions of an Act or Australian Standard:
a. the amount of charge is reduced; or
b. another action approved by the local government is taken to ensure compliance.
5. Trial blasting may be required to determine the likely vibration that may be caused and the maximum charge to be employed.
6. The local government is to be notified at least three business days prior to any excavation by blasting and any excavation by blasting is only to be carried out at the times identified by the local government.
7. Protective devices are provided to limit the affect of blasting.
8. The contractor is responsible for any loss, damage or injury caused directly or indirectly by blasting.
9. Explosives are kept in secure storage places that are clearly marked with warning signs.
10. No explosive is to be fired until:
a. an audible warning, clearly different to other sounds on the site, has been sounded;
b. all persons within the radius of danger have been evacuated.
11. Where explosives are used to excavate rock, the amount of charge used does not loosen rock outside the intended excavation lines shown on engineering drawings.
12. Where rock outside excavation lines shown on engineering drawings has been loosened as a result of blasting and may slide or fall, the loosened rock is to be removed and replaced with suitable material.

3.3.3.7 Property pegs

1. Survey pegs or survey marks that identify areas not to be cleared, excavated or covered by embankments, and which are disturbed, displaced, damaged, or covered, are replaced by a licensed surveyor.

3.3.3.8 Environmental weeds

1. Environmental weeds such as declared plants or noxious weeds are identified and managed in accordance with the *Land Protection (Pest and Stock Route Management) Act 2002*.
2. Where earthmoving equipment is moved from an area with environmental weeds to a new site, reasonable measures, including the cleaning of earthmoving equipment and vehicles, are taken to ensure equipment does not transport the environmental weeds.

3.3.3.9 Fire ants

1. In a fire ant restricted area, construction complies with:
a. the *Plant Protection Act 1989*;
b. any guidelines published by the relevant State Government Department regarding the commercial movement of high risk material.

3.3.3.10 Acid sulfate soils

1. Areas identified as containing acid sulfate soils or potential acid sulfate soils are to be treated in accordance with:
a. Acid sulfate soils overlay code in Part 8.2.1 of the planning scheme;
b. Queensland Government - Instructions for the Treatment and Management of Acid Sulfate Soils, 2001.

3.3.3.11 Compressive soils

1. Filling and excavation in areas comprising compressive soils that are intended to be developed for an urban use, including roads and parks, achieve consolidation and stability by:
a. pre-loading the soil in accordance with the local government's requirements; or
b. another method approved by the local government.

3.3.3.12 Dispersive soils

1. Filling, excavation, and construction in areas comprising of dispersive and sodic soils/soils exhibiting dispersive soil characteristics need to be managed so as to not exacerbate the erosive and sedimentation potential.
2. Works should comply with the tenets set out in Best Practice Erosion and Sediment Control Guidelines (2008)(IECA).

3.3.4 Clearing and preservation of trees

3.3.4.1 Clearing

1. Clearing associated with filling and excavation complies with in Part 9 - Standard specifications of this planning scheme policy.
2. Prior to clearing land associated with filling and excavation, the land is inspected by appropriately qualified persons accredited and licensed under the *Queensland Nature Conservation Act, 1992* to conduct and/or supervise the preparation and implementation of Wildlife Protection and Management plans and the detection, capture removal and disposal of wildlife from sites proposed to be developed.

3.3.4.2 Trees to be preserved

1. Filling and excavation is undertaken to preserve without damage, trees and vegetation identified by the local government.
2. Trees and vegetation identified by the local government to be of significance are identified, marked and left standing and undamaged.
3. Trees and vegetation that form part of a riparian or other buffer zone along rivers, creeks or waterways are clearly identified and preserved.
4. The management of trees to be preserved is undertaken in accordance with AS 4970-2009 Protection of Trees on Development Sites.

3.3.5 Dams and embankments

3.3.5.1 Dams

1. Embankments, spillways and associated water flow channels are designed and constructed in accordance with the requirements of the Queensland Department of Environment and Heritage and the Queensland Urban Drainage Manual.
2. Constructed waterways, embankments and associated outlet structures are not constructed within:
   a. ten metres of property boundaries; or
   b. 40 metres of a building.
3. Maintenance dredging of dams:
   a. has regard for water quality requirements;
   b. is conducted in a manner that prevents siltation of any downstream watercourse or property.

3.3.5.2 Filling of dams

1. Where dams are to be filled, they are dewatered in accordance with best practice, all silt removed and the dam wall levelled to the surrounding ground level. Dewatering of dams should be done in the presence of a spotter catcher.
2. To ensure the integrity of drainage lines to and from any dam that is to be filled, an alternative drainage path is designed applying the principle of no worsening in section 3.6.2.10 of this planning scheme policy and utilising best practise natural channel design and erosion and sediment control measures to replace the original drainage path prior to the dam being filled.

3.3.5.3 Organic material

1. No tree, log or other organic material is placed in any embankment, scour, hole, dam to be filled or other hollow place where transport infrastructure or allotments are planned.

3.3.6 Batters and retaining walls

3.3.6.1 Batters

1. Batters have slopes that are:
   a. 1 in 4 for all batters;
   b. 1 in 10 for batters in public open space;
   c. 1 in 4 for batters to waterways;
   d. Rural Roads depth of Cut and Fill:
      i. <0.5m - 1 in 6;
      ii. 0.5m - 1.0m 1 in 4;
      iii. >1.0 m - 1 in 2.
2. Stabilisation by use of vegetation is commenced immediately following completion of bulk filling and excavation to form batters.
3. Batters are constructed as follows:
   a. wholly within the property boundary;
   b. have adequate drainage at the toe and top of the batter.
4. All batters and retaining walls within a road resulting from cut and fill operations provide for drainage as specified in the standard drawings in Part 8 - Standard drawings of this planning scheme policy.
5. Batters are benched where the proposed freestanding batter height exceeds 2.5 metres.
6. Where batters are benched:
   a. the minimum benching width is 1.0 metre;
   b. the minimum slope is 1 in 100 towards the lower face.
7. Precautions are taken to effectively minimise dust that may occur during construction and that may affect the safety or general comfort of the public and occupants of nearby properties.
8. Where excavation and filling shall take place near existing or proposed stormwater, water and sewer assets, these assets shall be protected by maintaining the appropriate pipe cover, easement width, CCTV survey and any other protection required by section 3.6.2.16 - Creating new easements; section 3.6.2.17 - Specifications for new easements; section 3.6.2.18 - Works within existing easements and section 3.6.2.19 - Where an easement cannot be obtained of this planning scheme policy .
9. Batters are contained so as not to extend into an existing or proposed road, park or conservation area.

3.3.6.2 Retaining walls

1. Retaining walls, including boulder walls, concrete gravity retaining walls, reinforced concrete cantilever retaining walls and concrete crib walls, are designed with appropriate provision for sub-soil drainage.
2. Timber sleeper walls within an allotment are:
   a. used for landscaping purposes only;
   b. a maximum of 900mm in height;
   c. constructed of timber suitably treated to prevent termite infestation;
   d. not constructed within 1.5 metres of the property boundary of private property, public open space or road reserve.
3. Treated timber sleeper walls are not located on boundaries of the premises, or where allotments or transport infrastructure are planned.
4. A retaining wall:
   a. does not encroach onto any adjoining property or road reserve;
   b. up to and including 1.5 metres in height, is allowed adjacent to the property boundary provided it has adequate drainage;
   c. up to and including 1.5 metres in height, where not adjacent to the property boundary, provides adequate clearance to an adjoining fence for access for weed removal;
   d. exceeding 1.5 metres in height, has a minimum boundary clearance equal to the full height of the retaining wall;
   e. is designed in accordance with AS 4678: 2002: Earth-retaining structures, Amendment 1 - 2003 and Amendment 2 - 2008;
   f. is designed to provide a neat architectural and aesthetic appearance;
   g. drains stormwater discharge to the street or other lawful point of discharge;
   h. adjacent to road reserve boundary is fenced for pedestrian safety;
   i. adjacent to road reserve boundary is fenced with guardrail to deflect vehicles where the retaining wall falls within the clear zone as defined by Austroads. Provide appropriate terminal ends to guardrail;
   j. adjacent to road reserve boundary includes safety measures to protect pedestrians in the road reserve during construction;
   k. roadside design is in accordance with Austroads Guide to Road and Design.
5. For boundary retaining walls for differential allotment levels, a formal submission is made to the local government for approval that demonstrates:
   a. compliance with section 3.3.6.1(1) and section 3.3.6.1(3));
   b. that the boundary retaining walls (including all associated footings and drainage material) are located entirely within the boundaries of an allotment and do not straddle a boundary.
6. Retaining walls do not impose any loading on adjoining structures including underground services. Where the area of influence of the load of a proposed retaining wall influences services, the services or the retaining wall, shall be re-located or re-designed so that the wall is supported and does not have an adverse impact on the service. Retaining walls that influence sewer assets shall submit a build over or near sewer application.
7. Retaining walls are not located in a road reserve, however, the local government may consider a retaining wall located in a road reserve upon receipt of a formal submission.
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.
9. Where retaining walls are located within a detention basin, the walls are to be located outside of the inundation area and are to have a maximum height of 1 metre.
10. Where retaining walls to waterways are proposed, development provides:
    a. riparian buffers, where assessment has shown that riparian buffers are likely to remain sustainable; or
    b. structural edge protection, where assessment has shown that riparian buffers are likely to not remain sustainable.
11. For retaining walls to waterways:
    a. certification of the structural design and stability of the retaining wall is provided by an appropriately qualified and experienced structural engineer in accordance with section 1.7 - Competency to prepare a report of this planning scheme policy;
    b. an assessment is conducted as to the likely performance and stability of the retaining wall for a range of possible waterway changes for a 60 year period;
    c. no boulder walls to be used in waterways or flood plains;
    d. the design must address the following criteria:
       i. the top of the wall is generally no lower than the Highest Astronomical Tide plus 200mm;
       ii. changes to water quality;
       iii. natural meandering processes;
       iv. increased boating traffic;

v. increased tidal volume upstream due to future development;
vi. increased flows due to developed catchments;
vii. changes in sediment transport availability;
viii. maintenance requirements of walls including drainage clean out points to be stated and identified.

12. Upon request, the local government may approve a retaining wall that:
    a. has a minimum clearance from the boundary of the premises equal to the height of the retaining wall;
    b. is terraced and landscaped;
    c. does not exceed an angle of repose of 45 degrees to adjoining buildings;
    d. has a geotechnical and structural design;
    e. in industrial and commercial areas, has a maximum height of 5 metres;
    f. in public open space areas, has a maximum height of 0.6 metres;
    g. has a design life of not less than 60 years.
13. The person who has the benefit of the development approval is responsible for the stability of filling and excavation until final acceptance by the local government of the works off-maintenance.
14. Prior to the acceptance of the works off-maintenance the person who has the benefit of the development approval will replace any section of the filling and excavation that has for any reason become displaced.
15. Temporary drainage is provided to ensure that pondage, flooding, erosion or siltation does not occur on the site, or external to the site, as a result of the filling and excavation.
16. Certification of the retaining wall by a RPEQ (structural) must be submitted to the local government at the time of on maintenance submission.
17. Retaining walls that are adjacent to an existing fence maintain or increase the existing level of privacy for the adjoining premises.
18. Retaining walls that are adjacent to an existing pool fence shall maintain the existing level of pool safety by:
    a. not providing a means of climbing over the pool fence; or
    b. being fenced to at least the same standard as the pool fence.

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

3.3.7 Erosion and sediment control (ESC)

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 (ESHA)

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

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.	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. 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. Ensure there is sufficient land area available to install and operate an appropriately sized sediment basin.
Applications involving 1 hectare or more of soil disturbance.	Demonstrate that there is sufficient land area available to accommodate a sufficiently sized Type A and B sediment basin. 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. *Note: Type D basins are not permitted where land disturbance is greater than 1 hectare.*
Applications proposing soil disturbance below 5m AHD.	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. 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. Ensure there is sufficient land area available to install and operate an appropriately sized sediment basin.
Applications proposing works on land affected by overlay map OM-08.00 Landslide hazard and steep slope area overlay, or on land having a slope greater than 15%.	Demonstrate that there is sufficient land available to construct and operate an appropriately sized sediment basin. Demonstrate that stormwater runoff from all disturbed areas can be conveyed to the sediment basin and include: a. Preliminary scaled engineering sections of the sediment basins showing that they can be practically implemented on the slopes proposed. b. Bulk Earthworks Plan displaying pre and post construction contours and the extents of cut and fill. c. 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.

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:
   a. be consistent with International Erosion Control Association (Australasia) Best Practice Erosion & Sediment Control (BPESC) 2008;
   b. be supported by on-site soil testing and NATA accredited laboratory analysis, and appropriate site planning (refer, BPESC Chapter 3 Site planning);
   c. include contingency measures to ensure ESC measures are always effective, particularly prior to, during and after wet weather;
   d. document the recommended Operating Procedures for the sediment basins in accordance with the BPESC Appendix B (V2 — June 2018);
   e. 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;
   f. 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;
   g. 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);
   h. 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;
   i. contain a monitoring report to be retained at the site office and made available to Council upon request;
   j. contain specification and construction detail information for the installation, operation, maintenance and removal of all ESC measures;
   k. identify procedures for the temporary shutdown of the site (suitable for planned and unplanned shutdowns);
   l. 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;
   m. 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

1. 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

1. 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

1. A completed Erosion and Sediment Control Inspection Certificate Form, must be submitted to Council at all relevant hold points.
2. 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

1. 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.
2. 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.

3.3.7.7.2 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.

3.3.7.7.3 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 soils (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).

3.4 Movement infrastructure standards

3.4.1 Planning guidelines for the movement network

3.4.1.1 Movement network components

1. The movement network comprises the:
   a. pedestrian network;
   b. cycle network;
   c. public transport network;
   d. road network.
2. Development provides a movement network that is accessible to the whole community and prioritises access and travel in accordance with the following hierarchy:
   a. walking is the preferred mode of movement;
   b. cycling is preferable to the use of public transport and private vehicles;
   c. public transport use is preferable to the use of private vehicles;
   d. private vehicle use is less preferable than public transport use, walking, and cycling.
3. Development ensures that pedestrian, cycle, public transport and road networks are developed generally in accordance with Table 7.2.1.1 - General planning layouts for areas of this planning scheme policy.

3.4.1.2 Cycle network

1. The cycle network is planned:
   a. to integrate with and ensure the safety and efficiency of the existing and planned infrastructure for the cycle network identified in Figure 3.4.1.2.1 - Cycle network of this planning scheme policy;
   b. in accordance with Table 3.4.1.2.1 - Cycle network planning guidelines and section 3.4.3 - Design standards for cycle paths of this planning scheme policy;
   c. where development is located within 800 metres of a school, to comply with Planning for Safe Transport Infrastructure at Schools prepared by the Department of Transport and Main Roads.

Figure 3.4.1.2.1 - Cycle network

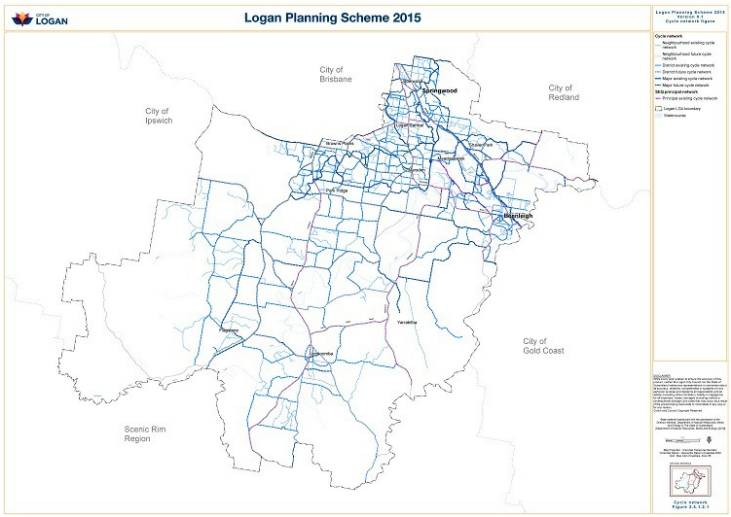


Table 3.4.1.2.1 - Cycle network planning guidelines

Cycle path classification	Network function	Typical user	Typical location/Types	Operational criteria
Neighbourhood route	Connecting residential development with local neighbourhood centres and	School children and other inexperienced cyclists.	Within road shared paths (widened footpaths). On-road cycle lanes are not to be used for neighbourhood	Located on access streets < 3000 vpd, can be route marked as a cycle route, without cycle lanes or paths. Shared verge path.

	facilities. Connect to district routes.		routes.	Minimum width: 2m Design speed: 10km/h Local flood immunity: Q1	
District route	Connecting neighbourhood routes to major routes. Serving shopping centres and parks. Connect residential development with district centres and facilities	Higher proportion of inexperienced commuter or recreational cyclists than Major routes. Higher proportion of pedestrians than Major routes.	On-road cycle lanes or shared paths. Shared paths connecting to on-road cycle lanes are supplemented with alternative path for younger cyclists and pedestrians.	Shared verge paths Width: 2.5m Design speed: 20km/h Local flood immunity: Q2	Exclusive paths Width: 2.0m Design speed: 30km/h Local flood immunity: Q2
Major route	Links employment areas and centres and provide access to neighbouring local government areas, road corridor routes or open space corridor routes	Catering for experienced commuter, sporting, or touring cyclists.	Off-road 'exclusive' paths or on-road cycle lanes. (Desired operational outcomes difficult to achieve on with-in road or shared paths.) Shared paths connecting to on-road cycle lanes are supplemented with alternative path for younger cyclists and pedestrians. Alternative on-road cycle lane.	Shared paths	Exclusive paths

3.4.1.3 Public transport network

1. The public transport network is planned:
   a. to integrate with and ensure the safety and efficiency of the existing and planned infrastructure for the public transport network identified in Figure 3.4.1.3.1 - Public transport network of this planning scheme policy;
   b. in accordance with Table 3.4.1.3.1 - Desired standard of service for public transport services (Translink) of this planning scheme policy.

Figure 3.4.1.3.1 - Public transport network

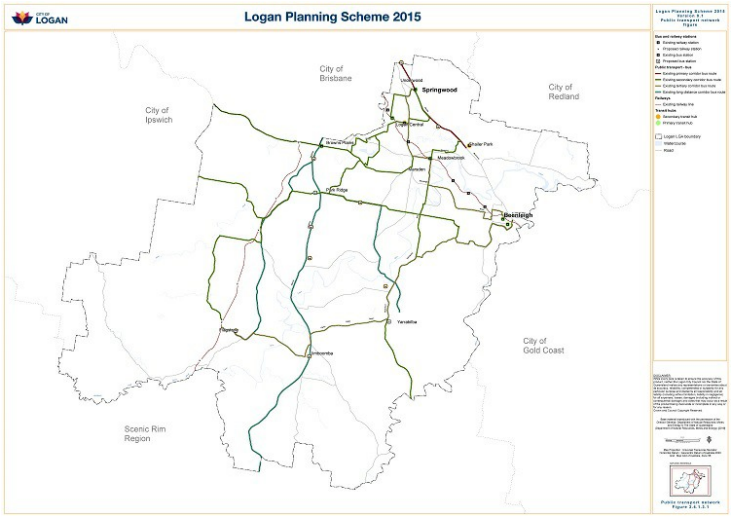


Table 3.4.1.3.1 - Desired standard of service for public transport services (Translink)

Column 1 Density	Column 2 Development type	Column 3 Standard of service
High density (50 dwelling per hectare, 100 residents or jobs per hectare)	Multi-storey (5+) CBD and regional centres (i.e. Brisbane CBD)	High frequency priority (HPF) service - "turn up and go" 15 minute frequency or better
Medium density (20-25 dwellings per hectare, 50 residents or jobs per hectare)	Small lots mixed with apartments	HFP services on major corridors. Infill by local services.
Low density (7-15 dwellings per hectare, 20 residents or 10 jobs per hectare)	Newer subdivisions Business parks	Local services on hourly frequency. Some access to HFP and peak only services.
Non-urban (Fewer than 7 dwellings per hectare, as low as one dwelling per hectare)	Acreage subdivisions Rural towns Isolated villages	Does not generally support public transport services. Inter-regional service may connect to centres. Park 'n' ride to facilitate access to public transport network.

3.4.1.4 Road network

1. The road network is planned:
   a. to integrate with and ensure the safety and efficiency of the existing and planned infrastructure for road network identified in Figure 3.4.1.4.1 - Road network of this planning scheme policy;
   b. to comply with Table 3.4.1.4.1 - Road network planning guidelines of this planning scheme policy;
   c. to comply with the provisions in Queensland Department of Transport and Main Roads Fauna Sensitive Road Design Manual - Volume 2: Preferred Practices;
   d. in accordance with the desired maximum annual average weekday traffic for a local government road stated in Table 3.4.1.4.2 - Maximum annual average weekday traffic for a local government (mid-block) of this planning scheme policy;
   e. to ensure that:
      i. the degree of saturation on any approach for an intersection is not greater than one; or
      ii. the maximum control delays through intersections in peak periods specified in Table 3.4.1.4.3 - Maximum control delays through intersections in peak periods of this planning scheme policy are not exceeded.
2. All SIDRA modelling used to demonstrate compliance with Council's road network requirements shall be provided to the local government with the development application.

Editor's note - Peak periods are typically from 6am to 9:30am and 3pm to 6:30pm on week days.

Editor's note - The degree of saturation for an approach is the ratio of traffic volume to road capacity.

Figure 3.4.1.4.1 - Road network



Table 3.4.1.4.1 - Road network planning guidelines

Road Function	Location	Road Type	Catchment lots/vpd/Ha	Network Function	Access/Parking Restrictions	Intersections	Operational Criteria	Other Modes
1	2	3	4	5	6	7	8	9
Access	Urban	Urban Access Street (UAS)	<=75 lots	Access streets and roads serve residential, industrial or centres development. They are the destination for most traffic and carry very little 'through' traffic. Access streets will be provided by development. Access roads may serve multiple developments.	There will be no (driveway) access restrictions, although the use of rear laneways to reduce parking on access streets may be desirable	Intersections of Access streets and roads will be typically uncontrolled. Access streets and Access roads intersect with Collector roads typically as roundabouts, but intersections with Arterial roads are avoided.	Access streets should be designed as 'places' with priority for meetings, pedestrians and play. Traffic is slowed to <20kph. Shared space treatments may be desirable. Access roads are <50kph.	Pedestrians and cyclists and service vehicles, but not buses.
		Urban Access Road (UAR)	<=300 lots					
		Urban Neighbourhood Access Road (UNAR)	<=600 lots					
	Non-urban	Rural Access Road (RAR)						
	Industrial	Industrial Access Road (IAR)	<=120 lots or 12Ha					
	Centres	Main Street (MS)	2 city blocks					
Collector	Urban	Urban Collector single carriageway (UC-2L)	<=15,000	Collector roads connect access roads to arterial roads. Collectors generally serve one land use and movements contained within the land use should be on Collectors rather than Arterials.	Urban Collector roads typically carry more than 3,000 vpd at speeds up to 60kph. Driveway access is controlled but on-street parking is acceptable. Rear laneways or left-in, left-out arrangements are appropriate. Direct frontage access to rural collectors from large properties may be permitted.	Intersection between Collectors is likely to be roundabouts. Intersections with Arterials are signalised. Intersections are at 300+m spacing	Urban Collectors are speed limited at 60kph. Rural Collectors may have higher speed limits.	On-road cycle lanes are provided on Urban Collectors. Provision for buses using parking lanes.
		Urban Collector dual carriageway (UC-4L)	> 15,000					
	Non-urban	Rural Collector (RC)						
	Industrial	Industrial Collector (IC)						
Arterial	Urban	Urban Arterial single carriageway (UA-2L)	<=20,000	Arterial roads have a sub-regional network function crossing land uses.	There will be no parking on, or driveway access to, Urban Arterials. Direct frontage access to Rural Arterials from large properties may be permitted.	Intersections between Arterials are signalised. Intersection spacing is as large as possible and not less than 800m.	Arterials will deliver safe operations at speeds >80kph.	On-road cycle lanes may be provided on the road shoulders, but where the cycle route is part of the cycle network plan, cyclists are on separate, wide paths in the road verge.
		Urban Arterial dual carriageway (UA-4L)	> 20,000					
	Non-urban	Rural Arterial single carriageway (RA-2L)	<=22,000					
		Rural Arterial dual carriageway (RA-4L)	> 22,000					
Multi-modal	On bus routes	Multi-Modal Roads (MMR)		Multi-modal and transit roads serve primary or secondary bus routes.	Parking lanes on Collectors may be converted to transit lanes.	Bus priority treatment at signalised intersections	Transit lanes may be introduced on Collector and Arterial roads.	Transit roads carrying buses, cyclists and pedestrians but not cars may be introduced on Multi-Modal routes.

Table 3.4.1.4.2 - Maximum annual average weekday traffic for a local government (mid-block)

Column 1 Road function	Column 2 Number of lanes	Column 3 Maximum annual average weekday traffic for locality (vehicle per day)		
		Non urban	Urban out-of-centre	Centre
Arterial	2	22,000	20,000	Not applicable
	4	48,000	44,000	Not applicable
Collector	2 (median divided)	Not applicable	15,000	14,000
	4	Not applicable	33,000	30,000

Editor's note - The maximum annual average weekday traffic applies to both multi-modal freight and freight roads.

Table 3.4.1.4.3 - Maximum control delays through intersections in peak periods

Column 1	Column 2

Location	Maximum control delay for type of intersection (seconds)		
	Signal controlled intersection	Roundabout	Sign controlled intersection
Centres and on multi-modal routes	80	70	50
Urban out-of-centre	55	50	35
Non urban and on freight routes	35	35	25

3.4.2 Design standards for footpaths

1. Development provides land for a pathway which is not less than 10 metres in width.
2. A path, being a footpath or a shared cycle and pedestrian path, constructed within a pathway, is located not less than 1 metre from either side of the pathway.
3. A footpath is not less than 1.5 metres in width or 1.2 metres as identified in Table 3.4.4.2.1 - Road design standards.
4. A footpath complies with standard drawings IPWEA RS-065, LCC 08-00398 and LCC 08-00399 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
5. Footpaths and paths in a road reserve are in accordance with Table 3.4.4.2.1 - Road design standards of this planning scheme policy.
6. A physical barrier to restrict vehicular access to a pathway and to prevent direct pedestrian access to the road at the end of a pathway in accordance with standard drawings LCC 8-00399 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
7. Kerb ramps are provided for the safe passage of pedestrians including provision for people with disabilities.
8. A kerb ramp is designed and constructed in accordance with:
   a. AS 1428.2: 1992: Design for access and mobility - Enhanced and additional requirements - Buildings and facilities;
   b. standard drawings in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
9. A pedestrian crossing in a traffic island is designed so that:
   a. pedestrian traffic is at the same level as the road pavement;
   b. the path through the island allows a person with disabilities to access the intersection or the pedestrian crossing.

3.4.3 Design standards for cycle paths

1. Cycle paths comply with the following:
   a. the cycle network identified in Figure 3.4.1.2.1 - Cycle network of this planning scheme policy;
   b. the design standards for a cycle path identified in Table 3.4.3.1.1 - Cycle path minimum design standards of this planning scheme policy;
   c. the Manual of Uniform Traffic Control Devices (Queensland);
   d. the standard drawings for cycle paths in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.

3.4.3.1 Cycle path geometry

1. A pipe and culvert:
   a. crossing does not cause a narrowing or perceived narrowing of the width of the approach path;
   b. headwall is located a minimum of 1 metre from a cycle path edge.
2. A cycle path bridge, pedestrian bridge or boardwalk does not cause a narrowing or perceived narrowing of the width of the approach path.
3. A banana rail structure:
   a. is provided to create a slow point at the approach to a hazard that cannot be avoided;
   b. is provided at an approach to a road crossing;
   c. has appropriate signage.

Table 3.4.3.1.1 - Cycle path minimum design standards

Network function	Shared or exclusive cycle path	Minimum design standard			
		Local flood immunity	Design speed (kph)	Minimum curve radius (m)	Minimum width (m)
Major	Shared	10 year ARI	30	25	3.0
	Exclusive	10 year ARI	40	40	2.5
District	Shared	2 year ARI	20	10	2.5
	Exclusive	2 year ARI	30	21	2.0
Neighbourhood	Shared	1 year ARI	10	6	2.5

3.4.3.2 Cycle path gradients

1. Where the overall longitudinal grade of a cycle path exceeds 5 percent, it is designed with interspersing short sections of steeper grades with flatter grade recovery sections.
2. The maximum length of steep grade on a cycle path complies with Table 3.4.3.2.1 - Maximum length of steep grade of this planning scheme policy.
3. Where existing cycle path grades are in excess of 5 percent, the cycle path incorporates measures to minimise the potential for accidents including:
   a. avoidance of sharp bends;
   b. removal or relocation of fixed obstacles adjacent to the cycle path.

Table 3.4.3.2.1 - Maximum length of steep grade

Grade %	Maximum length (m)
4	150
5	110
6	80
7	60
8	43
9	32

3.4.3.3 Cycle path sight distance

1. A cycle path provides sufficient stopping sight distance in accordance with Table 3.4.3.3.1 - Minimum stopping sight distance on a cycle path of this planning scheme policy to allow a cyclist to avoid a hazard on the cycle path.

Table 3.4.3.3.1 - Minimum stopping sight distance on a cycle path

Cyclist speed (kph)	Minimum stopping sight distance on a downhill grade (m)		
	4% downhill grade	6% downhill grade	8% downhill grade
15	15	16	17
30	37	40	43
40	58	61	65

3.4.3.4 Cycle path lateral clearances

1. A cycle path provides a minimum clearance of:
   a. 0.5 metre aligned parallel to the path of a smooth feature such as a fence with a smooth face;
   b. 1 metre to:
      i. an obstacle such as a utility pole, sign, tree, rock, park or street furniture;
      ii. the top of a 'down slope' surface or indent;
      iii. the base of an 'up slope' surface or indent.
2. Where the lateral clearance required in section 3.4.3.4(1) cannot be achieved, a fence barrier:
   a. is provided at the side of a cycle path where it is adjacent to a steep batter or change of level including a bridge or boardwalk that:
      i. has a minimum height of 1.2 metres;
      ii. is constructed from materials not likely to cause injury.

3.4.3.5 Cycle path lateral sight distance

1. A cycle path has a minimum lateral clearance in accordance with Table 3.4.3.5.1 - Minimum lateral clearance to provide sight distance on a cycle path of this planning scheme policy to provide a sight distance for a curve in excess of the minimum stopping sight distance.
2. A cycle path has a safe lateral clearance:
   a. for an on-road path located in the road verge;
   b. at an approach to an intersection with a path or road;
   c. at a bend following a straight section;
   d. at a bridge crossing fitted with a guardrail.
3. A cycle path provides a speed warning sign at a location where the stated sight distance or lateral clearance cannot be achieved.

Table 3.4.3.5.1 - Minimum lateral clearance to provide sight distance on a cycle path

Radius of curve (m)	Minimum lateral clearance (m)		
	30 metres sight distance	40 metres sight distance	60 metres sight distance
30	4	6.5	NA
40	3	5	NA
50	2.5	4	9
60	2	3.3	7.5
70	<2	3	6.5
80		2.5	5.5

3.4.3.6 Lighting of a cycle path

1. A cycle path is lit in accordance with section 5 - Road lighting standards of this planning scheme policy and AS/NZS 1158: 2005 Lighting for roads and public spaces.
2. A cycle path is lit when the minimum usage of the path in any two hour period between:
   a. dusk and 9pm exceeds 30 users per hour; or
   b. 9pm and dawn exceeds 20 users per hour.

3.4.3.7 Cycle path signage

1. Cycle path signage is in accordance with:
   a. AS1742 - 2010 Manual of Uniform Traffic Control Devices;
   b. Austroads.
2. Way finding signage of a cycle path is:
   a. consistent with other way finding signage in the area;
   b. clearly applies only to cyclists.
3. Guide signs for cyclists on a road include:
   a. bicycle symbol with a white legend on blue background;
   b. route marker with a white legend on blue background;
   c. direction sign with a blue legend on white background.
4. A cycle guide sign includes at least one bicycle symbol, the height of which is to be not less than the height of the principal legend.
5. A route marker:
   a. includes a bicycle symbol, arrow and route letters or numbers unique to the route;
   b. is provided on all district and major routes;
   c. is located at:
      i. a minor road and path intersection;
      ii. regular intervals between direction signs with a maximum spacing of 1 kilometre.
6. A direction sign:
   a. provides information about key destinations, including distance, direction and route name;
   b. is located at a major road and path intersection with the sign position and orientation as far as possible from the line of sight of a motorist.
7. A guide sign in a park:
   a. may be modified to be consistent with park signage;
   b. maintains consistency with the form of cycle signs stated in this planning scheme policy.

3.4.3.8 Off road cycle path crossing of a low volume road

1. An off road cycle path crossing a road carrying less than 3,000 vehicles per day:
   a. provides a cycle wheeling ramp that:
      i. has a holding rail on the left side of the approach to the road crossing;
      ii. is offset from the path alignment;
      iii. has terminal fencing where primary school children are the predominant users of the cycle path crossing;
      iv. provides good visibility for approaching cyclists;
      v. ensures that a cyclist is slowed by a sharp curve in the cycle path close to the road crossing.

3.4.3.9 Controlled crossing

1. A controlled crossing for cyclists provides a:
   a. signalised crossing; or
   b. zebra pedestrian crossing; or
   c. school crossing.
2. Cycle symbols are installed on a cycle route at a signalised intersection.
3. The design of a road intersection including a signalised intersection, un-signalised intersection priority treatment and roundabout provides for a cycle path and cycle lane that is in accordance with Austroads Guide to Road Design Part 6A: Pedestrian and Cyclist.

3.4.3.10 Cycle refuge in the median of a divided road

1. A cycle refuge in the median of a divided road:
   a. is a minimum width of 2 metres between median kerbs;
   b. is a minimum longitudinal gap of 3 metres;
   c. provides holding rails on each side of the median gap and on the left side of an approach crossing ramp to allow cyclist to remain mounted within the median;
   d. provides crossing warning signs and parking restrictions for motorists.

3.4.3.11 Shared cycle and pedestrian path

1. A shared cycle and pedestrian path provides:
   a. shared path signage in the vicinity of a shopping centre, school or location where older persons may use the path;
   b. a maximum cross fall of 2 percent.
2. A shared path in the road verge is located closer to the lot boundary where the path is alongside a heavily trafficked or high speed road.
3. A shared path in the road verge is located closer to the road where:
   a. frequent access paths occur between the path and premises; or
   b. it is necessary to achieve a better longitudinal profile by locating the path adjacent to the kerb.

3.4.3.12 Cycle path on a major or district cycle route

1. An exclusive or separate cycle path is provided on a major or district route where:
   a. it is not possible to provide kerb separated contra-flow lanes (Copenhagen lanes) with the road carriageway;
   b. the projected combined volume of cyclists and pedestrians is such that a shared path would pose a safety risk;
   c. the geometry of the path allows cyclists to travel safely in excess of 30kph.
2. An exclusive cycle path provides a maximum superelevation of 1 in 15.

3.4.4 Design standards for roads

3.4.4.1 Road safety

1. The safety of all road users is a primary consideration in the standards set out in section 3.4.4.2 - Road design standards of this planning scheme policy.

3.4.4.2 Road design standards

1. A road complies with the following:
   a. the design standards for a road in Table 3.4.4.2.1 - Road design standards of this planning scheme policy;
   b. the road network identified in Figure 3.4.1.4.1 - Road network of this planning scheme policy;
   c. the planning layouts in Table 7.1.1.1 - Planning layouts for road infrastructure in Part 7 - Planning layouts of this planning scheme policy;
   d. the general planning layouts in Table 7.2.1.1 - General planning layouts for areas in Part 7 - Planning layouts of this planning scheme policy;
   e. the standard drawings in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy;
   f. the standard specifications in Part 9 - Standard specifications of this planning scheme policy;
   g. the pavement design standards identified in Table 3.4.8.2.1 - Pavement design standards for a road of this planning scheme policy.
2. Where there is inconsistency between the provisions in section 3.4.4.2 - Road design standards and Part 7 - Planning layouts of the planning scheme policy, the provisions of Part 7 - Planning layouts override section 3.4.4.2 - Road design standards of this planning scheme policy.
3. All SIDRA modelling used to demonstrate compliance with Council's road network requirements shall be provided to the local government with the development application.

Table 3.4.4.2.1 - Road design standards

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Road function	**Location**	**Basic road type**	**Likely signed speed** *kph*	**Design speed** *kph*	**Maximum grade**[9] *%*	**Traffic lanes** *#/m*	**Parking lanes** *m*	**Shoulder or break-down lanes**[1] *m*	**On road cycle lanes** *m*	**Bus stop facilities (if needed)**	**Carriageway width**[1] *#/m*	**Path in one verge** *m*	**Path in other verge**[7] *m*	**Minimum verge width**[11] *m*	**Median width** *m*	**Minimum reserve width** *m*
Access	Urban[2]	Urban access street (UAS)	NA	50	12	2/3.0 unmarked	unmarked				7.5 with 6m sections[1]			4		15.5
		Urban access road (UAR)	NA	60	12	2/3.75 unmarked	unmarked			in indent	7.5	1.2	1.2	4		15.5
		Urban Neighbourhood Access Road (UNAR)	NA	60	12	2/3.5	2.5			in parking lane	12	1.5	1.5	4		20
	Non-urban	Rural access (RA)[10]	70	80	12	2/3.0 unmarked		1			8			6		20
	Industrial	Industrial access (IA)	NA	50	5	2/3.5	2.5			in parking lane	12	1.5	2.5-3	4		20
	Centres	Main Street(MS)[3]	40	40	5	2/3.5	6 angled		1.5	in indent	2/11	3-5	3-5	6	6	40
Collector	Urban[6]	Urban collector single carriageway (UC-2L)[4]	60	70	6	2/3.5	2.5		1.5	in parking lane	15	1.5	2.5-3	4		23
		Urban collector dual carriageway (UC-4L)	60	70	6	4/3.5	2.5		1.5	in parking lane	2/11	1.5	2.5-3	4	6	36
	Non-urban	Rural collector (RC)	70	80	6	2/3.5		2	on shoulder		11			8		27
	Industrial	Industrial collector (IC)	50	60	5	2/3.5	3		1.5	in parking lane	16	1.5	2.5-3	4		24
Arterial	Urban[6]	Urban arterial single carriageway (UA-2L)	70	80	6	2/3.5		3	on breakdown	in breakdown	13	1.5	2.5-3	4		21
		Urban arterial dual carriageway (UA-4L)	80	90	6	4/3.5		3	on breakdown	in breakdown	2/10	1.5	2.5-3	4	6	34
	Non-urban	Rural arterial single carriageway (RA-2L)	100	110	6	2/3.5		3	on shoulder	in shoulder	13			8		29
		Rural arterial dual carriageway (RA-4L)	100	110	6	4/3.5		3,1	on shoulder	in shoulder	2/11			8	15	53
Multi-modal[5]	On bus route	Transit (T)	70	80	5	2/4.5			unmarked		9	1.5	2.5-3	4		17

Note -
1. Shoulders are provided on rural roads without kerb and channel; breakdown lanes are provided on urban roads. Carriageway width includes traffic lanes and on-road cycle lanes and breakdown lanes or shoulders.
2. Other urban access road types may be appropriate. For example, laneways serving rear access or frontage roads acting as service roads between properties and collector or arterial roads.
3. This standard design is for main streets in greenfield developments. There are many possible variations to this design in existing and constrained locations.
4. Control of direct driveway access onto urban collectors is desirable. One possible alternative design for lower volume urban collectors would be a '2-lane divided' road having a median that restricts access to left-in, left-out movements.
5. Multi-modal roads are designed to support primary and secondary bus services. This can be achieved by giving priority to buses at signalised intersections, and/or by the provision of transit lanes on high volume roads. The transit lane must be on a wide (4.5 metre) kerbside lane replacing the 3 metre shoulder. Transit roads are short sections of road for

buses, pedestrians and cyclists but not cars or commercial vehicles.
6. Where existing 2 lane collector and arterial roads are severely constrained by development, increased capacity may be achieved by the introduction of 'clearway' operations (ie. banning parking in peak periods).
7. The path in the other verge will generally be a 2.5 metre - 3 metre shared pedestrian and cycle path. Where an exclusive cycle path is required, it may be provided as a 3 metre wide path alongside a footpath identified in Column 13. In either case the verge width must be increased to suite the adopted path widths. Exclusive cycle paths can also be achieved as kerb separated contra-flow lanes in the carriageway (Copenhagen lanes) replacing the on-road cycle lanes.
8. Where an access street or access road abuts a collector or arterial road the 4 metre verge abutting the collector or arterial road may be omitted to restrict direct driveway access.
9. These are desirable maximum grades. Where approved, the adoption of grades steeper than the maximum may be justified for comparatively short sections, difficult terrain or low number of heavy vehicles.
10. The standard design is for forecast Annual Average Daily Traffic (AADT) not exceeding 150 vehicles per day. Alternative designs are required for higher AADT volumes.
11. Verge widths stated are a minimum only and must be widened as required where shared paths 2.5m or greater in width are specified.
12. While an access lane is a type of urban access street, alternate road design requirements are provided in section 3.4.4.3 Access lane.

3.4.4.3 Access lane

1. An access lane:
   a. provides access to no more than four lots;
   b. is not located within a cul-de-sac head;
   c. has a minimum road reserve width of 10 metres;
   d. has a minimum carriageway width of 6 metres constructed of either:
      i. minimum 200mm jointed reinforced concrete with SL82 mesh; or
      ii. a road pavement design to suit an urban access street;
   e. ensures that sewer and water services are not located beneath the pavement;
2. A reinforced concrete kerbside refuse/recycling bin collection pad is provided adjacent to the entrance to the access lane and is identified on the proposed plan of development.

3.4.4.4 Traveller comfort on a road

1. The vertical alignments and cross-fall changes of a road are designed to minimise motion sickness in vehicle drivers and passengers.
2. When passing from one longitudinal grade to another, the vertical acceleration on a road is less than 0.05g, where g is the acceleration due to gravity.
3. Reverse horizontal curves are not provided unless there is sufficient space between the curves to introduce the full superelevation required for each curve, and without exceeding the standard rate of change of cross-fall for the road design speed in accordance with Austroads.

3.4.4.5 Sight distance of a road

1. The stopping sight distance of a road shall be sufficient to satisfy the design speed of the road specified in Table 3.4.4.2.1 - Road design standards of this planning scheme policy and in accordance with Austroads.

3.4.4.6 Design speed of a road

1. The design speed of a road is n accordance with Table 3.4.4.2.1 - Road design standards of this planning scheme policy.
2. Physical design elements are incorporated for speed control purposes and are preferred ahead of Local Area Traffic Management (LATM) speed control devices. LATM devices should only be proposed where physical design elements cannot achieve appropriate speed control.
3. Where LATM speed control devices are incorporated in road design the LATM speed control devices are constructed to comply with the requirements of:
   a. Austroads;
   b. the Manual of Uniform Traffic Control Devices (Queensland).

3.4.4.7 Horizontal alignment of a road

1. The horizontal alignment of a road complies with the road design standards specified in section 3.4.4.2 (Road design standards) of this planning scheme policy.

3.4.4.8 Vertical alignment of a road

1. The vertical alignment of a road complies with the documents specified in section 3.4.4.2 - Road design standards of this planning scheme policy.
2. A vertical curve of parabolic form is provided where the algebraic change on a road exceeds:
   a. for Access Roads - 1 percent;
   b. for Collector and Arterial Roads - 0.6 percent.
3. The minimum length of a vertical curve is provided for:
   a. an Urban Access Road - 20 metres;
   b. an Urban Collector Road - 35 metres;
   c. an Urban Arterial Road - 60 metres;
   d. non-urban roads - as specified by the Road Planning and Design Manual.
4. A vertical curve of a minimum length of 10 metres along a side road is provided where the side road joins a through road at a three way or 'T' intersection, and it is not possible to maintain sight distance to the pavement on the side road.
5. The tangent point of a vertical curve in a side road is to be located at, or outside of, the kerb line of a through road.
6. A vertical curve does not mask the commencement of a horizontal curve.

3.4.4.9 Grade of a road

1. The minimum grade for a road which includes:
   a. kerb and channel, is 0.6 percent;
   b. an earth table drain, is 1.0 percent.
2. A table drain with a minimum grade of 1 percent is provided where a road has a grade of less than 1 percent.
3. The maximum grade of a road complies with Table 3.4.4.2.1 - Road design standards of this planning scheme policy.

3.4.4.10 Turning area at the end of a road (cul-de-sac)

1. At the end of proposed and existing roads:
   a. a vehicle turning area is provided which has a full turning circle with a kerb radii which is:
      i. a minimum of:
         A. 20 metres, for the approach curve tangential to the turning circle;
         B. 9 metres, for the turning circle; or
      ii. within the outer path for the turning of an HRV complies with AS 2890.2: 2002: Parking facilities - Off-street Commercial Vehicle Parking Facilities; or
      iii. provides access to an industrial use, a vehicle turning area which has a full turning circle with a kerb radii which is a minimum of:
         A. 30 metres, for the approach curve tangential to the turning circle;
         B. 12.5 metres, for the turning circle.
2. Turning heads at the end of a road are:
   a. circular; or
   b. with the approval of the local government, "T" shaped; or
   c. with the approval of the local government, "Y" shaped that:
      i. provide access to a residential use;
      ii. incorporate provision for parking.
3. Access to adjoining premises does not conflict with a parking area provided at the end or on the verge of a cul-de-sac.
4. The maximum longitudinal grade at the head of a cul-de-sac is 5 percent.

3.4.4.11 Manoeuvring areas

1. Manoeuvring for refuse collection vehicle is designed so that:
   a. no more than one reversing movement is required for access to refuse collection points;
   b. where garbage collection vehicles are required to enter a site, the garbage collection vehicle is able to enter and exit the site in a forward gear.
2. Where development is incomplete (such as a road that ends at a stage boundary) but is to be extended in the future, temporary manoeuvring areas are constructed:
   a. in the form of a gravel turning area with dimensions in accordance with section 3.4.4.10 - Turning area at the end of a road (cul-de-sac) of this planning scheme policy;
   b. for a "T" or "Y" turning area that has been approved by the local government, in accordance with section 3.4.4.10(2)(b) and 3.4.4.10(2)(c) of this planning scheme policy.
3. Where a turning area is to be outside the road reserve, an easement in favour of the local government is provided which:
   a. extends over the full extent of the turning area that is outside the road reserve;
   b. is for vehicular access purposes and is otherwise on terms satisfactory to the local government.
4. The manoeuvring area has a maximum gradient of 12 percent.
5. The manoeuvring area has a minimum vertical distance of:

a. 3.5 metres for a SRV;
b. 4.5 metres for a HRV.

3.4.4.12 Cross-section and minimum road reserve

1. Road type cross-sections comply with:
   a. Table 3.4.4.2.1 - Road design standards of this planning scheme policy;
   b. Table 3.4.8.2.1 - Pavement design standards for a road;
   c. the cross section standard drawings in Table 7.1.1.1 - Planning layouts for road infrastructure of this planning scheme policy.

3.4.4.13 Auxiliary lanes of a road

1. An auxiliary turning lane:
   a. has a minimum width of 3.5 metres;
   b. is constructed to the same standard as the adjacent road pavement and not less than the standards in Table 3.4.4.2.1 - Road design standards for roads of this planning scheme policy.

3.4.4.14 Carriageway taper of a road

1. A carriageway taper is provided that is constructed to the same standard as the adjacent road pavement and complies with standards of Table 3.4.4.2.1 - Road design standards for roads of this planning scheme policy.

3.4.4.15 Truncation of lot boundaries

1. A lot is truncated so that the lane and verge width is maintained at:
   a. a speed restriction device;
   b. a curve;
   c. an intersection.
2. A truncation to a lot boundary is provided at an intersection to maintain the minimum verge width and minimum sight distance.

3.4.4.16 Threshold and entry treatments

1. Entry and threshold treatments to road surfaces may be used to reinforce the relative traffic importance and priority of streets, at intersections and entries to low speed environments where approved by the local government.
2. Where an entry statement is used on the road surface, the entry statement is:
   a. stencilled on to the insitu asphalt; or
   b. painted with an asphaltic paint that is compatible with the underlying material so that cracking does not occur.
3. Entry statements:
   a. do not compromise public safety or public utilities;
   b. are basic structures confined to the entrance area only;
   c. are constructed of low maintenance materials that can be readily maintained and replaced;
   d. are not located on public land and:
      i. do not include elements made of wood; or
      ii. where for character reasons, wood elements are desirable, incorporate alternative materials with a wood-like appearance with superior durability and crash tolerance;
   e. are located on private land:
      i. do not include elements made of wood; or
      ii. where for character reasons, wood elements are desirable, incorporate alternative materials with a wood-like appearance with superior durability and crash tolerance;
   f. incorporate approved anti-graffiti treatments;
   g. have mowing strips on all sides for ease of maintenance;
   h. which incorporate attached individual letters, are designed and constructed so that the letters are securely fastened and difficult to remove.

3.4.5 Design standards for access and driveways

1. Roadwork design, allotment layouts and allotment filling and excavation ensure safe vehicle access to all allotments.
2. Where servicing a development other than a Dual occupancy (auxiliary unit), the design and location of driveway crossovers complies with the following:
   a. for urban residential driveways, standard drawing IPWEA RS-049 and IPWEA RS-050 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy and Guidelines for the Construction of Residential Driveways within Road Reserves fact sheet;
   b. for non urban residential driveways, standard drawings IPWEA RS-056, LCC 8-00395, LCC 8-00396 and LCC 8-00397 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy;
   c. the approved operational work plans.
3. Where servicing a Dual occupancy (auxiliary unit) located on a lot 600m^2 in size or greater or located on a corner lot or located on a rear lot, the design and location of driveway crossovers complies with the following:
   a. for urban residential driveways, standard drawing IPWEA RS-049 and IPWEA RS-050 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy and Guidelines for the Construction of Residential Driveways within Road Reserves fact sheet;
   b. for non urban residential driveways, standard drawings IPWEA RS-056, LCC 8-00395, LCC 8-00396 and LCC 8-00397 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy;
   c. the approved operational work plans.
4. Where servicing a Dual occupancy (auxiliary unit) located on a lot less than 600m^2 in size or not located on a corner lot or not located on a rear lot, the design of a driveway and driveway crossover complies with the following:
   a. a driveway is constructed with a width of 5.5 metres for the full extent of the driveway from the kerb invert to the location of the undercover car parking spaces;
   b. Figure 3.4.5.1.1 - Driveway prohibited locations;
   c. standard drawing IPWEA RS-050 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy (with the exception of references to standard drawing IPWEA RS-049) and Guidelines for the Construction of Residential Driveways within Road Reserves fact sheet;
   d. the approved operational work plans.
5. Driveway crossovers that incorporate a table drain or pipe culvert are in accordance with standard drawing LCC 8-00395 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
6. A pipe/box culvert in a driveway crossover has:
   a. a minimum pipe diameter or dimension of a box culvert that complies with the Queensland Urban Drainage Manual;
   b. a minimum pipe length of 6 metres on all existing collector roads.
7. Where a reinforced concrete invert crossing is approved by the local government instead of a pipe culvert, it is provided in accordance with standard drawing LCC 8-00396 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
8. For a partial pipe system with shallow table drains, the driveway crossover is constructed in accordance with standard drawing LCC 8-00397 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
9. Industrial/commercial driveway crossovers are constructed in accordance with standard drawing IPWEA RS-051 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
10. A driveway gradient shall be:
    a. for residential development, preferably maximum 12 percent with an absolute maximum of 16 percent;
    b. for industrial development, preferably 6 percent with an absolute maximum of 8 percent.
11. The underside vertical clearance of vehicles at crossovers and driveways complies with Appendix C (Ground Clearance Templates) of AS 2890.1: 2004: Parking facilities - Off Street Car Parking.
12. A residential driveway access to rear lots complies with the following criteria:
    a. Table 3.4.5.1.2 - Design requirements for residential driveway access to rear lots;
    b. Sealed pavement constructed in accordance with:
       i. Table 3.4.8.2.1 - Pavement design standards for a road (urban access street); or
       ii. a reinforced concrete design suitable for the use.
13. Non-urban driveway access to rear lots complies with the following criteria:
    a. 10 metre wide driveway reserve;
    b. 3 metre wide sealed pavement constructed in accordance with:
       i. Table 3.4.8.2.1 - Pavement design standards for a road (rural access road) of the of this planning scheme policy; or
       ii. an approved reinforced concrete design;
    c. 2 metre wide minimum offset from property line.

Figure 3.4.5.1.1 - Driveway prohibited locations

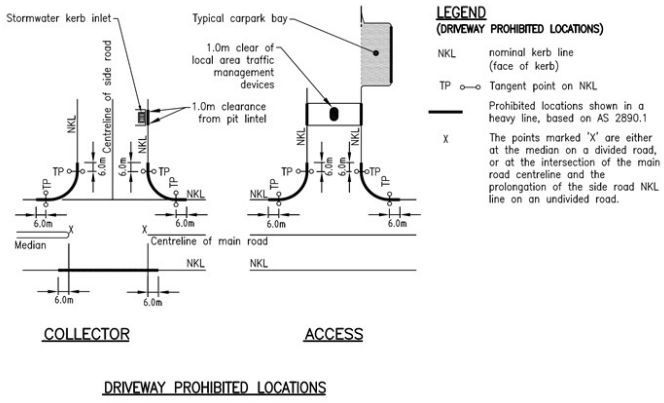
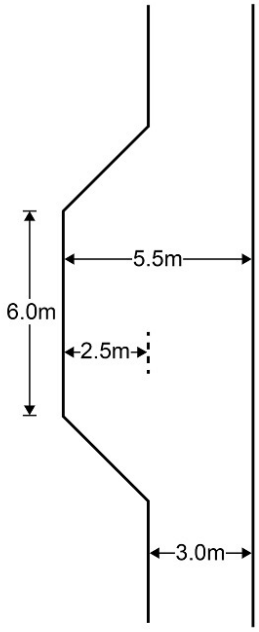


Table 3.4.5.1.2 - Design requirements for residential driveway access to rear lots

Number of dwellings serviced by access driveway	Minimum pavement width	Minimum width of driveway reserve	Passing bays	On-site refuse collection
1	3m	4m	No	No
2	3m	5.5m	Yes[1]	No
3	3m	5.5m	Yes[1]	No
4	3m	5.5m	Yes[1]	Yes[2]
5 or more	5.5m	8m	No	Yes[2]

Note - [1] Where a driveway exceeds 30 metres in length one passing bay is to be provided for every 30 metres of length. Passing bays are to be 2.5 metres in width (total driveway width of 5.5 metres) and 6 metres in length with 45 degree tapers provided as identified in Figure 3.4.5.1.3 - Passing bay dimensions.
Note - [2] Where on-site refuse collection is required, a 10.3 metre long refuse collection vehicle is permitted a maximum three point turning manoeuvre with sufficient clearance to any obstructions. The vehicle must enter and exit the site in a forward gear. The access driveway (including crossover) is to be designed to withstand heavy vehicles.

Figure 3.4.5.1.3 - Passing bay dimensions



3.4.5.1 Queuing on a road

1. Roads, driveways and car parking aisles have sufficient queuing space to ensure that vehicles do not queue across intersections.

3.4.6 Design standards for car parking

3.4.6.1 General Standard drawings for a parking area

1. Car parking is in accordance with the standard drawings in Table 8.1.2.1 - Standard drawings for a parking area of Part 8 - Standard drawings of this planning scheme policy.

3.4.6.2 Off-street parking facilities

1. Off-street parking facilities and associated access driveways are designed in accordance with:
   a. AS 2890.1: 2004: Parking facilities - Off-street car parking;
   b. AS 2890.6: Off street parking for people with disabilities;
   c. AS 2890.2: 2002: Parking facilities - Off-street Commercial Vehicle Parking Facilities;

3.4.6.3 On-street parking facilities

1. On-street parking facilities are designed in accordance with AS 2890.5: 1993: Parking facilities - On Street Parking.
2. All line marking and signage is in accordance with:
   a. the Australian Standards identified in section 3.4.6.3(1) of this planning scheme policy;
   b. the Manual of Uniform Traffic Control Devices (Queensland).

3.4.6.4 Bicycle parking

1. Bicycle parking facilities are designed in accordance with AS 2890.3: 1993: Bicycle parking facilities.

3.4.6.5 Manoeuvring

1. Car parks provide a vehicle manoeuvring area for the design vehicles specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area in Part 9 - Development codes of the planning scheme:
   a. in relation to manoeuvring, are designed in accordance with AS 2890.1: 2004: Parking facilities - Off Street Car Parking and AS 2890.2: 2002 Off-street commercial vehicle facilities RV (12.5 metre) template;
   b. in an industrial area, provide areas which cater for manoeuvring of a B-double vehicle as defined in the Transport Operations (Road Use Management - Vehicle Registration) Regulation 2010, where there is direct access onto a road classified as a B-double route.
2. Manoeuvring for docking bays:
   a. caters for HRV and semi-trailer access;
   b. is designed so that no more than one reversing movement is required for access;
   c. is not located within a car parking aisle.

3.4.6.6 Landscaping

1. Landscaping setbacks from a kerb are as follows:
   a. paving - to the back of kerb;
   b. planting - to the back of kerb;
   c. street furniture - 0.5 metres behind the kerb;
   d. street trees - 0.6 metres behind a kerb measured from the centre of the tree trunk.
2. Landscaping complies with:
   a. the standard drawings in Table 8.2.1.1 - Standard drawings for landscaping of Part 8 - Standard drawings of this planning scheme policy;
   b. the standard specifications in Part 9 - Standard specifications of this planning scheme policy;
   c. Austroads guidelines where non-frangible landscaping is provided.
3. Shade tree counts and minimum landscaped areas in car parks are calculated as follows:
   Shade tree count per car park = Car park area x 25%
   shade provided per tree
   a. where the minimum shade provided by a tree after 5 years growth = pi x radius² of the tree canopy (drip line)

4. This calculation averages out one 'medium size' shade tree per 2.5 car parking spaces
5. The intention of this calculation is to give flexibility of design by specifying a minimum shade requirement that may be achieved by many small trees or fewer large trees.
6. A minimum 2.25m² of landscaped area is provided around all shade trees, that allows the free circulation of air and water to and from the tree's root system and protection from foot and vehicular traffic.
7. A landscaped area is the area that abuts a parking bay or access aisle and includes the minimum 2.25m² per shade trees, but excludes any areas defined as landscaped buffer strips.
8. A landscaped area of at least 10 percent of the site area is provided.

3.4.6.7 Lighting

1. Car park lighting:
   a. is provided in accordance with section 4 of AS 2890.1: 2004: Parking facilities - Off-street car parking;
   b. illuminates:
      i. an open surface car park to 15 lux;
      ii. a basement car park to 50 lux;
      iii. the first 12 metres of the basement access way from a daylight area to a minimum of 200 lux;
      iv. the first six metres for a basement access way from a daylight area to a minimum of 1,000 lux;
      v. a pay station, ticket spitter and the like to a minimum of 50 lux.

3.4.6.8 Signage and line marking

1. Signs are setback a minimum of 0.5 metres behind a kerb.
2. Car park signage and line marking is provided in accordance with the Manual of Uniform Traffic Control Devices (Queensland) to identify the location of the car park and the position of an access point for a car park used by the public where:
   a. the car park is located at the rear of the premises;
   b. access to the premises is not located on the primary frontage of the premises;
   c. there are a number of access points serving different parts of the premises.

3.4.6.9 Stormwater

1. If the car park is graded such that stormwater would drain across the verge via a crossover, a grated inlet is provided the full width of the crossover immediately inside the premises;
2. All stormwater collected on a car park is piped to a nominated lawful point of discharge.

3.4.6.10 Road pavement design

1. Car parks to be maintained by the local government have a minimum flexible pavement depth of 250 mm.

3.4.7 Intersection work

3.4.7.1 Geometric standards

1. A four way intersection must provide signalisation or a roundabout at the intersection.
2. An intersection is designed:
   a. to accommodate the turning path of the largest vehicle that might be expected to traverse the intersection depending on its role in the network;
   b. with a clearance of not less than 0.3 metres between the outer wheel track and the kerb at all points for the turning path.
3. An intersection is designed and located in accordance with current industry best standard.

3.4.8 Road pavement design

3.4.8.1 Pavement design of a road

1. A road has a:
   a. 25 year design life for Urban arterial roads, Rural arterial roads, Transit roads, Industrial collector roads and Centres access roads;
   b. 20 year design life for all other roads.
2. Roads comply with Austroads Pavement Structural Design Part 2, AGPT02-12.
3. A rigid pavement complies with Austroads Pavement Structural Design Part 2, AGPT02-12.

3.4.8.2 Pavement design standards for a road

1. Pavement design standards for a road are in accordance with Table 3.4.8.2.1 - Pavement design standards for a road of this planning scheme policy.
2. Roads designated for mechanistic design in Table 3.4.8.2.1 - Pavement design standards for a road of this planning scheme policy will be designed using mechanistic design process defined in Austroads Pavement Structural Design Part 2, AGPT02-12.
3. Road pavement will be designed to resist subgrade rutting, surface fatigue and cement stabilisation fatigue for the design period.

Table 3.4.8.2.1 - Pavement design standards for a road

Road type	Pavement	Primer type	ESAs[a]	Minimum pavement	Minimum AC[b] thickness	Quality of material for	Quality of material for

	surface type		(may be expressed 1xEn e.g. 4.4xE4)	thickness (mm)[d]	(mm)	base course pavement (CBR[c])	sub-base course pavement (CBR)
Urban access street	AC	Prime	$1.1x10^5$	250[e]	35mm of 10mm mix	80	45
Urban access road	AC	Prime	$5.9x10^5$	300[e]	35mm of 10mm mix	80	45
Urban neighbourhood access road	AC	Primer Seal	$2.3x10^6$	350[e]	50mm of 14mm mix	80	45
Rural access road	AC	Prime	$8.3 x10^4$	250[e]	35mm of 10mm mix	80	45
Industrial access road	AC	Prime	$5.4x10^6$	400[f]	50mm of 14mm mix	80	45
Centres access street (main street)	AC	Primer seal	Mechanistic	500[f]	50mm of 14mm mix	80	45
Urban collector	AC	Primer seal	$6.4x10^6$	400[f]	50mm of 14mm mix	80	45
Rural collector	AC	Prime	$5.5x10^5$	300[e]	35mm of 10mm mix	80	45
Industrial collector	AC	Primer seal	Mechanistic	500[f]	50mm of 14mm mix	80	45
Urban arterial	AC	Primer seal	Mechanistic	500[f]	50mm of 14mm mix	80	45
Rural arterial	AC	Primer seal	Mechanistic	500[f]	50mm of 14mm mix	80	45
Transit road	AC	Primer seal	Mechanistic	500[f]	50mm of 14mm mix	80	45

a. ESA means equivalent standard axles.
b. AC means asphaltic concrete.
c. CBR means California bearing ratio.
d. Pavement thickness excludes surfacing.
e. All base must have a minimum surface layer thickness of 150mm and for remaining base and sub-base a minimum 100mm for each layer.
f. Minimum of 300mm of CBR80 material is required before the sub-base can be utilised.

3.4.8.3 Sub-grade of a road

1. The design CBR for each sub-grade area is calculated as follows:
   a. the least of 4 day soaked CBRs (for less than 5 results on the same material); or
   b. the 10^{th} percentile of all 4 day soaked CBRs (for more than 4 results on the same material) = C- 1.3 x S where:
      i. C is the mean of all 4 day soaked CBRs;
      ii. S is the standard deviation of all values.
2. A subgrade that has shrink or swell percentages greater than 2.5 percent is assessed and documented in the pavement design report by the design engineer which shows the potential for subgrade volume changes to reflect through to the road surface
3. Where the shrink or swell percentages exceed 5 percent the mitigation measures shall be incorporated in the design and documented.

Note - In cases where the CBR value is less than 3 adopt 3 as the design CBR and add 75mm of CBR 15 material for each 0.5 reduction in the CBR value below 3.

3.4.8.4 Pavement surfacing of a road

1. All road surfacing complies with the standard specifications in Part 9-Standard specifications of this planning scheme policy.
2. Asphaltic concrete surfacing on all roads is provided in accordance with Part 9-Standard specifications of this planning scheme policy.
3. Paving blocks are not provided in a road.
4. Stable and safe road surfaces are provided to enhance the safe and efficient use of the road network by providing sufficient:
   a. rolling resistance to ensure safe braking;
   b. lateral resistance to ensure safe cornering.

3.4.8.5 Road shoulders

1. A road shoulder is:
   a. in accordance with Table 3.4.4.2.1 - Road design standards of this planning scheme policy;
   b. constructed of the same pavement material and to the same depth as the carriageway.

3.4.9 Road drainage

3.4.9.1 Kerb and channel

1. A concrete kerb and channel that complies with the standard drawing IPWEA RS-080 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy will be provided on all urban roads.
2. For a Non-urban road, kerb and channel is not used.
3. The standard kerb and channel for a road is Type M3, in accordance with standard drawing IPWEA RS-080 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy.
4. For a road with a one-way crossfall, a Type M6 flush concrete kerb is used on the high side of the pavement in accordance with standard drawing IPWEA RS-080 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy.
5. A Type B1 kerb and channel with a 450mm channel is in accordance with standard drawing IPWEA RS-080 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy is provided:
   a. on a road adjoining a park;
   b. on an Industrial Road, where a heavy duty barrier type is used such as Type B1, with additional 50mm base thickness;
   c. on a Major Road;
   d. on a Major Urban Collector Road;
   e. in a Shopping centre;
   f. in a location where high pedestrian volumes are likely.
6. A Type SM5 kerb is provided in accordance with standard drawing IPWEA RS-080 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy:
   a. at a median and a traffic island;
   b. in the centre island on a roundabout.
7. The minimum longitudinal grade of a kerb and channel is 0.6 percent.
8. Invert crossings are provided at the intersections of urban roads in accordance with standard drawing IPWEA RS-080 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy.
9. The grading of a kerb and channel complies with the road centreline grading.

3.4.9.2 Table drains

1. Where a kerb and channel is not constructed a table drain is provided which is no deeper than 500mm on both sides of a road.
2. A table drain is provided:
   a. which remains shallow, by the incorporation of a low flow pipe and an overflow chamber where a deep drain is required to discharge stormwater;
   b. on both sides of Non-Urban Roads in accordance with the standard drawings in Part 8 - Standard drawings of this planning scheme policy.
3. A table drain:
   a. is in accordance with sections 3.4.4.7 - Vertical alignment of a road and 3.4.4.8 - Grade of a road of this planning scheme policy;
   b. is constructed with either flat or angled beds;
   c. is diverted to a side drain, a cut off drain, a cross-road culvert or a watercourse so that runoff does not pond near the road;
   d. is designed to prevent the pondage of runoff in the sub-grade or on the road surface;
   e. is turfed for the full width and length of the table drain.
4. Where a table drain is provided, sub-surface drainage at the outer edge of the road pavement is also provided in accordance with section 3.4.9 - Road drainage of this planning scheme policy.

3.4.9.3 Crossfall of a road

1. A carriageway crossfall complies with the documents listed in section 3.4.4.2 - Road design standards of this planning scheme policy.
2. The minimum pavement crossfall for:
   a. bitumen sealed roads and shoulders and gravel roads is 3 percent;
   b. asphaltic concrete surfacing is 2.5 percent;
   c. concrete surfacing is 2.0 percent.

3. A pavement crossfall does not exceed 5 percent.
4. The crossfall on a grassed median on a divided road has an absolute maximum grade of 25 percent.
5. Where minimum cross falls cannot be achieved, the longitudinal grades are used to shed water.
6. Minimise the chances of vehicles aquaplaning through the appropriate combinations of cross fall and grade and comply with the requirements of Austroads.

3.4.9.4 Sub-surface drainage of a road

1. Where required, all sub-surface drainage of a road complies with:
   a. standard drawing IPWEA RS-140 and IPWEA RS-142 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy;
   b. Part 9 - Standard specifications of this planning scheme policy.
2. Perimeter sub-surface soil drainage is constructed on a median or traffic island which is landscaped in accordance with section 3.4.9.4 - Sub-surface drainage of a road and section 3.4.10.1(9) of this planning scheme policy.

3.4.10 Traffic islands, traffic signs and road markings

3.4.10.1 Medians and traffic islands in a road

1. Medians and traffic islands are designed in accordance with Austroads and the Department of Transport and Main Roads - Road Planning and Design Manual.
2. Medians are cast in situ. Precast islands are not permitted unless otherwise approved by the local government.
3. Medians and traffic islands are indicated by conspicuous raised kerbs, pavement markings or flush treatment as detailed in the Queensland Government's Manual of Uniform Traffic Control Devices (Queensland) and may be classified as follows:
   a. channelising (or directional) islands;
   b. roundabouts;
   c. median islands;
   d. medians;
   e. separators;
   f. pedestrian refuge islands.
4. A median is not less than 1.2 metres wide unless otherwise approved by the local government.
5. In an Urban arterial road, the minimum spacing between median openings is 500 metres.
6. Raised kerbed traffic islands less than 12.0m^2 or less than 2 metres wide between kerb faces are:
   a. constructed of concrete;
   b. designed for occasional heavy vehicle wheel loadings;
   c. where constructed of concrete, are a minimum of 100mm thick reinforced concrete with SL72 mesh on a firm sand bedding
   d. constructed directly on top of the existing pavement and connected by dowels.
7. Raised kerbed medians and raised kerbed traffic islands greater than 12.0m^2 or wider than 2 metres:
   a. are excavated in the road pavement to subgrade level;
   b. are landscaped:
      i. with grass; or
      ii. where landscaping other than grass has been approved by the local government, incorporate a 500mm wide reinforced concrete strip as a working area for garden maintenance in accordance with standard drawing IPWEA RS-140 and IPWEA RS-142 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy;
   c. include water supply conduits and services every 80 metres with a minimum of one service per median or traffic island;
   d. include an approved conduit for an electricity service to a median or traffic island that is landscaped in a location that allows ease of connection of a future electricity service.
8. Where the slope across a median or traffic island is greater than 1 in 4, the median or traffic island is surfaced with concrete or another treatment approved by the local government.
9. Where a surface treatment other than concrete has been provided for a median or traffic island, sub-soil drainage is installed in the median or traffic island directly behind kerbs in accordance with standard drawing IPWEA RS-140 and IPWEA RS-142 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
10. Water and electricity services are provided to a median or traffic island which has been landscaped.

3.4.10.2 Traffic signs and road markings

1. Traffic signs and road markings are provided in accordance with the Manual for Uniform Traffic Control Devices (Queensland).
2. A temporary sign, a construction sign and road markings are provided in accordance with Part 3 of the Manual for Uniform Traffic Control Devices (Queensland).
   a. A sign post is:
      i. set into a concrete slab and installed using "Loc socket" or an equivalent method;
      ii. vandal-proof bolts and fittings are used on a permanent sign.

3.4.10.3 Road name signs

1. A road name sign is manufactured and installed in accordance with standard drawing IPWEA RS-130 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy.
2. Road names:
   a. are easy to pronounce;
   b. consist of one word;
   c. are socially acceptable.
3. Road names may be designated:
   a. as avenue, court, crescent, drive, esplanade, lane, parade, road, street or terrace; or
   b. in accordance with standard drawing IPWEA RS-130 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy.

3.4.10.4 Road edge guide posts and guard rails

1. Road edge guide posts are provided at all locations where a concrete kerb and channel is not constructed.
2. A guardrail is provided in the locations specified by the Department of Transport and Main Roads - Road Planning and Design Manual.
3. A guide post and a guardrail are provided which comply with standard drawings DTMR SD1474 and LCC 8-00401 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy.

3.4.11 Roadworks on unpaved or common boundary roads

1. Where development adjoins a road that is unpaved, unformed or substandard for the ultimate design of the road, the road frontage is constructed as:
   a. the nominated road hierarchy determined in accordance with Table 3.4.4.2.1 - Road design standards of this planning scheme policy;
   b. the greater of:
      i. sealed pavement of one half of the full width of the road for the nominated road hierarchy in accordance with Table 3.4.8.2.1 - Pavement design standards for a road of this planning scheme policy; or
      ii. a 5.5 metre sealed pavement in accordance with Table 3.4.8.2.1 - Pavement design standards for a road of this planning scheme policy;
   c. a 1 metre sealed shoulder;
   d. a table drain;
   e. if required by the local government, a turning area at the end of the road in accordance with section 3.4.4.9 - Turning area at the end of a road of this planning scheme policy.
2. Where it is proposed that a new road is constructed along a common boundary with an adjoining property, the road frontage is constructed as:
   a. the nominated road hierarchy determined in accordance with Table 3.4.4.2.1 - Road design standards of this planning scheme policy;
   b. the greater of:
      i. sealed pavement of one half of the full width of the road for the nominated road hierarchy in accordance with Table 3.4.8.2.1 - Pavement design standards for a road of this planning scheme policy; or
      ii. a 5.5 metre sealed pavement in accordance with Table 3.4.8.2.1 - Pavement design standards for a road of this planning scheme policy;
   c. a 1 metre sealed shoulder;
   d. a table drain;
   e. a minimum of 1 metre wide verge adjacent to the adjoining property boundary;
   f. if required by the local government, shall include a turning area at the end of the road in accordance with section 3.4.4.9 - Turning area at the end of a road of this planning scheme policy.

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 demonstrate 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.

3.4.12.2 Pedestrian bridges

1. Pedestrian bridges are designed in accordance with section 3.4.12.1 - Bridge and major culvert design of this planning scheme policy and:
a. AS (Set)-2010: Design for access and mobility Set;
b. the provisions of Austroads with respect to bicycles.
2. The minimum clear width for a pedestrian bridge is:
a. 2.5 metres; or
b. where it is deemed necessary for the local government to access the pedestrian bridge with maintenance vehicles, 3.5 metres.
3. A pedestrian bridge that incorporates timber elements:
a. incorporates termite management systems;
b. is designed:
i. to achieve a 50 year design life;
ii. in accordance with:
A. AS 1720.1-2010: Timber structures-design methods;
B. AS 3660 (Set): Termite management.
4. A design report must include:
a. horizontal and vertical geometry;
b. hydrologic and hydraulic data;
c. statements on environmental impact, aesthetics and future maintenance;
d. specification codes and design loads used for loading calculations.

3.4.13 Noise barriers

3.4.13.1 Acoustic fence design

1. Acoustic fences are designed and constructed:
a. in accordance with the Queensland Department of Transport and Main Roads Specification MRS 15 (Noise Fences) and Technical Standard MRTS 15 (Noise Fences);
b. in accordance with the Road Traffic Noise Management Code of Practice;
c. in accordance with standard drawing LCC 8-00390 in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard Drawings of this planning scheme policy;
d. to not impede fauna movement.
2. The minimum density of panel material used in the construction of an acoustic fence is 12.5 kg/m^2, where the minimum panel thickness is:
a. 25mm wood cladding at a moisture content of 8-18 percent with a protective top capping;
b. 2.5mm for reflective steel sheets; or
c. from a material that meets a minimum surface mass density of 12.5kg/m^2.
3. Any gaps in the acoustic fence:
a. are less than 1 percent of the total surface area of the acoustic fence; or
b. where 1 percent or more of the total surface area of the acoustic fence, are filled with acoustic sealant.
4. An acoustic fence:
a. has a design life of 40 years;
b. is low maintenance;
c. is a minimum of 1.8 metres height;
d. includes water supply conduits and services installed every 80 metres along the carriageway side of the acoustic fence;
e. allows for stormwater/flood movement (and overland flow) without diminishing its overall acoustic performance.
5. Acoustic fences are protected by an approved anti-graffiti treatment and designed to withstand damage by resisting:
a. an impact from a 4 kg steel ball dropped from a height of 3 metres when the panel is supported horizontally;
b. defacement by sharp implements;
c. ignition by cigarettes, cigarette lighters or similar ignition sources.

3.4.13.2 Visual amenity of acoustic fences

1. An acoustic fence is screened by three levels of trees, shrubs and other plants within a landscaped frontage area in accordance with the following:
a. the acoustic fence is located a minimum of 6 metres from a road carriageway;
b. the minimum 6 metre area between an acoustic fence and a road carriageway provided in paragraph (a), includes:
i. a minimum 2 metre wide landscaped frontage area between the acoustic fence and the road carriageway;
ii. a minimum 4 metre wide clear verge between the road carriageway and the landscaped frontage area associated with the acoustic fence;
c. the minimum 2 metre wide landscaped frontage area screens the acoustic fence by planting in the 1 metre wide area closest to the acoustic fence, trees or shrubs are:
i. planted at spacings to ensure full screening at maturity;
ii. that have a mature height of approximately the same height as the acoustic fence;
d. in the 1 metre wide area closest to the carriageway, shrubs:
i. planted at 0.9 metres spacings;
ii. that have a mature height of approximately 0.9 metres.

3.4.13.3 Earth mounds

1. An earth mound proposed as a noise barrier is landscaped in accordance with the standard specifications in Part 9 - Standard specifications of this planning scheme policy.
2. Earth mounds are constructed:
a. within the road reserve;
b. to provide a minimum 4 metre wide clear verge between the edge of an earth mound and a road carriageway.
3. An earth mound is designed to:
a. ensure sufficient road reserve width is provided for the mound to achieve the required height while ensuring the slope of the batter is a maximum of 1 in 4;
b. have a minimum top width of 1 metre;
c. include drainage of the mound and adjoining area to the roadway drainage system;
d. ensure a 3.5 metre clearance from the toe of the batter to the property boundaries to permit access by maintenance vehicles;
e. include water supply conduits and services installed every 80 metres along the carriageway side of the earth mound.

3.4.14 Construction standards for movement infrastructure

1. Pedestrian paths, cycle paths and roads are constructed in accordance with standard specifications specified in column 1 of Table 9.1.1.1 - Application of standard specifications of Part 9 - Standard specifications of this planning scheme policy.

3.5 Road lighting standards

3.5.1.1 Design standards for road lighting

1. The objective of road lighting is to increase the safety and amenity of pedestrians in public areas and to improve traffic safety and operation at intersections and hazardous locations.
2. Development is to provide lighting that deters criminal activity and anti-social behaviour and contributes to the amenity of the area through increased aesthetic appeal by using Crime prevention through environmental design (CPTED) principles.
3. Road lighting complies with:
   a. AS/NZS 1158 Set: 2010: Lighting for roads and public spaces Set;
   b. in respect of lighting roads in rural areas, chapter 17 (Lighting) of the Department of Transport and Main Roads - Road Planning and Design Manual;
   c. Part 12 (Roadway lighting) of Austroads;
   d. Energex policies and public lighting manuals;
   e. the lighting categories in Table 3.5.1.1.1 - Lighting categories of this planning scheme policy.
4. Development in a non-urban area provides a minimum lighting standard of L22 unless approved otherwise by the electricity provider, except where the development abuts a Major Road[1] where category V lighting may also be required.
5. Supplementary road lighting is provided:
   a. at a pedestrian crossing that is not controlled by traffic signals;
   b. that complies with:
      i. AS/NZS 1158 Set: 2009: Lighting for roads and other public spaces - Lighting of pedestrian crossings;
      ii. the requirements of the electricity service provider.
6. Category P lighting is provided in accordance with AS/NZS 1158 Set:2010: Lighting for roads and public spaces at a:
   a. roundabout;
   b. local area traffic management device;
   c. pedestrian refuge;
   d. speed control device on the carriageway.
7. A lesser lighting standard may be provided to that identified in section 3.5.1.1(6) of this planning scheme policy where the local government is satisfied that:
   a. the lighting standard does not compromise safety;
   b. a local area traffic management device is installed as part of a local area traffic management system.
8. Street lights are installed to achieve a balanced streetscape and street light poles are installed:
   a. alternately on the opposite sides of the road in a staggered arrangement; or
   b. on the same side of the road that accommodates any footpath or cycleway.
9. Intersection lighting of Non-Urban Roads complies with:
   a. Figure 17.1 - Warrants for consideration of road lighting of the Queensland Department of Transport and Main Roads - Road Planning and Design Manual; Note - In respect of subsection (a), strict adherence to the warrants in Figure 17.1 is not intended, particularly where traffic volumes suggest no lighting is necessary. Designers are to exercise good engineering judgement and consider all relevant issues including road geometry, visibility, speed environment and accident history of the location.
   b. Figure 3.5.1.1.1 - Flag lighting at isolated intersections - Non-urban roads of this planning scheme policy in locations that require lighting:
      i. for indication purposes; or
      ii. to highlight localised conflicts that do not meet the warrants for intersection lighting in Figure 17.3 - Warrants for consideration of road lighting of the Queensland Department of Transport and Main Roads - Road Planning and Design Manual.

Note - The intersection lighting referred to in section 3.5.1.1(9)(b) is termed 'flag' lighting and is serviced by one or more lights.

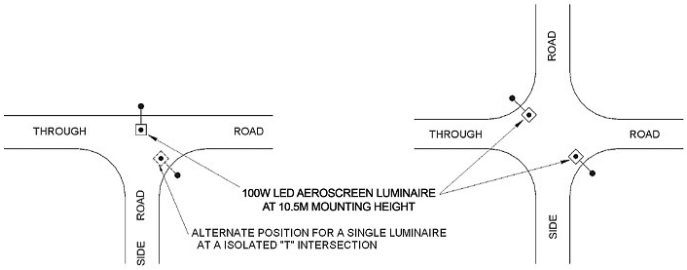
[1] See Table 3.4.4.2.1 - Road design standards of this planning scheme policy.

Table 3.5.1.1.1 - Lighting categories

Road function	Location	Basic road type	Lighting category
Access	Urban	Urban Access Street	P4
		Urban Access Road	P3, P4
		Urban Neighbourhood Access Road	P3, P4
	Non-Urban	Rural Access	Intersections, cul-de-sacs, bends, bridges, potential hazards, night time accident history
	Industrial	Industrial Access	P3, V5
	Centres	Main Street	V3, V5
Collector	Urban	Urban Collector Single	P3, V3, V5
		Urban Collector Dual Carriageway	P3, V3, V5
	Non Urban	Rural Collector	Intersections, cul-de-sacs, bends, bridges, potential hazards, night time accident history
	Industrial	Industrial Collector	P3, V5
Arterial	Urban	Urban Arterial Single Carriageway	V3, V5
		Urban Arterial Dual Carriageway	V3, V5
	Non Urban	Rural Arterial Single Carriageway	Intersection Lighting - Refer to Fig 17.1 of the Road Planning and Design Manual
		Rural Arterial Dual Carriageway	
Multi-Model	On Bus Route	Transit	V3, V5
Pathway & Cycleway			P1 to P4

[1] Refer to AS/NZS 1158 Set: 2010: Lighting for roads and public spaces Set.

Figure 3.5.1.1.1 - Flag lighting at isolated intersections - Non-urban roads



3.5.1.2 Design standards for road light poles, lamps and luminaries

1. A road light pole is provided which is:
   a. made of timber or steel, unless otherwise required by the service provider;
   b. one of the following:
      i. a frangible/slip base pole in accordance with AS/NZS1158.1.2: 2010: Road lighting - Vehicular traffic (Category V) lighting - Guide to design, installation, operation and maintenance; or
      ii. in laneways and other areas inaccessible to an elevated working platform vehicle, a hinged pole with five metre mounting height and 0.5 metre integral outreach; or
      iii. on roundabouts, a hinged high mast pole.
2. The outreach bracket length on a road light pole is provided to:
   a. be the length of the existing outreach brackets, where there is existing lighting;
   b. where there is no existing lighting to be a minimum of:
      i. 1.5 metres for a steel pole;
      ii. 1.2 metres for a timber pole.
3. A LED aeroscreen luminaire is used on a major road, unless otherwise approved by the electricity provider;
4. A LED or an S70 aeroscreen luminaire is used for low wattage road lighting on a minor road, unless otherwise approved by the electricity provider;
5. A LED aeroscreen luminaire, unless otherwise approved by the electricity provider, is used to light local area traffic management devices on Lighting Category P3 and P4 roads and:
   a. is mounted on a road light pole:
   b. has a maximum height of 6.5 metres;
   c. where decorative fittings, such as avenue brackets and estate columns, are being used, has an outreach bracket of 0.5 metres and a mounting height of 5.3 metres.
6. New luminaries and brackets match an existing installation where the development joins to an existing installation or is a stage of a staged development.
7. No opal sphere luminaries are provided.
8. Nostalgia and avenue bracketed luminaries are only provided for decorative use on an Urban Access Street, Urban Access Road, Urban Neighbourhood Access Road or match existing lighting on a pathway or a cycleway.
9. No decorative lighting on Lighting Category V, P1 and P2 roads is provided.

3.5.1.3 Lighting of public thoroughfares

1. Lighting for a public thoroughfare such as a pathway, a cycleway and a pedestrian subway is provided that complies with:
   a. Austroads;
   b. Category P lighting as described in AS/NZS 1158 Set:2010: Lighting for roads and public spaces;
   c. section 3.4.3.6 - Lighting of a cycle path of this planning scheme policy.
2. Unless otherwise approved by the electricity provider, lighting of park pathways or cycleways by LED luminaries, mounted on a 5 metre mid hinged steel pole, are provided with an integral outreach of:
   a. where there is existing lighting, the length of the existing outreach; or
   b. where there is no existing lighting, 0.5 metres.

3.5.1.4 Alignment of road lighting

1. On a verge that:
   a. does not exceed four metres, the road light pole alignment is 3.075 metres from the boundary of the premises;
   b. exceeds four metres, the road light pole alignment is 1 metre behind the face of a kerb.
2. Pole alignment in street light schedules is shown as the distance from the real property boundary.
3. A road light pole is only placed on a 500mm alignment from a property boundary when it is needed to facilitate a crossover and the property is:
   a. a rear lot; or
   b. at the head of a cul-de-sac.
4. A road light pole is offset by 1 metre from a water supply road crossing conduit, provided access to a lot is not affected.
5. A road light pole is provided on the approach side of an intersection, a roundabout and a traffic management device.
6. A road light pole is provided on the inside of a bend or curve.

3.6 Stormwater infrastructure standards

1. A conceptual site based stormwater management plan is required for development being a material change of use or a reconfiguring a lot where stormwater quality, frequent flow management or waterway stability infrastructure is being provided.
2. A detailed site based stormwater management plan is required for development being an operational work application where stormwater quality, frequent flow management or waterway stability infrastructure is being provided.
3. The stormwater network is planned and designed in accordance with the Queensland Urban Drainage Manual and the Australian Rainfall and Runoff (2016), except as modified by Section 3.6 (Stormwater infrastructure standards).
4. Australian Rainfall and Runoff (2016) methodology for rainfall runoff generation and hydrograph estimation is to be followed.

3.6.1 Planning the stormwater network

3.6.1.1 Relationship with other matters

1. The stormwater network is planned, designed and constructed having regard to:
   a. Flood hazard overlay code;
   b. the Waterway corridors and wetlands overlay code;
   c. the Infrastructure code as it relates to the:
      i. parks network;
      ii. pedestrian and cycle network.

3.6.1.2 Multifunctional network

1. The function of the stormwater network is to:
   a. manage stormwater to ensure that it causes minimal nuisance, damage or danger to people, property or the environment (stormwater quantity infrastructure);
   b. minimise the impacts of development on receiving environments through:
      i. limiting pollutant loads discharging to receiving waters (stormwater quality infrastructure);
      ii. minimising the change in frequency of disturbance to aquatic ecosystems by managing the volume and frequency of surface runoff during small rainfall events (frequent flow management infrastructure);
      iii. controlling bed and bank erosion in waterways (waterway stability infrastructure).

3.6.1.3 Stormwater quantity infrastructure

1. Stormwater quantity infrastructure is provided to convey stormwater runoff from the development site to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual, except as amended in 3.6.1.3(2) or 3.6.1.3(3).
2. On a site, other than in the Loganholme local plan area, an increase in the runoff rate from a development site is to be mitigated on site unless it can be demonstrated that a regional stormwater system has adequate capacity to cope with the increased runoff and the stormwater infrastructure downstream of the site has adequate capacity to convey the increased runoff.
3. Where the development site is located in the Loganholme local plan area and:
   a. identified as a site requiring a lawful point of discharge on Figure 3.6.1.3.1 - Loganholme: stormwater management, a lawful point of discharge is obtained or development is to demonstrate that stormwater can be managed on site incorporating low impact design approaches including:
      i. minimising the amount of water running off site; or
      ii. maximising the amount of water that can be directed towards the lawful point of discharge (e.g. roof water to the road frontages on the high sides of lots);
   b. within the Torres Street catchment identified on Figure 3.6.1.3.2 - Loganholme: Torres Street catchment, on site flood detention measures are required to achieve no increase in the flood events anywhere upstream of the Beenleigh-Redland Bay Road for the 1 percent AEP flood event in accordance with the following:
      i. detention volume (m^3) = 0.02 x IA (m^2);
      ii. outlet pipe diameter (m) determined from the following equation:

$$D \leq \sqrt{\frac{4 \times (0.0708 \times TC - 0.0211 \times IA)}{600\sqrt{2 \times 9.81 \times H)}}}$$

Where IA = Additional Impervious area created by the development (m^2)

TC = Impervious area discharging into the tank (m2). This must be at least 40 percent of the total additional development area

D = Outlet pipe diameter (m)

H = Maximum flood storage depth above the outflow (m)

   c. not within the Torres Street catchment identified on Figure 3.6.1.3.2 - Loganholme: Torres Street catchment, stormwater detention may not be required. Editor's note - These provisions are to be read in conjunction with the whole planning scheme policy, including section 3.6.2.10 No worsening.
   Editor's note - This exemption is highly specific to the geography of the Loganholme local plan area and is not applicable to any other area within this or other catchments.
   d. not identified as a lot requiring a lawful point of discharge on Figure 3.6.1.3.1 - Loganholme: stormwater management and the lot contains a mapped waterway, development may discharge directly to the mapped waterway.

Figure 3.6.1.3.1 - Loganholme: stormwater management

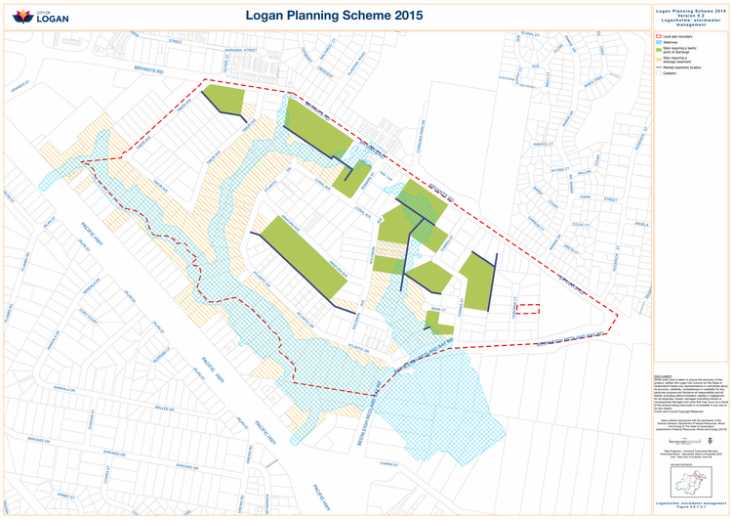
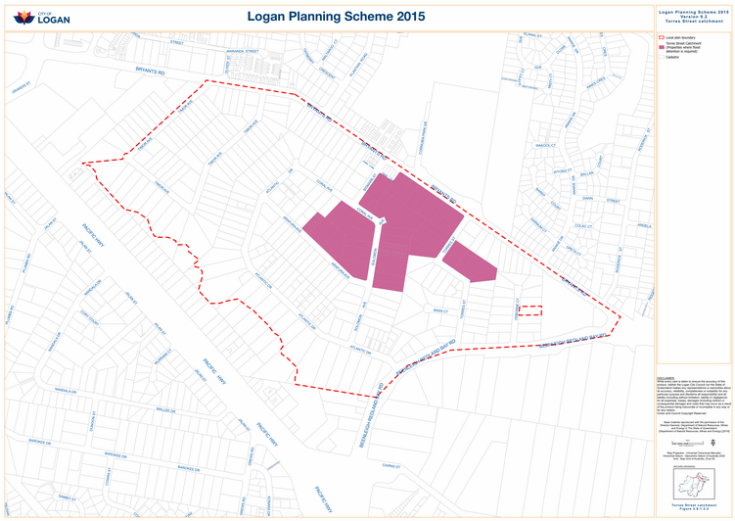


Figure 3.6.1.3.2 - Loganholme: Torres Street catchment



3.6.1.4 Stormwater quality, frequent flow management and waterway stability infrastructure

1. Stormwater quality, waterway stability and frequent flow infrastructure is provided to achieve the stormwater management design objectives where the development is a:
   a. material change of use for urban purposes where:
      i. the development is greater than 2,500m^2 and results in the creation of six or more additional dwellings; or

ii. the impervious area of the development is greater than 25 percent and the development is:
A. greater than 2,500m^2; or
B. located in the Loganholme local plan area; or
C. included in the Highway business precinct of the Specialised centre zone and located between the Pacific Highway and the southern boundary of the Loganholme local plan area; or
b. reconfiguring a lot for urban purposes where:
i. the development is greater than 2,500m^2 and where it:
A. results in an increased number of non-residential lots (e.g. industrial, commercial, etc); or
B. it results in the creation of six or more residential lots;
ii. located in the Loganholme local plan area and results in a total of four or more lots; or
iii. where included in the Highway business precinct of the Specialised centre zone and located between the Pacific Highway and the southern boundary of the Loganholme local plan area and results in a total of four or more lots.

2. Section 3.6.1.4(1) of this planning scheme policy does not apply where the development captures and manages the first 10mm of runoff per day from all impervious areas using:
a. evaporation of stormwater; or
b. reuse of stormwater (e.g. adequately sized rainwater tank with reuse facilities); or
c. infiltration to native soils or filtration through an appropriately designed soil and plant stormwater treatment system.
3. Section 3.6.1.4(1) of this planning scheme policy does not apply for waterway stability and frequent flow infrastructure where run-off from or within the site drains to a receiving waterway that is degraded.
a. A waterway is degraded where:
i. the proportion of impervious area within the catchment, prior to the proposed development, is greater than 30 percent and the waterway stability objective has not been applied to any existing development within the catchment, prior to the proposed development; or
ii. the waterway is designed as 'highly disturbed' in Schedule 1 of the Queensland Environmental Protection (Water) Policy 2009.The stormwater management design objectives; or
iii. as determined by the local government.
4. Where identified as 'sites requiring a drainage easement' on Figure 3.6.1.3.1 - Loganholme: stormwater management, easements are provided in favour of Logan City Council to accommodate future stormwater infrastructure:
a. in the 'Easement location' identified on Figure 3.6.1.3.1 - Loganholme: stormwater management; or
b. within the mapped waterway if development occurs on a lot not containing a marked 'Easement location' on Figure 3.6.1.3.1 - Loganholme: stormwater management.

3.6.1.5 Stormwater management design objectives

1. The design objective for stormwater quality is to achieve the minimum reductions in total pollutant load, compared with that in untreated stormwater runoff, from the development part of the site as set out in the State Planning Policy.
2. The design objective for frequent flow management is to:
a. provide a total stormwater capture volume in cubic metres (m^3) equal to the impervious area (m^2) multiplied by the target design runoff capture depth (mm/day) divided by 1,000;
b. manage the captured stormwater. This should include one or more of the following:
i. reuse of stormwater (including collection and use of roof water);
ii. infiltration to native soils (where adverse impacts will not arise);
iii. diversion of surplus flows around sensitive downstream receiving environments;
iv. evaporation of stormwater.
3. The spatial distribution of the required total stormwater capture volume in section 3.6.1.5(2)(a) of this planning scheme policy may be adapted to suit individual site conditions, provided that the required volume from all impervious areas is captured before leaving the site.
4. The design objective for frequent flow management requires that the capacity to capture the volume of runoff be available each day. The management system (whether reuse, infiltration or diversion) must therefore be capable of draining the captured stormwater within 24 hours.
Editor's note - Capturing the required volume of runoff reduces pollutant load and simultaneously improve water quality. Therefore, it may eliminate the need for separate additional storage to meet the objective for managing frequent flow.
5. The design objective for waterway stability is to limit the post-development peak one-year average recurrence interval (ARI) event discharge within the receiving waterway to the pre-development peak one-year ARI event discharge.
Editor's note - Pre-development is defined in Appendix B of Technical Note: Derivation of Design Objectives January 2009.

3.6.1.6 Trunk and non-trunk stormwater infrastructure

1. The stormwater network comprises the trunk stormwater network and non-trunk stormwater infrastructure.
2. The trunk stormwater network comprises existing trunk infrastructure and future trunk infrastructure planned to be provided up to 2021 in each of the stormwater network planning areas.
Editor's note - Future trunk infrastructure for the stormwater network is identified in Table SC 3.2.3 - Stormwater quantity network schedule of works in Schedule 3 - Local government infrastructure plan mapping and tables of the planning scheme.
Editor's note - The trunk stormwater quantity network and the stormwater service catchments are conceptually identified on Local government infrastructure plan map LGIP 05.00 - Plan for trunk stormwater quantity network in Schedule 3 - Local government infrastructure plan mapping and tables.
3. Development within a stormwater network planning area is required to provide stormwater infrastructure for premises that is consistent with the plan for trunk stormwater quantity infrastructure identified in the local government infrastructure plan. This includes ensuring development does not inhibit:
a. the delivery of the future trunk infrastructure identified in Table SC 3.2.3 - Stormwater quantity network schedule of works in Schedule 3 - Local government infrastructure plan mapping and tables;
b. any other future development from connection to the trunk stormwater quantity network.

3.6.1.7 Minor and major drainage systems

1. The stormwater network comprises a minor and major drainage system. Both drainage systems need to be planned, designed and constructed as one integrated system.
2. The minor drainage system fully contains and conveys relatively minor and frequent stormwater flow to prevent nuisance from stormwater runoff on-site as well as offsite. It may comprise infrastructure items including, but not limited to:
a. inlets;
b. underground drainage;
c. junction pits;
d. access chambers;
e. outlets;
f. field or kerb inlets installed to collect surface runoff from within allotments as well as the roof water provision for buildings;
g. cross drainage under minor roads such as low flow pipes or box culverts installed under floodways;
h. low flow pipes installed under drainage reserves or park areas.
3. The major drainage system conveys a design major storm event beyond the capacity of the minor drainage system. It may comprise both stormwater quantity and quality infrastructure items including, but not limited to:
a. open space channels, road reserves, grassed or vegetated channels, pavement expanses and other flow paths that can act as overland flow paths in excess of the capacity of the major drainage system;
b. culverts and bridges;
c. natural or constructed waterways;
d. detention or retention basins;
e. underground drainage;
f. other major water bodies.

3.6.2 Design standards for stormwater infrastructure

1. Stormwater infrastructure is provided in accordance with the Queensland Urban Drainage Manual and the Australian Rainfall and Runoff (ARR), except as modified by Section 6 - Stormwater infrastructure standards of this planning scheme policy.

3.6.2.1 Minor drainage system

1. A minor drainage system is provided that is designed for a storm event in accordance with the Queensland Urban Drainage Manual.
2. The underground drainage systems, together with associated inlets, access chambers, outlets and other such infrastructure are designed to convey the discharge for the design minor storm event.
3. A minimum blockage factor of inlets, grates and letter box openings to be considered in designing these components of the minor drainage system is in accordance with the Queensland Urban Drainage Manual.
4. Road flows shall be restricted by:
a. the flow spread limitations on the road pavement and the position of kerb inlets as detailed in the Queensland Urban Drainage Manual;
b. achieving a D*V <= 0.4m^2/s for flow transverse to the road alignment, where there is a potential risk to human safety. Otherwise a D*V <= 0.6m^2/s may be acceptable for low risk area.

Editor's note - Refer to Australian Rainfall and Runoff Project 10 Report (1) 'Appropriate Safety Criteria for People' and Report (2) 'Appropriate Safety Criteria for Vehicles' for guidance.

5. Where the minor drainage system is conveyed through a park or open space, the total flow for the design minor storm event must be contained within the drainage easement.

3.6.2.2 Major drainage system

1. A major drainage system is designed to convey the developed, unmitigated 100 year ARI storm event. However, the major drainage system must accommodate a provision for managing flows for storm events larger than 100 year ARI, such as an overland flow path with adequate freeboard.
2. The design of the major drainage system:
   a. includes provision for the future development of buildings and earthworks on the land;
   b. includes provision for an overland flow path;
   c. achieves a freeboard of not less than 300mm above the 100 year ARI flood level;
      Editor's note - 'In some instances it may be more appropriate to adopt higher freeboard in steeper streams due to roughness variability and sensitivity of Mannings 'n' values. The freeboard to the finished floor level of habitable area to be a minimum 500 mm.
   d. achieves a flow depth and velocity product equal to or less than:
      i. 0.6m^2 per second where there is no obvious danger to human life; or
      ii. 0.4m^2 per second where there is an obvious danger to human life;
   e. does not result in an increase to discharge or velocity rates external to the subject property;
   f. makes consideration of blockages within the minor drainage system by adopting an appropriate level of debris blockage to the inlets of the minor drainage system.
3. The major drainage system is designed to comply to a maximum permissible flow depth within the road reserve of:
   a. 300mm at the kerb (subject to velocity and pedestrian safety requirements);
   b. 200mm in trafficable areas not being the kerb, where:
      i. the flow depth is near uniform across its width; or
      ii. the width of the trafficable area is a drainage reserve;
   c. equal to the height of the kerb where the profile of the footpath prevents the flow from the roadway from entering onto the adjacent property;
   d. 50mm above the height of the kerb where:
      i. the fall across the footpath to the kerb is greater than 100mm;
      ii. the profile of the footpath prevents flow from the roadways from entering onto the adjacent property;
      iii. the floor level of the adjacent building is not less than 350mm above the top of the kerb;
   e. 300mm above the roadway surface where the road is subject to transverse flow, such as from causeways and culverts overtopping.
4. The total overland flow for the designed major drainage system must be contained entirely within:
   a. the road reserve;
   b. a drainage reserve;
   c. the overland flow path obtained through a park, open space or local government easement.
5. Wherever possible, the major drainage system (e.g., bio-retention and detention basins) shall be designed to be open air systems.
6. Where compliance with section 3.6.2.2(5) of this planning scheme policy cannot be achieved, any underground components shall be supported by an overhead or otherwise appropriately aligned and sized overland flow path.
7. Detention or bioretention basin systems (whether for reuse, infiltration or diversion) must be designed to be capable of draining the captured stormwater flows within 72 hours.

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 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).

3.6.2.4 Safety

1. Stormwater infrastructure is designed to preserve and enhance public safety. This shall be achieved by methods including, but not limited to the following:
   a. meeting velocity, depth and velocity*depth limitations for pedestrians and motor vehicles;
   b. providing safe egress from detention systems;
   c. ensuring that in the event of carpark flooding, flooding is limited to a depth of 600mm and a depth*velocity product of less than 0.4m^2/s;
   d. applying the principles of crime prevention through environmental design;
   e. adequate signage.

3.6.2.5 Design of roads

1. Except where modified by this planning scheme policy, development shall ensure that the drainage system meets flow depth, flow width, pedestrian and vehicle safety requirements for both minor and major storm conditions in accordance with Queensland Urban Drainage Manual, Australian Rainfall and Runoff Project 10 'Appropriate Safety Criteria for People' and 'Appropriate Safety Criteria for Vehicles.
2. In addition to the requirements of Queensland Urban Drainage Manual and Australian Rainfall and Runoff, development shall ensure that:
   a. the road reserve flow capacity is able to convey the minor and major design storm requirements;
   b. flood depth over all roads does not exceed 300mm;
   c. depth*velocity product assessment is undertaken for the assessment of pedestrian safety;
   d. the depth*velocity product in all roads is less than or equal to 0.4 m^2/s, except where it is demonstrated that pedestrians will not be at risk, in which case it is less than or equal to 0.6m^2/s.
3. For the purposes of adhering to the road classification specifications of the Queensland Urban Drainage Manual, urban collector and urban arterial roads shall be deemed to be major roads and urban access roads shall be deemed to be minor roads.
4. Development provides that non-frangible dome top grates are not used within the clear zone as defined by Austroads.

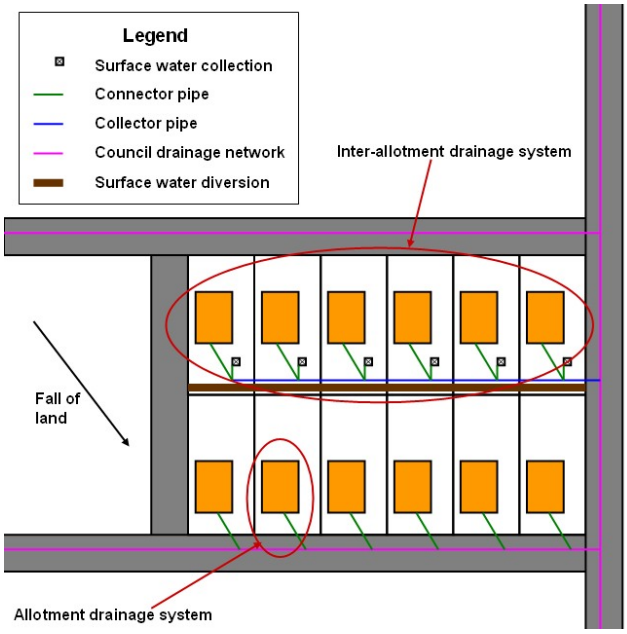
3.6.2.6 Waterway crossings

1. Waterways crossings such as, but not limited to, bridge and culvert crossings shall be designed and constructed in accordance with:
   a. Australian Rainfall and Runoff;
   b. Queensland Department of Transport and Main Roads - Fauna Sensitive Road Design Manual - Volume 2: Preferred Practices;
   c. section 3.4.12 - Bridge and major culvert works of this planning scheme policy.

3.6.2.7 Allotment and inter-allotment drainage systems

1. Wherever site topography permits, premises shall drain roof and surface water to the adjoining road reserve or stormwater network (i.e. allotment drainage system).
2. Where site topography does not facilitate drainage of roof and surface water in accordance with section 3.6.2.7(1) of this planning scheme policy, then an inter-allotment drainage system is required.
3. The allotment and inter-allotment drainage systems are comprised of a number of key elements. Figure 3.6.2.7.1 - Allotment and inter-allotment stormwater drainage system of this planning scheme policy graphically depicts these elements.
4. For the management of allotment and inter-allotment drainage, all allotment drainage, connector pipes and surface water collection pits as depicted in Figure 3.6.2.7.1 - Allotment and inter-allotment stormwater drainage system of this planning scheme policy shall remain the responsibility of the lot owner.

Figure 3.6.2.7.1 - Allotment and inter-allotment stormwater drainage system



4. An allotment and inter-allotment drainage system must be in accordance with Table 3.6.2.7.1 - Allotment and inter-allotment drainage system requirements and Table 3.6.2.7.2 - Design standards for allotment and inter-allotment drainage system requirements of this planning scheme policy.

Table 3.6.2.7.1 - Allotment and inter-allotment drainage system requirements

Category	Zone	Number of lots feeding the system	Level of connector pipe design	Level of connector pipe and surface water collection design	Easement requirements
Urban residential	Medium density residential zone, Low-medium density residential zone, Suburban and small lot precinct in the Low density residential zone	1 lot	Queensland Urban Drainage Manual Level 2	N/A	N/A
		2 to 5 lots	Queensland Urban Drainage Manual Level 2	Queensland Urban Drainage Manual Level 2	Minimum 1.5m wide private easement in favour of upstream properties
		>5 lots	Queensland Urban Drainage Manual Level 2 or 3	Queensland Urban Drainage Manual Level 3 with minimum 300mm diameter pipe or Queensland Urban Drainage Manual Level 4	Minimum 1.5m wide private easement in favour of upstream properties
Suburban residential	Large suburban, Small acreage and Village precinct in the Low density residential zone.	1 lot	Queensland Urban Drainage Manual Level 2	N/A	N/A
		2 to 5 lots	Queensland Urban Drainage Manual Level 2	Queensland Urban Drainage Manual Level 2 or appropriately sized overland flow path	Minimum 1.5m wide private easement in favour of upstream properties
		>5 lots	Queensland Urban Drainage Manual Level 2 or 3	Queensland Urban Drainage Manual Level 3 with minimum 300mm diameter pipe, or Queensland Urban Drainage Manual Level 4	Minimum 1.5m wide private easement in favour of upstream properties
Rural residential	Park residential precinct in the Rural residential zone	2 to 5 lots	Queensland Urban Drainage Manual Level 2	Queensland Urban Drainage Manual Level 2 or appropriately sized overland flow path	Minimum 1.5m wide private easement in favour of upstream properties
		>5 lots	Queensland Urban Drainage Manual Level 2 or 3	Queensland Urban Drainage Manual Level 3 with minimum 300mm diameter pipe, or Queensland Urban Drainage Manual Level 4	Minimum 1.5m wide private easement in favour of upstream properties
Commercial and industrial	Centre zone, Specialised centre zone, Mixed use zone, Low impact industry zone, Medium impact industry zone	Impervious area less <1,001m^2	Queensland Urban Drainage Manual Level 4	Commercial and industrial areas shall connect directly to the local government stormwater network.	N/A
		Impervious area >1,000m^2	Queensland Urban Drainage Manual Level 5	Commercial and industrial areas shall connect directly to the local government stormwater network.	N/A

Note - For any other development type not mentioned in Table 3.6.2.7.1 an appropriate level and type of inter-allotment drainage system is to be adopted based on principles outlined in Queensland Urban Drainage Model and in consultation with local government.

Note - Where inter-allotment drainage is required for an upstream property external to the development, the maintenance of any stormwater infrastructure shall remain the responsibility of the property owner/s and an easement in favour of Council will be required.

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.)			

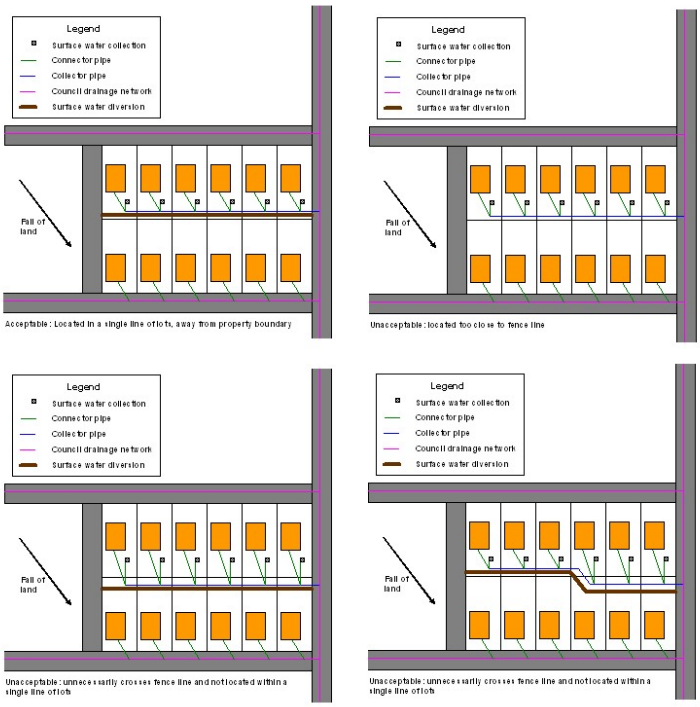
5. All pipes must have a minimum longitudinal gradient of 1.0 percent, except as altered by section 3.6.2.8 Inter-allotment drainage systems.
6. Soakage or rubble pits are not permitted in the urban residential, suburban residential, commercial or industrial areas category as identified in Table 3.6.2.7.1 - Allotment and inter-allotment drainage system requirements of this planning scheme policy. Soakage pits are permitted in the rural area category.
7. Charged roofwater systems are not permitted.
8. Drainage pits or inspection manholes are provided at all changes in allotment and inter-allotment drainage direction and connection points and above and below retaining walls..

3.6.2.8 Inter-allotment drainage systems

1. This section needs to be read in conjunction with section 3.6.2.7 - Allotment and inter-allotment drainage systems of this planning scheme policy. Where there is a conflict between the two sections, this section prevails.
2. A private easement is provided over all inter-allotment drainage systems in accordance with Table 3.6.2.7.1 - Allotment and inter-allotment drainage system requirements.
3. Inter-allotment drainage systems do not convey water from property under the control of the local government.
4. All collector pipes are located within a single line of lots, away from the property boundary as identified in Figure 3.6.2.8.1 - Location of collector pipes in inter-allotment drainage systems of this planning scheme policy.

Editor's note - Where water is conveyed from property under the control of the local government through a private property, an easement in favour of the local government is to be provided in accordance with 3.6.2.16 Easements in favour of Council.

Figure 3.6.2.8.1 - Location of collector pipes in inter-allotment drainage systems



3.6.2.9 Allotment and Inter-allotment drainage systems for peri-urban areas

1. In the Rural residential, Rural zone and Environmental management and conservation zone areas, the design and construction of the drainage system is the responsibility of the owner.
2. An overland flow path in the Rural residential, Rural zone and Environmental management and conservation zone areas is preserved or an open channel is constructed:
   a. in accordance with the provisions of this planning scheme policy;
   b. in accordance with depth*velocity safety provisions of Queensland Urban Drainage Manual and Equation 3.6.2.1 - Depth and velocity safety standards from Queensland Urban Drainage Manual;
   c. to achieve a minimum freeboard of 500mm to all finished habitable floor levels within the site;
   d. so batter slopes on any swale are no greater than 1:4 (V:H).
3. Where overland flow is conveyed within a road on site:
   a. the maximum depth within kerb and channel is 300mm;
   b. a minimum freeboard of 500mm is provided to all finished floor levels within the site.

Equation 3.6.2.1 - Depth and velocity safety standards from Queensland Urban Drainage Manual

$d_g.V_{ave} \leq 0.6m^2/s$, or

$0.4m^2/s$ for areas where risk to personal safety is reasonably foreseeable;

Where: d_g is the maximum flow depth (m)

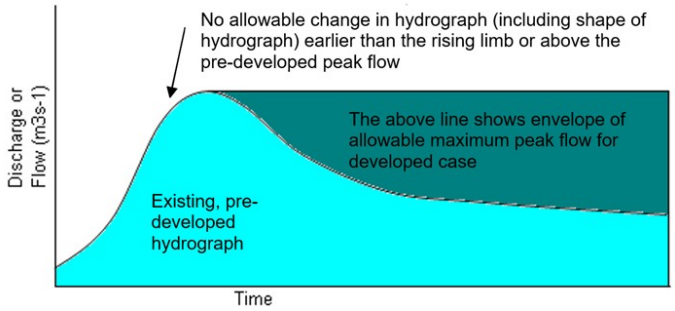
V_{ave} is the average velocity within the flow path (m/s)

3.6.2.10 No worsening

1. Development must achieve the principle of "*no worsening*", as per the provisions of this planning scheme policy.
2. In achieving the principle of no worsening, development:
   a. does not result in a detrimental impact on the flooding, or flood risk of any area;
   b. does not result in adverse impacts to any other property in terms of changes in peak discharge, flood levels, the frequency of flooding, the shape of the hydrograph, flow velocities, water quality, sedimentation or scour effects for the full range of ARI storm events up to and including the defined

flood event;
c. not result in an increase in peak discharge from the development site;
d. ensures that the time of concentration to the peak of the event does not decrease and where it does increase, consideration is given to the impacts upstream, adjacent, and downstream of the property boundary so as to ensure runoff from the site does not bring the hydrograph peak closer to coincidence with the peak flow in adjoining catchments;
e. undertakes a method of modelling agreed with the local government, upstream and, where appropriate, downstream of the site.

Figure 3.6.2.10.1 - Peak discharge and allowable change



3. Infrastructure which may be appropriate to contribute to compliance with the principle of "no worsening" includes:
   a. stormwater detention systems;
   b. controlled conveyance within the development site of flow which enters the site from upstream or adjacent areas;
   c. infiltration areas;
   d. stormwater storage and harvesting subject to availability of storage after a large rainfall event for mitigation of peak discharge;
   e. where exceptional circumstance exist such that the existing overland flow path is highly degraded and both ecological and flood risk benefits can be achieved, channel enhancement and other rehabilitation measures.

3.6.2.11 Estimation of stormwater runoff

1. An estimation of runoff is calculated using rainfall-runoff modelling software (e.g. XP-RAFTS, XP-STORM or RORB, etc) where:
   a. the catchment area is larger than 5 ha (As per Queensland Urban Drainage Manual's requirements for use of the Rational Method); or
   b. an analysis of storage capacity (e.g. basin storage/stage discharge relationship) is required for an existing or proposed detention basin.
2. The Rational Method can be used for relatively small-scale catchment as well as for verifying the rainfall-runoff model. Some parameters for using the Rational Method is provided below

3.6.2.12 Flow Coefficient of runoff and Impervious fraction values

1. Development design shall adopt a coefficient of runoff and fraction imperviousness values in accordance with the Queensland Urban Drainage Manual.

3.6.2.13 Rainfall intensity values

1. Development shall be designed in accordance with the rainfall intensity-frequency-duration (IFD) data for the Logan City Council area. The IFD information used in development assessment and design must be catchment and location specific.

3.6.2.14 Standard inlet times

1. Development shall be designed in accordance with the standard inlet times contained in the Queensland Urban Drainage Manual.

3.6.2.15 Sensitivity analysis

1. Sensitivity analysis shall be undertaken for all modelled results.
2. The sensitivity of all results shall be assessed with regards to the influence of:
   a. an increase in rainfall intensity of 10 percent;
   b. a variation of all Mannings 'n' values of 10 percent to 20 percent depending on the circumstances on the implications/risk profile;
   c. a variation of the tail water depth of +/- 10 percent;
   d. blockage considerations as outlined in Queensland Urban Drainage Manual and Australian Rainfall and Runoff Project 11 Blockage of Hydraulic Structures.

3.6.2.16 Easements in favour of Council

1. An easement is provided over all drainage system elements, open or piped, that form part of the public stormwater infrastructure network that are not located within property under the control of the local government.
2. Stormwater drainage with an easement in favour of the local government achieves a minimum design standard of Queensland Urban Drainage Manual level III with a minimum pipe diameter of 375mm.
3. The easement shall be for the entire length of the drainage infrastructure that is not located within property controlled by the local government.
4. The easement shall be created in accordance with the *Land Title Act 1994*.
5. Any fences located within an easement in favour of the local government are demountable and removable.
6. Retaining walls are not located within an easement in favour of the local government.

3.6.2.17 Specifications for new easements in favour of Council

1. Easements shall be of a size so as to enable necessary works including, but not limited to construction, maintenance or inspection, to be carried out.
2. Easement widths shall be no less than the greater of:
   a. three metres for all single pipes from 375mm up to 1,350mm diameter;
   b. one metre wider than the width of the outer edges of the pipes or box culverts;
   c. the width of the flow path required to carry:
      i. the difference between the peak discharge for the 100 year ARI event and the capacity of the underground system; or
      ii. freeboard of 300mm or greater and as outlined in the Queensland Urban Drainage Manual;
   d. the width of:
      i. any open channel;
      ii. a maintenance track for the operation of maintenance vehicles along at least one side of the channel, in accordance with the Queensland Urban Drainage Manual;
      iii. freeboard in accordance with the Queensland Urban Drainage Manual.
3. All drainage easements shall be sized and located so as to ensure they are not effected by, and do not impact on an existing building's footing zone of influence and give consideration to any future building footings on the subject or adjoining premises.
4. Where located in the Loganholme local plan area and identified as 'sites requiring a drainage easement' on Figure 3.6.1.3.1 - Loganholme: stormwater management, easements shall be provided in favour of Logan City Council to accommodate future stormwater infrastructure:
   a. in the location identified on Figure 3.6.1.3.1 - Loganholme: stormwater management if development occurs on a lot containing a 'marked easement location'; or
   b. within the waterway if development occurs on a lot not containing a 'marked easement location' on Figure 3.6.1.3.1 - Loganholme: stormwater management.
5. Where located outside the Loganholme local plan area and identified as 'sites requiring a drainage easement' on Figure 3.6.1.3.1 - Loganholme: stormwater management, easements shall be provided in favour of Logan City Council to accommodate future stormwater infrastructure.

3.6.2.18 Works within existing easements

1. Where development seeks to use an existing easement that is part of the local government's stormwater network, the local government's written consent is required prior to lodging a development application.

3.6.2.19 Where an easement cannot be obtained

1. Where a downstream property owner will not grant an easement, the local government may, at its discretion, accept a signed letter of agreement from the downstream property owner that:
   a. states the owner agrees to the installation of stormwater drainage across or within their property without the encumbrance of an easement;
   b. outlines the conditions by which the owner agrees to maintain the drainage infrastructure;
   c. forms a legally binding agreement that will be placed as a property note on all premises involved.

3.6.2.20 Stormwater infrastructure located in a park or open space

1. A stormwater infrastructure item is only to be provided in or adjacent to a park or open space - where it results in an:
   a. increase in the continuity of greenspace area;
   b. improvement in overall amenity of the area.
2. If development cannot achieve the requirements of section 3.6.2.20(1) of this planning scheme policy, the stormwater infrastructure item must be located within a drainage reserve dedicated for the purpose of stormwater drainage.
3. A stormwater infrastructure item located within a park, open space, or drainage reserve shall be designed to:
   a. reflect the natural character of the land and its surrounds;
   b. preserve community safety;
   c. allow for maintenance activities to be undertaken.

3.6.2.21 Stormwater infrastructure located in a waterway and wetland buffer area

1. A stormwater infrastructure item may only be provided in a waterway and wetland buffer area where the buffer area is degraded to such an extent that the construction of the stormwater infrastructure item would result in an enhancement to the condition and ecological function of the buffer area.
2. A stormwater infrastructure item may not be located within the waterway and wetland buffer area where the buffer area:
   a. contains intact riparian vegetation; or
   b. is located below the 20 year ARI flood level; or
   c. adjoins a stream order 1 or 2 minor waterway as mapped in Logan City Council's Waterway corridors and wetlands overlay mapping; or
   d. where the mapped waterway or wetland buffer is less than 30m in width, measured from the top bank.
3. Where a stormwater infrastructure item is located within a waterway or wetland buffer area, it shall be located a minimum distance of:
   a. 10 metre extending perpendicularly outwards from the top of bank for waterways of stream order 3 or minor wetlands that is retained, restored or rehabilitated; or
   b. 25 metre extending perpendicularly outwards from the top of bank for waterways of stream order 4 and 5 major wetlands or significant wetlands that is retained, restored or rehabilitated.

3.6.2.22 Stormwater infrastructure located in a road reserve

1. A stormwater infrastructure item may only be located within a road reserve where the item is a:
   a. bioretention street tree approved in accordance with Table 4.2.1 - Guidelines for satisfying the performance outcomes of the landscape code of this planning scheme policy; or
   b. streetscape bioretention system.

3.6.3 Stormwater quantity infrastructure

3.6.3.1 Minor drainage system

1. Minor drainage system elements are designed and constructed in accordance with the standard drawings identified in Table 8.3.1.1 - Standard drawings for stormwater infrastructure in Part 8 - Standard drawings of this planning scheme policy.

3.6.3.2 Pipe locations

1. Where sufficient verge width is available, stormwater pipes may be located in the verge to suit the service allocations of the local government.
2. In divided roads, stormwater pipelines may be located within the median and should be offset 1.5 metres from the centreline.
3. Where a minor pipe connects directly from one kerb inlet to another in the upper reaches of the street drainage system, it may be located underneath the kerb and channel.
4. Where a pipeline is greater than 600 mm in diameter, it should be located 2.0 metres from the invert of the kerb and channel towards the road centreline.
5. The minimum vertical and horizontal clearance between pipes of differing services shall be 300 mm.

3.6.3.3 Pipe size

1. Drainage pipes intended to be local government assets must be a minimum size diameter of 375 mm.
2. The local government may accept a minimum pipe size diameter of 300 mm for:
   a. a low flow pipe;
   b. a kerb and channel collection pipe.

3.6.3.4 Pipe cover

1. Development shall provide minimum cover over pipes in accordance with 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

3.6.3.5 Pipe velocity limits

1. Pipe velocities are in accordance with Queensland Urban Drainage Manual and Table 3.6.3.5.1 - Acceptable flow velocities for pipes and box sections of this planning scheme policy.
2. It should be noted that hydraulic consideration may require the velocity be controlled to well below the "Desirable Maximum" and/or the pipe size increased to minimise drainage structure losses and the slope of the hydraulic grade line.
3. Where possible, development should ensure:
   a. A minimum pipe velocity of 1.2m/s; and
   b. A maximum pipe velocity of 4.0ms.

Table 3.6.3.5.1 - Acceptable flow velocities for pipes and box sections

Flow condition	**Absolute minimum**[1] (m/s)	**Desirable minimum**[1] (m/s)	**Desirable maximum**[2] (m/s)	**Absolute maximum**[2] (m/s)
Partially full	0.7	1.2	4.7	7.0
Full	0.6	1.0	4.0	6.0

Note - [1] Minimum flow velocities apply to 1 year ARI design storm and apply to all pipe materials.
Note - [2] Maximum flow velocities apply to concrete pipes and other types subject to damage by abrasion or erosion.
Note - It should be noted that hydraulic consideration may require the velocity be controlled to well below the "Desirable Maximum" and/or the pipe size increased to minimise structure losses and the slope of the hydraulic grade line.

3.6.3.6 Pipe grade limits

1. Development must achieve the maximum and minimum grades for pipes specified in Table 3.6.3.6.1 - Acceptable pipe grades for full flowing pipes of this planning scheme policy.

Table 3.6.3.6.1 - Acceptable pipe grades for full flowing pipes

Column 1 **Pipe diameter (mm)**	**Column 2** **Maximum grade (%)**	**Column 3** **Minimum grade (%)**
300	20.0	0.50
375	15.0	0.40

450	11.0	0.30
525 600 675	9.0 7.5 6.5	0.25 0.20 0.18
750 900 1050	5.5 4.5 3.5	0.15 0.12 0.10
1200 1350 1500	3.0 2.5 2.2	0.10 0.10 0.10
1650 1800 1950	2.0 1.7 1.5	0.10 0.10 0.10
2100 2250 2400	1.4 1.3 1.2	0.10 0.10 0.10

Editor's note -
1. Based on maximum velocity for pipe flowing full of 6.0m/s.
2. Based on minimum velocity for pipe flowing full of 1.0m/s except where Note 4 is applicable.
3. Manning's n = 0.013 for all cased (concrete pipes).
4. The minimum grade of 0.10 percent is based on construction tolerance requirements.
5. The Maximum grade requirement (Column 2) applies to both the pipe grade and the hydraulic grade.
6. The Minimum grades (Column 3) apply to the pipe grade only.
7. Where the pipe is flowing less than half full for the design flow being considered, it is permissible to exceed the above maximum grades provided the velocity limits are not exceeded.

3.6.4 Channels

1. Where development is to provide a constructed stormwater drainage channel, it shall be constructed in accordance with the Queensland Urban Drainage Manual, Australian Rainfall and Runoff and the Brisbane City Council Technical Guidelines for Natural Channel Design, except as modified by this planning scheme policy.

3.6.4.1 Unlined channel flow velocities

1. Flow velocities in unlined channels shall be in accordance with the Queensland Urban Drainage Manual.
2. Where the Queensland Urban Drainage Manual does not specify a permissible velocity for a given combination of gradient and vegetation cover, then that combination of gradient and vegetation cover shall be taken to be unacceptable.

3.6.4.2 Bank slope requirements for constructed channels

1. The maximum bank slope gradients for constructed channels are 1:4 (V:H).

3.6.4.3 Allowable channel types

1. The types of allowable channel designs that can be constructed are to be in accordance with the Queensland Urban Drainage Manual.
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.

3.6.5 Overland flow

3.6.5.1 Overland flow hydrology

1. With respect to overland flow hydrology and associated design, overland flow is comprised of both sheet flow and concentrated flow.
2. The maximum overland sheet flow length is:
   a. 50m in urban areas; or
   b. 200m in rural residential areas.
3. Overland sheet flow travel time is calculated using either:
   a. Friend's Equation; or
   b. the Kinematic Wave Equation.
   Editors Note - Council's preference is that Friend's Equation (Queensland Urban Drainage Manual Equation 4.06) is used for this purpose.
4. Concentrated overland flow travel time shall be determined using Manning's equation and fall within the accepted time periods identified in the Queensland Urban Drainage Manual.

3.6.5.2 Overland flow design standards

1. Overland flow is to be provided such that:
   a. the developed 100 year ARI flow is conveyed;
   b. it is designed in accordance with the Queensland Urban Drainage Manual, ARR and the Brisbane City Council Technical Design Guidelines for Natural Channel Design;
   c. existing overland flow paths are retained, maintained and protected;
   d. existing waterway values are protected, enhanced and rehabilitated;
   e. waterway stream flow lengths are not reduced;
   f. no worsening of overland flow and potential associated flooding is achieved;
   g. a minimum 500mm freeboard between the overland flow path 100 year ARI flow level and all finished floor levels is achieved; and
   h. aesthetic amenity is enhanced.
2. Where modification of the overland flow path is unavoidable or necessary - the new overland flow path design must conform to the principle of no worsening and provide beneficial environmental enhancement.
3. Where possible and having regard for the type and scale of infrastructure concerned - development should provide interpretive/ educational opportunities.

3.6.6 Detention systems

1. Where development is to provide a detention system, it shall be constructed in accordance with the Queensland Urban Drainage Manual, ARR and the provisions of this planning scheme policy.

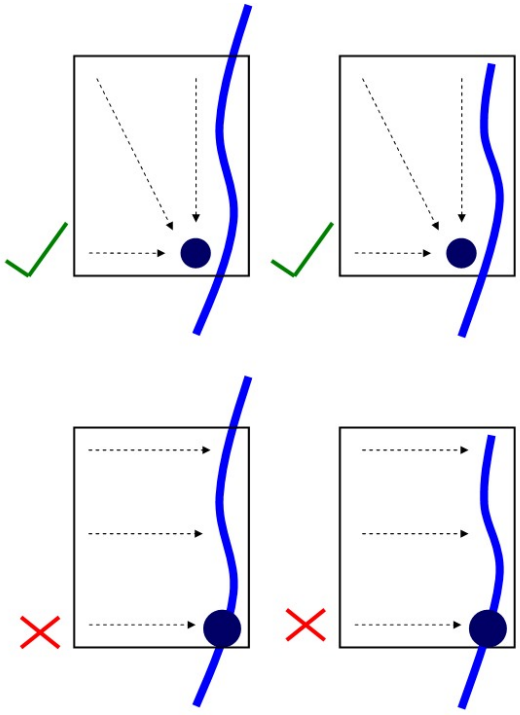
3.6.6.1 Acceptable types of detention systems

1. A variety of different detention systems are acceptable for use, provided they are suitable for site constraints, development type and intended ownership.
2. Detention basins are an acceptable type of detention system in all developments except where attenuated flood peaks from tributaries coincide with the main stem flood wave in a manner that causes or worsens overfloor flooding downstream.
3. Detention basins, incorporating stormwater quality treatment infrastructure items, are an acceptable type of detention system in all developments, subject to the bioretention basin's suitability to in-situ soil conditions.
4. Development may provide underground tanks, but this type of detention system will not be accepted as a local government asset.
5. Development may provide above ground tanks where site constraints prohibit the use of all other detention systems. However this type of detention system will not be accepted as a local government asset.
6. The local government will not accept the use of rainwater tanks as a detention system in any development.

3.6.6.2 Location of detention basins

1. Detention systems are designed and constructed with a high level outlet that is at or above the 2% AEP local or river flood level.
2. Flood plain storage and function, and detention system functions are maintained. This shall include ensuring that:
   a. detention system design does not remove flood plain storage;
   b. detention systems continue to operate effectively during a major storm event.
3. Detention basins falling within the flood plain area will be provided with compensatory excavation equal to the volume of the basin including both bunds and storage volume between the natural surface level and the invert of the detention weir. The pre and post development stage-storage relationships should remain essentially unchanged unless part of the local government approved flood mitigation scheme.
4. Detention basins shall not be provided in locations that prevent easy access to or maintenance of the detention basin. In particular, detention basins within residential subdivisions shall be designed, located and constructed on land solely dedicated for stormwater management.
5. Detention systems are to be designed as off-line systems.
6. Off-line detention systems are to receive and detain stormwater prior to it entering:
   a. a waterway, wetland or overland flow path that originates upstream of the development site; or
   b. a waterway or wetland as shown in the Waterway corridors and wetlands overlay code; or
   c. any other applicable overland flow path that originates within the development site itself.
7. Figure 3.6.6.2.1 - Off-line detention systems in this planning scheme policy graphically show the principle expressed in section 3.6.6.2(5) above.

Figure 3.6.6.2.1 - Off-line detention systems



3.6.6.3 Design requirements

1. Detention basins shall be designed and constructed such that:
   a. the shape of the base maximises storage area and minimises flooded depth;
   b. basin batter gradients are no steeper than 1:4 (V:H) or 1:6 (V:H) where designed for approved secondary use;
   c. embankments have a top with a minimum width of 3m;
   d. the inundation depth during the 20 year ARI event is equal to or less than 1.2m. However, where the system is a carpark - the depths shall be limited to 600mm during a 100 year ARI event;
   e. freeboard is provided according to Table 3.6.6.3.1 - Freeboard requirements of this planning scheme policy.

Table 3.6.6.3.1 - Freeboard requirements

Location	Freeboard requirements
Assessable basin in urban area	0.3m with preferred minimum storage depth of 1.2m
Detention basin adjacent to road embankment	0.3m below edge of shoulder
Detention basin adjacent to railway embankment	Underside of ballast
Detention basins within urban development designed with high level spillways	0.3m or 10% of the 100 year ARI storage depth, whichever is the greater.

3.6.6.4 Vegetation specifications

1. Detention basins shall be either grassed or planted with vegetation native to the local area, and appropriate to an inundated or intermittently wet environment.
2. Trees are not generally considered appropriate within detention basins.
3. If trees are provided within a detention basin, the design shall incorporate as far as possible the principles of Crime Prevention Through Environmental Design (CPTED).
4. If trees are provided within a detention basin, the basin's size shall be increased by the volume of storage occupied by those trees at maturity. This volume shall be calculated using the equation below.

   Volume at maturity = no. of trees * $(pi*((Dbhm)^2)/4)*dw$

   Where:
   a. Dbhm is the diameter at breast height of a mature specimen of the specified tree;
   b. dw is the maximum depth of water in a design event.

3.6.6.5 Basin floor design

1. The minimum cross gradient of a detention basin shall be:
   a. 1:80 (V:H) for grassed basins; or
   b. 1:100 (V:H) for vegetated basins.

3.6.6.6 Outflow characteristics

1. All detention basins shall be designed and constructed with a minimum two staged outlet.
2. The low level outlet is located low in the basin and is designed to allow normal flow discharge, with due consideration to any potential blockage of the outlet. The low level outlet may consist of:
   a. pipes;
   b. culverts.

3. Flows greater than the normal flow discharge shall be conveyed via a weir and pipe or spillway system with no increase in flow from all flood events up to the design event. Weir and pipe, or spillway systems shall be designed:
   a. with a depth*velocity value across the weir or spillways of less than or equal to 0.6m^2/s;
   b. to ensure structural integrity of the basin is retained during any event, including spilling of the basin.
4. All outlets are to be designed such that:
   a. blockages are prevented;
   b. safety of the public and maintenance personnel is preserved;
   c. intake provisions comply with Queensland Urban Drainage Manual;
   d. scour protection and energy dissipation are provided within the development site boundary for the detention basin inflow and discharge.

3.6.6.7 Maintenance

1. Detention basins shall be designed to provide for maintenance.
2. All detention basins shall be designed and constructed with a reinforced concrete heavy vehicle access into the base of the detention basin, or equivalent.
3. Maintenance access must be provided for:
   a. removal of sediment deposits from within the basin;
   b. removal of debris and rubbish after flood events;
   c. repair of cracking, erosion and leakage;
   d. removal of undesirable tree and vegetation growth;
   e. mowing;
   f. reinstatement of basin materials and planting.

3.6.6.8 Detention basin size

1. Suitable sized detention basins are to be provided in accordance with ARR, the Queensland Urban Drainage Manual and the provisions of this planning scheme policy.
2. Detention basin size shall:
   a. be determined using an appropriate computer model;
   b. consider the function of the detention system within the catchment;
   c. assess and satisfy the requirements for no worsening for the full range of ARI storm events up to and including the 100 year ARI event.

Editor's note - For sub-section (a) above - the use of only the Rational Method and/ or the methods detailed in the Queensland Urban Drainage Manual is not acceptable.
Editor's note - For sub-section (c) above - it is not acceptable to assess only the largest peak discharge from a designed basin, nor only the critical storm.

3.6.6.9 Management of detention systems

1. All detention systems, designed and constructed to become a Council asset, other than a detention system identified in a Local government infrastructure plan, shall be provided on land dedicated in favour of Council at no cost to Council.
2. All private on-site systems shall be maintained and managed by the private property owner. Such systems shall not be established on Council owned land, nor will they be accepted by Council as a Council managed asset.

3.6.6.10 Secondary uses for detention systems sites

1. Detention systems sites are to be designed and constructed primarily for flood mitigation purposes.
2. However detention systems sites can also be designed for a secondary purpose, that include:
   a. usable recreational space during dry periods; or
   b. carparking and hardstand areas.
3. Detention systems sites designed as usable recreational space during dry periods will not be included as park land. Table 3.12.2.1 Design Standards for park - Minimum post development flood immunity for park of this planning scheme policy, provides suggestion on flood immunity levels for various park types.
4. Detention systems sites designed to provide usable recreation open space during dry periods shall be designed, constructed, landscaped and turfed such that:
   a. it drains and dries rapidly after rainfall to prevent water logging or permanent ponding to maximise community benefit from the area;
   b. public safety is maintained or enhanced by:
      i. providing a batter slope with a maximum grade of not less than 1:6 (V:H);
      ii. an inundation depth limit of less than 500mm and a flow depth*velocity product of less than 0.4m^2 per second;
      iii. providing an outlet grate that allows a person to move away from the grate under all operating conditions;
   c. it incorporates the principles of Crime Prevention Through Environmental Design (CPTED);
   d. it includes a low flow channel or underground pipe to prevent water logging or permanent ponding to maximise community benefit from the area;
   e. it provides pedestrian access to the basin floor to disabled grades;
   f. it provides for vehicle access from the nearest public road into the basin for maintenance purposes.
5. Carparking space may be configured to provide stormwater detention in private development. Where this occurs, development shall ensure that:
   a. it satisfies the requirements for carpark design and stormwater detention system design;
   b. safety is maintained or enhanced;
   c. flood free or low flood hazard access for the entry and exit points of the car park are provided.

3.6.7 Stormwater quality, frequent flow management and waterway stability infrastructure

3.6.7.1 Standards for stormwater quality, frequent flow management and waterway stability infrastructure

1. Except as altered by the provisions of this planning scheme policy, stormwater quality, frequent flow management and waterway stability infrastructure is designed and constructed in accordance with the most recent versions of:
   a. the *Water by Design Water Sensitive Urban Design Technical Design Guidelines for South East Queensland*;
   b. the *Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands*;
   c. the *Concept Design Guidelines for Water Sensitive Urban Design*;
   d. Standard Drawings WSUD-001 to WSUD-012 produced by the Queensland Division of the Institute of Public Works Engineering Australia;
   e. the MUSIC modelling guidelines for South East Queensland;
   f. the Deemed to *Comply Solutions for Stormwater Management in South East Queensland*;
   g. the *Water Sensitive Urban Design Asset Handover Guideline;*
   h. Southeast Queensland Regional Plan Implementation Guideline 7 Water sensitive urban design: Design objectives for urban stormwater management (2009);
   i. Water by Design Asset Maintenance Guidelines;
   j. Water by Design Asset Rectification Guidelines.
2. All computer modelling undertaken for the design of stormwater quality infrastructure uses the Model for Urban Stormwater Improvement Conceptualisation (MUSIC) software and is in accordance with the most current version of the *Water by Design MUSIC Modelling Guidelines for South East Queensland.*
3. All runoff routing computer modelling undertaken for the design of waterway stability infrastructure is in accordance with:
   a. Water by Design's Developing Design Objectives for South East Queensland Report;
   b. the Queensland Urban Drainage Manual;
   c. the Australian Rainfall and Runoff;
   d. the provisions of this section 6 - Stormwater infrastructure standards of this planning scheme policy.

3.7 Landscaping standards

3.7.1 Standards for landscaping

1. Landscaping complies with:
   a. the standard drawings in Table 8.2.1.1 - Standard drawings for landscaping of Part 8 - Standard drawings of this planning scheme policy;
   b. the standard specifications in Part 9 - Standard specifications of this planning scheme policy;
   c. Austroads guidelines where non-frangible landscaping is provided.

3.7.2 Coverage of infrastructure

1. Development ensures that the minimum cover to water supply infrastructure, sewerage infrastructure and stormwater infrastructure is maintained in accordance with section 3.3.2 - Cover of infrastructure of this planning scheme policy.

3.7.3 Water sensitive urban design

1. Where water sensitive urban design principles are incorporated into the landscaping design, development is in accordance with the Water by Design Guidelines.

3.7.4 Landscaped buffers

1. Where a proposed development abuts an existing development and the planning scheme codes require the provision of landscaping; a planted buffer strip is to be used as follows:
   a. locate and landscape a buffer strip or combination planting strip, screen fencing or earthen mound, on the abutting common boundary and within the proposed development;
   b. locate and landscape a buffer strip to side and rear building elevations, utility structures, trade entrances, storage and disposal areas, property boundaries and areas of high noise and air pollution generation;
   c. specify and detail species and spacing that will provide the total required screening function within 3 years of plant growth;
   d. specify and locate district street trees to the frontage of the building;
   e. specify and detail an in ground, automatic irrigation system and subsurface or swale drainage system to all landscaped areas and tree stations;
   f. specify a concrete dwarf wall or, where appropriate, car stops and bollards to landscaped areas and tree stations that abut road frontages, car park aisles and bays, driveways and any other landscaped area accessible by vehicles.

3.7.5 Fencing adjoining public open space

1. Where a proposed development adjoins public open space, a fence is to be constructed on the common boundary to adjoining lots to prevent encroachment of existing or future adjoining uses into the public open space.
2. Fencing must:
   a. contribute positively to the character of the public open space e.g. minimum 50 percent transparency metal fencing or timber paling ‘good neighbour’ fencing where adjacent to sports parks is generally consistent with the character of areas in the urban footprint: and timber post and rail, or timber post and wire (not barbed) fencing is generally consistent with the character of areas outside the urban footprint;
   b. not compromise the existing or future planned use of the public open space;
   c. not impede water flows;
   d. not hinder general maintenance.

3.8 Electricity reticulation standards

3.8.1 Underground electricity reticulation

3.8.1.1 Circumstances where underground electricity reticulation is required

1. Underground electricity reticulation is provided to every new registered lot unless otherwise specified in section 3.8.2 - Electricity reticulation - overhead of this planning scheme policy.

3.8.1.2 Designing the underground infrastructure network

1. Underground electricity reticulation complies with Energex Subdivision Standards and Specification Underground Distribution and Construction.
2. A shared trench for an electrical conduit is not provided with another service unless it is:
   a. for a telecommunication service or for a service of the Department of Transport and Main Roads;
   b. at a road crossing.
3. An electrical conduit at a road crossing is:
   a. at a right angle to the road boundary; or
   b. at an angle of up to 45° to the road boundary, where the road crossing is directly between electrical service pillars on both sides of a road.
4. A road crossing for an electrical conduit within an area defined as an intersection under the Transport Operations (Road Use Management - Road Rules) Regulation 1999, is provided on a standard electricity reticulation alignment of 0.3 metres from a projection of the lot boundary.
5. A road crossing for an electrical service pillar conduit is provided at the opposite boundary to a road crossing for a water service conduit unless the road crossing for the:
   a. electrical conduit is at an angle of 45°;
   b. water service conduit is perpendicular.
6. An electrical service pillar:
   a. is not located on a truncated boundary;
   b. is located at the;
      i. vehicular entry point to the premises; or
      ii. side boundary of the premises where on an alternate boundary to a hydrant or water service connection; or
      iii. tangent point of a marked boundary; or
      iv. entry points to a park.
7. An 11kV entry point to an internal transformer provides a "cabmark" cable marker post approved by the electricity provider at the entry point to the premises.
8. An overhead to an underground cable crosses the verge at right angles to an electrical service pillar of a “cabmark” post in accordance with the electricity provider's standard drawing.

3.8.1.3 Transformers

1. A new transformer is pad mounted (PMT).
2. A pad mounted transformer is located in the road reserve.
3. A pad mounted transformer in road reserve adjacent to a park provides:
   a. a screen fence with a minimum height of two metres erected on the boundary of the road adjacent to the park to minimise any negative impacts on visual amenity of the park and road frontage;
   b. landscaping, maintained by the electricity provider, adjoining the fence and within the park.
4. The upgrading of an existing pole transformer (PT) occurs only where the replacement pole is at the same location.
5. An existing pole mounted transformer is replaced by a new pole mounted transformer only:
   a. where there is no additional pole provided;
   b. where there is no extension to the overhead electricity reticulation;
   c. for a development of up to five lots where those lots are provided with underground reticulation.

3.8.2 Electricity reticulation - overhead

3.8.2.1 Circumstances where overhead electricity reticulation is provided

1. Overhead electricity reticulation may be provided in the:
   a. Environmental management and conservation zone;
   b. Rural residential zone;
   c. Rural zone;
   d. in the urban footprint as identified in Figure 3.1 - Strategic Intent of Part 3 - Strategic framework of the planning scheme as a temporary installation to service the balance area of a development where further development, being a reconfiguring of a lot, is possible and underground electrical reticulation supply can be readily obtained in a further development permit.

3.8.3 Electrical service connection

3.8.3.1 Underground electricity service connection

1. An underground electricity service connection is provided unless specified in section 3.8.3.2(1) of this planning scheme policy.

3.8.3.2 Circumstances where overhead electricity service connection may be provided

1. Overhead electricity service connection may be provided:
   a. in an urban residential zone where:
      i. there is existing overhead electricity reticulation;
      ii. it does not involve a new road;
      iii. it does not involve a property pole, a cross street service pole or a flying fox overhead property connection;
   b. in a rural or rural residential zone where:
      i. there is existing overhead electricity reticulation;
      ii. it does not involve a new road.
   c. in a rural or rural residential zone where new rear lots are created, providing the access handle has a minimum width of 20 metres.
2. Where a new road is created, an underground electricity service connection is provided to all new lots with frontage to the new road.

3.8.3.3 Designing the overhead service connection

1. An overhead electricity service connection does not result in a connection that crosses:

a. premises other than the premises being serviced; or
b. the road; except in section 3.8.3.2(1) of this planning scheme policy.

2. Where an overhead electricity reticulation pole already services the new premises and is intended to be retained for wider reticulation purposes, development provides an electrical conduit:
   a. where the new premises is located on the same side of the road as the electricity reticulation pole:
      i. at right angles across the verge to the underground power reticulation alignment, and then parallel to and adjacent the road reserve boundary up to the pillar into the premises being serviced, where the electricity reticulation pole is located within the frontage of the new premises; or
      ii. at right angles across the verge from the electricity reticulation pole to the underground electricity alignment, and then parallel to and adjacent the road reserve boundary up to the pillar into the premises being serviced, where the electricity reticulation pole is not located within the frontage of the new premises;
   b. where the new premises is located on the opposite side of the road as the electricity reticulation pole, at right angles across the road from the electricity reticulation pole to the underground electricity alignment (with kerb markers at the appropriate locations on both sides of the road crossing), and then parallel to and adjacent the road reserve boundary up to the pillar into the premises being serviced;
   c. by thrust boring under the existing road unless approved otherwise.

3.9 Gas and telecommunication reticulation standards

1. Gas and telecommunication services are in accordance with the service provider's requirements.
2. Unless otherwise stipulated by telecommunications legislation at the time of construction, developments must be provided with all necessary conduits, pits and pipes to accommodate the future connection of optic fibre technology telecommunications.

3.9.1 Service trenches

1. Trenches are excavated so that conduits can be laid with a 75mm clearance all around.
2. The bottom of a trench:
   a. is firm and smooth;
   b. is level or where there is a change in level from the footpath to the roadway or an embankment, the change is gradual.
3. Conduits shall be bedded for 120 degrees of their circumference on at least 75mm of compacted sand or trench backfill material as approved by the local government.
4. Trenches across roadways and pavement areas:
   a. are excavated before pavement material has been placed;
   b. along footpaths, are excavated before topsoiling and grassing has been carried out;
   c. comply with standard drawings in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
5. The alignments and nominal depths for each utility shall be specified with minimum separation distances.

3.9.2 Coverage of infrastructure

1. The minimum cover to water supply infrastructure, sewerage infrastructure and stormwater infrastructure is maintained in accordance with section 3.3.2 - Cover of infrastructure of this planning scheme policy.

3.9.3 Maintenance structures (access chambers)

1. Where filling has occurred over existing infrastructure:
   a. maintenance structures are:
      i. extended to the new surface level; or
      ii. reconstructed to the new surface level;
   b. filling adjacent to maintenance structures is retained and shaped to allow access to the maintenance structure where the area around the maintenance structure is self-draining.

3.9.4 Conduits

1. All PVC pipe conduits, joints and couplings comply with:
   a. *AS/NZS 1477:2006 and Amdt 1:2009 PVC pipes and fittings for pressure applications*;
   b. *AS/NZS 2053.1:2001 Conduits and fittings for electrical installations-general requirements*;
   c. *AS 2439.1-2007 Perforated plastics drainage and effluent pipe and fittings-perforated drainage and associated fittings*.
2. Brass marker discs are supplied and installed in accordance with the standard drawings in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy.
3. Where there is no kerb and channel, concrete marker blocks are constructed in accordance with the standard drawings in Table 8.1.1.1 - Standard drawings for movement infrastructure of Part 8 - Standard drawings of this planning scheme policy and the following:
   a. using grade N25 concrete;
   b. 225mm x 75mm x 450mm long;
   c. with indentation for the indicator disc centrally placed on the top face of each block.

3.10 Water supply infrastructure standards

1. Water supply infrastructure is to be designed and constructed in accordance with the *South East Queensland - Water Supply and Sewerage Design and Construction Code*.

3.11 Sewerage infrastructure standards

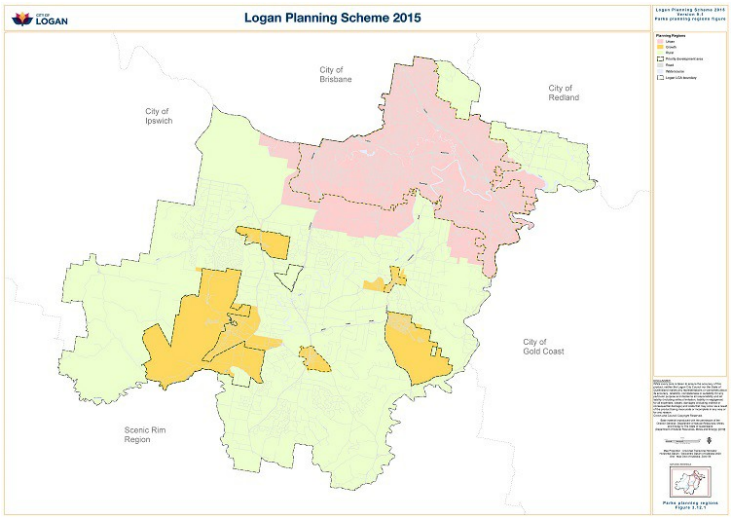
1. Sewerage infrastructure is to be designed and constructed in accordance with the *South East Queensland - Water Supply and Sewerage Design and Construction Code*.

3.12 Parks infrastructure standards

3.12.1 Planning the parks network

1. The parks network is planned in accordance with Part 4 - Local government infrastructure plan (section 4.4.5 - Parks network) of the planning scheme. The urban, growth and rural planning regions of the parks network are identified on Figure 3.12.1.

Figure 3.12.1 - Parks planning regions



3.12.2 Standards for parks

1. Parks infrastructure is provided in accordance with Table 3.12.2.1 - Design standards for parks of this planning scheme policy.

Table 3.12.2.1 - Design standards for parks

Column 1 Design standards	Column 2 Park classification						
	Recreation Park					Sport Park	
	Local	District	Metropolitan	Civic	Corridor	District	Metropolitan
Provision (ha/1000p)	0.9 0.0 for Rural (no Local Park in rural planning region)	0.9	0.6	NA (part of Local Recreation Park provision)	NA	0.9	0.6
Accessibility	500m catchment (90% of population) and not within 600m of other Recreation Parks	1.5km catchment (90% of population) and not within 2.0km of other District or Metropolitan Recreation Park	5km catchment and not within 7.5km of other Metropolitan Recreation Park	Located adjacent to town centre	NA	2.0km catchment (90% of population) and not within 2.5km of other Sport Parks	City-wide
Size Minimum (ha)	1.0	5.0	15.0	0.2	NA	10.0	15.0
Road Frontage	> 50 %	> 50 %	> 40%	> 50% and Integrated with premises with an active frontage	> 70% with a maximum distance between road frontages of 80m	> 50 %	> 25%
Shape	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Kick-about Space Functional Areas Minimum width 20m	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Kick-about Space Functional Areas Minimum width 20m	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Kick-about Space Functional Areas Minimum width 20m	Square or rectangular and sufficient space to accommodate the required Activity Areas and Community Facility	Minimum width of 15m	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional Areas	Compact shape free of irregular boundaries sufficient to accommodate the required Activity and Playing Field Functional Areas
Activity Area(s) This area provides embellishments that offer the community a diversity of recreational opportunities.	1-2 20% of park or absolute minimum of 0.2ha area irrespective of total park area - whichever is the greater including interface with surroundings	3-4 10% of park or absolute minimum of 0.5ha area irrespective of total park area - whichever is the greater including interface with surroundings	4-8 10% of park or absolute minimum of 1.0ha area irrespective of total park area - whichever is the greater including interface with surroundings	1 100% of park	NA	1-2 Minimum 10% park or absolute minimum of 1ha - whichever is the greater (for clubhouse, amenities and Local Recreation Park Activity Area)	2 Minimum 15% of park or absolute minimum of 2.0ha - whichever is the greater (for clubhouse, amenities and Local Recreation Park Activity Area)
Kick-about Space (for Recreation Park) / Playing Field(s) (for Sport Park) (Open grassed area for informal and formal ball sports)	Kick-about Space = 1 to 2 40% of park (absolute minimum 0.4ha min) including interface and batters with surroundings Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)	Kick-about Spaces = 2 to 4 25% of park (absolute minimum 1.2ha min) Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)	Kick-about Spaces = 4 to 6 25% of park (absolute minimum 2.5ha min) Broadly, square, round or rectangular 30m x 50m minimum excluding batters (can have multiple kick-about spaces of this dimension)	NA	NA	Playing Fields At least 2 full-size playing fields in north south orientation with full overflow areas and associated spectator areas Area will depend on topography and layout. Absolute minimum of 7ha	Playing Fields At least 3 full-size, multi-purpose playing fields and 6 courts in a north south orientation with full overflow areas and associated spectator areas Area will depend on topography and layout. Absolute minimum of 10ha

Column 1 Design standards	Column 2 Park classification						
	Recreation Park					Sport Park	
	Local	District	Metropolitan	Civic	Corridor	District	Metropolitan
Slope/ Grade	1 in 40 for Activity Area and Kick-about Space Retain natural topography where possible and maximise flat areas 1 in 6 maximum for turf 1 in 4 maximum for vegetated garden beds / batters No walls (Note: Local government may consider small walls provided the walls are small, safe and integrated broader landscape) 1 in 6 maximum turf batters, 1 in 4 maximum for planted batters			1 in 40 max	1 in 10 max 1 in 6 maximum for grass areas 1 in 4 maximum for planting areas	Playing surface to be laser levels to maximum grade of 1 in 70 1 in 6 maximum for grass areas 1 in 4 maximum for planting areas	
Flood Immunity	Activity Area > 100 year ARI Remainder of park >20 year ARI Where a Community Facility is included in the park, the area above the 100year ARI must increase to include both the Community Facility and Activity Area.			>100 year ARI	>20 year ARI	Provided minimum park size is achieved (refer above) the following applies: · 100% above 10 year ARI · 50% above 50 year ARI (including artificial playing surfaces) · 10% above 100 year ARI Where park size is smaller than the minimum park size (refer above) then the area of higher level of flood immunity applies Where a Community Facility is included in the park, the area above the 100year ARI must increase to greater than a minimum 10% include both the Community Facility and Sporting functions	
CPTED	Clear and visible lines of sight from formalised park entries and pedestrian crossing Provides casual surveillance to and from the park Refer Planning scheme policy 1 - CPTED						

3.12.3 Typical embellishments for recreation park

1. Embellishments for recreation park are listed in Table 3.12.3.1 - Typical embellishments for recreation park of this planning scheme policy.

Table 3.12.3.1 - Typical embellishments for recreation park

Column 1 Embellishment Type	Column 2 Functional Zone			Column 3 Recreation Park				
	Activity Node	Kick-about Space / Playing Field(s)	Natural Area	Local	District	Metropolitan	Corridor	Local - Civic
Artwork	✓			Site specific on merit	Yes	Yes	Site specific on merit	Yes
BBQ	✓			Site specific on merit	3 x units co-located with covered seating and tables	8 x units co-located with covered seating and tables	No	No
Bins	✓	✓		2 units co-located with picnic facilities	6 units co-located with covered seating and tables	20 units co-located with covered seating and tables	1 units every 3km located at entry/exit point	2 units
Ceremonial Space	✓		✓	No	Site specific on merit	Site specific on merit	No	Yes
Community Facility	✓			No	Yes at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)	Yes at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)	No	Adjacent at discretion of Council (refer Community Infrastructure DSS)
Covered seating and table	✓			2 x Setting to cater for small gathering	4 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	8 x Setting to cater for small gathering and 4 x setting to cater for larger gathering	Setting based on site specific merit	Site specific on merit
Dog-Off Leash	✓			No	1 x large dog off leash area at 800m² and 1 x Small dog off leash area at 600m²	2 x large dog off leash area at 800m² and 1 x small dog off leash area at 600m²	No	No
Drainage (Sub-surface)		✓		Kick-about (if below 10yr ARI)	Kick-about (if below 10yr ARI)	Kick-about (if below 10yr ARI)	Site specific	Site Specific
Drinking Fountain and hose cock	✓	✓		1 unit	6 units	8 units	1 unit per 3km	2 units
Fencing / Bollards / Locking rails	✓	✓	✓	Yes, to road reserve	Yes, to road reserve	Yes, to road reserve	Yes, to road reserve	Site specific on merit
Field / Court Lighting		✓		No	No	No	No	No
Fitness Equipment	✓	✓		3 items that cater for a range of users	6 items that cater for a range of users	12 items that cater for a range of users	Yes	No
Goal posts / line marking		✓		No	No	No	No	No
Internal roads	✓		✓	No	Yes	Yes	No	No
Interpretive Signage	✓		✓	Yes	Yes	Yes	Yes	Site specific on merit
Irrigation		✓		No	Site specific on merit	Site specific on merit	No	Site specific on merit
Lighting	✓			Site specific on	Site specific on	Site specific on	Site specific on	Site specific on

Column 1 Embellishment Type	Column 2 Functional Zone			Column 3 Recreation Park				
	Activity Node	Kick-about Space / Playing Field(s)	Natural Area	Local	District	Metropolitan	Corridor	Local - Civic
(Safety)				merit	merit	merit	merit	merit
Maintenance access	✓	✓	✓	Yes	Yes	Yes	Yes	Yes
Multi-purpose / hard court sports	✓	✓		1 x half basketball court	1 x Multiple-use court	3 x Multiple-use court	No	No
Parking		✓		Kerbside parking	40 off street parking bays that meet relevant Australian standard	120 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	No	2 x emergency services car parks and Kerbside Parking
Pathways, cycle ways and trails Refer PSP	✓	✓	✓	Combination of pedestrian and shared use pathways to connect activity nodes	Combination of pedestrian and shared use pathways to connect activity nodes	Combination of pedestrian and shared use pathways to connect activity nodes	Shared use pathway designed in accordance with relevant standards and guidelines	Site specific
Platforms and Pontoons			✓	No	Site specific on merit	Site specific on merit	Site specific on merit	No
Playground	✓			Minimum 300m² of softfall footprint and play equipment	Minimum 450m² of softfall footprint and play equipment that cater for ages 1 to 17 years	Minimum 600m² of softfall footprint and play equipment that cater for ages 1 to 17 years	No	Site specific on merit
Scoreboard		✓		No	No	No	No	No
Seating	✓	✓	✓	3 x units	6 x units	15 x units	Site specific	Site specific with consideration to future event programming
Shading	✓		✓	Tree canopy at maturity to achieve a minimum 30% shade coverage	Tree canopy at maturity to achieve a minimum 30% shade coverage	Tree canopy at maturity to achieve a minimum 30% shade coverage	Tree canopy at maturity to achieve a minimum 30% shade coverage No clearing of native vegetation	Site specific with consideration to future event programming
Skate Park / BMX	✓			No	1 x catering for a range of skill levels. Approximate size to be a min. 400m²	1 x catering for a range of skill levels. Approximate size to be min. 600m²	NA	No
Sports Club Facility		✓		No	No	No	No	No
Toilets	✓			No	1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	2 facilities (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	No	Yes with consideration to future event programming

3.12.4 Typical embellishments for sport park

1. The embellishments for sport park are listed in Table 3.12.4.1 - Typical embellishments for sport park of this planning scheme policy.

Table 3.12.4.1 - Typical embellishments for sport park

Column 1 Embellishment Type	Column 2 Functional Zone			Column 3 Sport Park	
	Activity Node	Kick-about Space / Playing Field(s)	Natural Area	District	Metropolitan
Artwork	✓			Site specific on merit	Site specific on merit
BBQ	✓			No	3 x units
Bins	✓	✓		6 units	12 units
Ceremonial Space	✓		✓	No	No
Community Facility	✓			Yes at discretion of Council and provided additional area is provided above 100yr ARI for Recreation Park Activity Area as well (refer Community Infrastructure DSS)	Yes at discretion of Council (refer Community Infrastructure DSS)
Covered seating and table	✓			3 x Setting to cater for small gathering and 1 x setting to cater for larger gathering	5 x setting to cater for larger gathering and 3 x setting to cater for larger gathering
Dog-Off Leash	✓			No	No
Drainage (Sub-surface)		✓		Field	Field
Drinking Fountain and hose cock	✓	✓		6 units	25 units
Fencing / Bollards / Locking rails	✓	✓	✓	Yes	Yes
Field / Court Lighting		✓		Yes, Fields The standard of lighting to be provided at sport parks will be commensurate with	Yes, Fields and courts The standard of lighting to be provided at sport parks will be commensurate with

Column 1 Embellishment Type	Column 2 Functional Zone			Column 3 Sport Park	
	Activity Node	Kick-about Space / Playing Field(s)	Natural Area	District	Metropolitan
				the level of use, standard of completion and flood immunity. Where necessary the lighting of premium fields will be to a national competition standard.	the level of use, standard of completion and flood immunity. Where necessary the lighting of premium fields will be to a national competition standard.
Fitness Equipment	✓	✓		6 items that cater for a range of users	12 items that cater for a range of users
Goal posts / line marking		✓		Yes	Yes
Internal roads	✓		✓	Yes	Yes
Interpretive Signage	✓		✓	No	No
Irrigation		✓		Irrigation with subsurface drainage	Irrigation with subsurface drainage
Lighting (Safety)	✓			Site specific on merit	Site specific on merit
Maintenance access	✓	✓	✓	Yes	Yes
Multi-purpose / hard court sports	✓	✓		Site specific as required	Site specific as required with a north-south orientation
Parking		✓		80 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through	400 off street parking bays that meet relevant Australian standard including bus parking and turnaround or pull through
Pathways, cycle ways and trails Refer PSP	✓	✓	✓	Combination of pedestrian and shared use pathways to connect activity nodes	Combination of pedestrian and shared use pathways to connect activity nodes
Platforms and Pontoons			✓	No	No
Playground	✓			Minimum 300m² of softfall footprint and play equipment	Minimum 450m² of softfall footprint and play equipment that cater for ages 1 to 17 years
Scoreboard		✓		2 units	3 units
Seating	✓	✓	✓	20 units The standard of spectator seating to be provided will be commensurate with the level of demand and standard of competition. Sufficient spectator seating will be provided where required to cater for a regional level sporting completion.	100 units and grandstand seating
Shading	✓		✓	Tree canopy at maturity to achieve a minimum 30% shade coverage to spectator seating	Tree canopy at maturity to achieve a minimum 30% shade coverage to spectator seating
Skate Park / BMX	✓			1 x catering for a range of skill levels. Approximate size to be a min. 400m²	1 x catering for a range of skill levels. Approximate size to be min. 600m²
Sports Club Facility		✓		Yes	Yes
Toilets	✓			1 facility (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)	2 facilities (Facility = 3 cubicle unisex: 1 standard, 1 ambulant, 1 disabled)

Part 4 Guidelines

4.1 Guidelines for satisfying Flood hazard overlay code

1. Table 4.1.1 - Guidelines for satisfying the performance outcomes of the Flood hazard overlay of this planning scheme policy identifies in:
   a. column 1, the performance outcome of the flood hazard overlay code;
   b. column 2, the guidelines for satisfying the performance outcome.

Table 4.1.1 - Guidelines for satisfying the performance outcomes of the Flood hazard overlay

Column 1 **Performance outcomes of the Flood hazard overlay code**	**Column 2** **Guidelines for satisfying the performance outcome**
Risk to people and property	
PO5 A car park other than a Parking station is only located below the flood level during the defined flood event where there is no increase in risk to: a. pedestrian and vehicular safety; b. a building or other structure.	a. Development, being a single car parking space, carport or similar located below the flood level of the defined flood event and not used for storage, is to be designed with finished floor levels at or above the ground level. b. Development, being more than one car parking space, may be located below the flood level of the defined flood event provided that the following are achieved: i. any increase in stormwater runoff is mitigated; ii. car park access is inundated to a maximum depth of 300 millimetres; iii. car park, excluding access, is inundated to a maximum depth of 600 millimetres; iv. the depth multiplied by velocity safety standards of the Queensland Urban Drainage Manual and equation 3.14.2 (Depth and velocity safety standards). c. Development, being an open car park not located under a building or structure is to be designed and constructed so that it achieves the following during flood events up to the Defined flood event: i. is inundated to a maximum depth of 600 millimetres; ii. complies with the requirements specified in Table 7.03.1 (Flow depth and width limitations) of the Queensland Urban Drainage Manual; iii. achieves a maximum depth multiplied by velocity value of 0.4m^2/s; iv. achieves adequate flood warning times. d. Development, being a car park located underneath a building or structure which is on stilts and not enclosed, as depicted in Figure 4.1.1 - Open car parking located under building built on stilts of this planning scheme policy is to achieve the following: i. the requirements of open car parking contained in sub-section (c); ii. allow the flow of flood water through the car park without impediment; iii. preserve flood plain storage. e. Development, being a car park located underneath a building where less than 50 percent of the total perimeter is enclosed is to achieve the following: i. the requirements of open car parking contained in sub-section (c); ii. allow the flow of flood water through the car park without impediment or causing adverse flood impacts external to the site; iii. preserve flood plain storage. f. Development, being a car park located underneath a building with more than 50 percent of the total perimeter is enclosed, as depicted in Figure 4.1.2 - Car park under a building with more than 50 percent enclosed area of this planning scheme policy is to achieve the following: i. the requirements of open car parking contained in sub-section (c); ii. be used only in highly constrained sites; iii. provide compensatory flood plain storage; iv. provide an alternative, secondary pedestrian access to facilitate safe exit. g. Development, being a car park located underneath a building with more than 50 percent of the total perimeter is enclosed and part or all of the car park below ground level, as depicted in Figure 4.1.3 - Car parking under a building with more than 50 percent of car parking area located below surface level of this planning scheme policy, is only acceptable if the development: i. achieves the requirements of open car parking contained in sub-section (c); ii. provides compensatory flood plain storage; iii. provides an alternative, secondary pedestrian access to facilitate safe exit; iv. provides adequate flood warning; v. the car park entrance is located, where possible, outside the flood plain area.
Flood storage and discharge capacity	
PO8 The natural conveyance of flood waters and natural overland flow paths are protected and maintained without adversely affecting adjoining premises.	a. An overland flow path is designed to achieve the following - i. convey the unmitigated 100 year ARI storm event; ii. is designed in accordance with section 9 of the Queensland Urban Drainage Manual, Australian Rainfall and Runoff and the Brisbane City Council Technical Design Guidelines for Natural Channel Design; iii. the existing overland flow paths are retained, maintained and protected; iv. the existing waterway values are protected, enhanced and rehabilitated; v. the waterway stream flow lengths are not reduced; vi. no worsening of an overland flow path and potential associated flooding; vii. a minimum 500 millimetre freeboard between the overland flow path 100 year ARI flow level and all finished floor levels; viii. a naturalised channel design. b. The overland flow path is to be contained entirely within any of the following: i. the road reserve; ii. a drainage reserve;

	iii. an overland flow path obtained through a park, open space or local government easement. c. Where modification of the overland flow path is unavoidable or necessary, the new overland flow path design is to comply with the following requirements of the Queensland Urban Drainage Manual: i. conform to the principle of no worsening; ii. not increase the duration of the flood; iii. not result in the loss of or changes to flood paths; iv. not reduce flood warning times; v. not reduce flood storage; vi. provide beneficial environmental enhancement. ci. With respect to overland flow path hydrology and associated design, overland flow is comprised of both sheet flow and concentrated flow. cii. Development is to ensure that the maximum overland sheet flow length is: i. 50 metres in urban areas; or ii. 200 metres in rural residential areas. iii. Development is to ensure that overland sheet flow travel time is calculated using either: A. Friend's Equation; or B. the Kinematic Wave Equation. ciii. Concentrated overland flow path travel time is to be determined using Manning's equation and fall within the accepted time periods identified in the Queensland Urban Drainage Manual. civ. Development in a rural residential area is to ensure that either an overland flow path is preserved or an open channel is constructed to achieve the following: i. the depth multiplied by velocity safety provisions of the Queensland Urban Drainage Manual and equation 3.14.2 (Depth and velocity safety standards); ii. a minimum freeboard of 500 millimetres to all finished floor levels within the site; iii. the batter slopes on any swale are no greater than 1:4 (V:H). cv. Development in a rural residential area is to ensure that where an overland flow path is conveyed within a road on site: i. the maximum depth within kerb and channel is 300 millimetres; ii. a minimum freeboard of 500 millimetres is provided to all finished floor levels within the site.
PO9 Development (or development in combination with other development) for all flood events up to and including the defined flood event does not: a. cause or have the potential to cause damage; b. cause ponding of flood water; c. adversely affect the flood discharge capacity of the floodplain; d. decrease the flood resilience of properties and infrastructure; e. cause a cumulative increase in flood levels external to the premises.	Achieving this performance outcome needs to be demonstrated through the submission of a flood study report in accordance with section 2.5.1 - Flood study report of this planning scheme policy.
PO10 Any loss of floodplain storage is compensated with compensatory storage or excavation that: a. is of equal volume, creating a balance of cut to fill; b. is free draining; c. is located within the premises; d. does not adversely affect the hydraulic conveyance capacity of the flood channel or floodplain; e. is provided to the corresponding flood level; f. is landscaped to provide visual amenity and erosion control; g. is solely for the purpose of compensatory storage.	a. Development, being earthworks, within the flood plain is not to create isolated or non-connected areas of development. b. Where development results in the loss of flood plain storage capacity, compensatory storage or excavation is to (as depicted in Figure 4.1.4 - Earthworks within the floodplain of this planning scheme policy) be provided to achieve the following: i. it is of equal or greater volume to the flood plain storage lost, thus creating a balance of cut to fill; ii. has a depth-conveyance relationship that is similar to the pre-development depth-conveyance relationship; iii. it is free draining; iv. it is located within the premises; v. it maintains the flood plain function and conveyance; vi. it has no adverse impact on the hydraulic capacity of the flood channel or flood plain; vii. it is provided at the corresponding level to that at which the fill occurred; viii. it results in no increased risk of flooding or impact from flooding on any other property; ix. it is solely for the purpose of compensatory excavation and storage. c. Development, being earthworks required for providing a stormwater network (except in the case of open drainage channels) cannot be used as compensatory cut. d. Any permanent or temporary storage of material on site within the flood plain occurring above the flood level of the 10 year average recurrence interval is to be treated as fill and thus constitute a loss of flood plain storage.
PO11 Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event: a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak.	a. Development is to achieve the principle of no worsening, in accordance with the Queensland Urban Drainage Manual. b. In achieving the principle of no worsening, development is to achieve the following: i. not result in a detrimental impact on the flooding, or flood risk of any area; ii. not result in adverse impacts of any other property in terms of changes in peak discharge, flood levels, the frequency of flooding, flow velocities, water quality, sedimentation or scour effects for all events up to and including the defined flood event and the major storm event; iii. not result in an increase in peak discharge as depicted in Figure 3.6.2.10.1 - Peak discharge and allowable change or level for the 2, 5, 10, 20, 50 and 100 year average recurrence interval event of this planning scheme policy; iv. ensure that the time of concentration to the peak of the event does not decrease and where it increases, consideration is given to the impacts up and downstream of the property boundary so as to ensure runoff from the site does not bring the hydrograph peak closer to coincidence with the peak flow in adjoining catchments; v. undertake modelling upstream of the site and where appropriate downstream of the site.

Filling and excavation	
PO14 Filling and excavation is carried out above the level of the 10 percent AEP event to protect in stream and banks of a waterway and wetland.	Earthworks on a floodplain may be considered where: a. flooding is predominantly due to backflow; b. the peak velocity is less than the maximum permissible velocity for considerable bare earth channels (typically 0.5m/sec) in accordance with Table 9.05.3 of Queensland Urban Drainage Manual 2007; c. the cut/fill batter is not steeper than 1V:4H and the exposed earth surface is landscaped with erosion resistant vegetation cover.
Access	
PO15 Development provides vehicular access to a road network that is sufficient to enable safe access and egress.	Development is to, during events up to and including the defined flood event, provide access to the road network via: a. an access which is above the flood level of the defined flood event or is low flood hazard; or b. a secondary access route which is above the flood level of the defined flood event or is low flood hazard; or c. a temporary access arrangement which is above the flood level of the defined flood event or is low flood hazard and can be implemented without significant preparation being required.
PO16 Development provides an access area to a building or fill area on which a building is to be constructed where the access is located on land classified as a low flood hazard in the defined flood event.	Development where an internal road is proposed is to achieve a low flood hazard internal road network.

Figure 4.1.1 - Open car parking located under building built on stilts

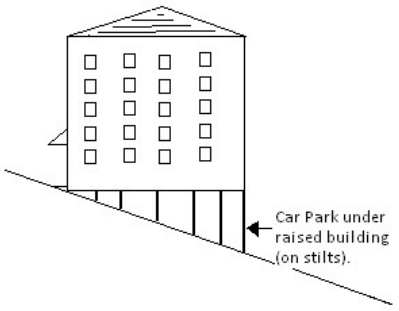


Figure 4.1.2 - Car park under a building with more than 50 percent enclosed area

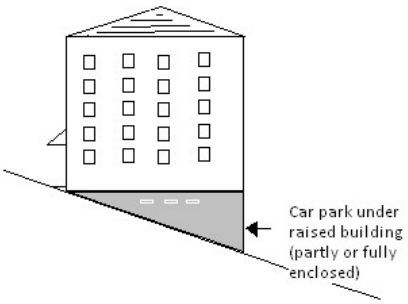


Figure 4.1.3 - Car parking under a building with more than 50 percent of car parking area located below surface level

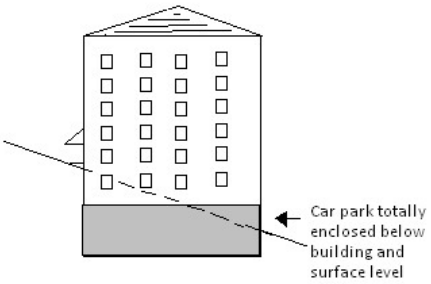
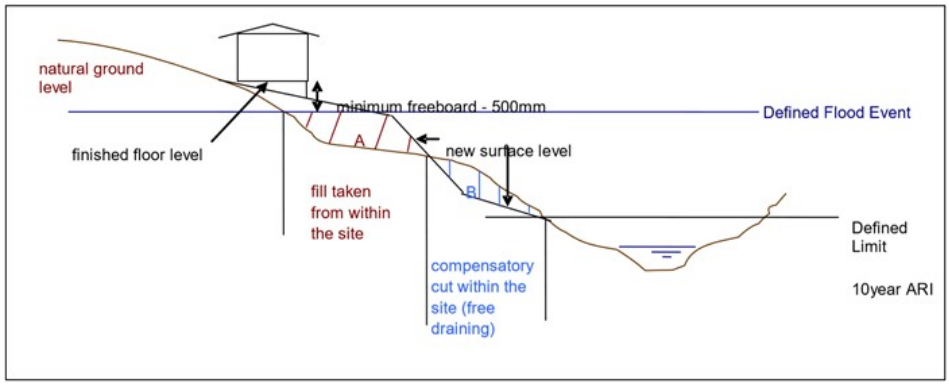


Figure 4.1.4 - Earthworks within the floodplain



Editor's note - Compensatory cut volume (B) must equal fill within the site (A). A is only the volume of fill within the site that is at or below the defined flood level. 'Fill taken from within the site' may be imported material so long as it is equivalent in volume as the compensatory cut and all excavated material is removed from the flood plain. Where preferable, fill should be provided from site material. All earthworks must occur above the defined limit.
Editor's note - 'Development as drawn will change the fundamental stage-storage relationship and how the floodplain storage will function in a hydrodynamic sense. If this is within a core or peripheral floodway area, it will change the natural conveyance mechanism. The net impacts will have to be determined by hydrodynamic computer modelling to assess the net effects. These will need to be addressed in the flood modelling report which should include graphs of stage-storage and stage-conveyance relationships in the report. The report should also show the pre and post development hydrographs above, across and below the earthworks area as well as at any point downstream where there is an existing flood risk.

4.2 Guidelines for satisfying the landscape code

1. Table 4.2.1 - Guidelines for satisfying the performance outcomes of the landscape code of this planning scheme policy identifies in:
   a. column 1, the performance outcome of the landscape code;
   b. column 2, the guidelines for satisfying the performance outcome.

Table 4.2.1 - Guidelines for satisfying the performance outcomes of the landscape code

Column 1 **Performance outcomes of the Landscape code**	**Column 2** **Guidelines for satisfying the performance outcome**
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists; iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width. d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; m. be easily maintained.	a. Landscaping is designed and located to enhance visual amenity of premises by: i. being compatible with the planned scale of a building and structure; ii. integrating with the built form; iii. facilitating a safe, comfortable and attractive movement network; iv. providing visual interest through the use of form, texture and variations in colour. b. Landscaping provides street trees that are in accordance with Table 4.2.2 - Street landscape typologies of this planning scheme policy and Table 4.2.3 - Strategies for street landscape typologies of this planning scheme policy. c. Existing and proposed site conditions should be identified to ensure that landscaping appropriately responds to the site conditions in accordance with section 2.2.3 - Landscape site analysis and section 2.2.4 - Landscape concept plan of this planning scheme policy. d. Landscaping uses easily maintained species which conserve energy and water in accordance with Table 4.2.4 - Indicative street tree list; Table 4.2.5 - Indicative shrub list; Table 4.2.6 - Indicative ground cover list and Table 4.2.7 - Indicative native grasses list of this planning scheme policy. e. Landscaping uses Water Sensitive Urban design (WSUD) objectives for street landscaping and is applied in conjunction with objectives identified in *Healthy Waterways Sensitive Urban Design Technical Guidelines for South East Queensland.* f. Existing native trees are protected, where practicable, in accordance with *AS 4970 - Protection of trees on development sites.* g. Landscape works include species selection and treatments to conserve use of energy and water in accordance with Part 5 - Hardworks, Part 6 - Softworks and Part 7 - Maintenance of Standard Specification No. 2 - Landscaping 2015 of this planning scheme policy. h. Landscaping is designed to prevent pondage and to manage overland flow and incorporates the use of swales, streetscape bioretention basins, medians and kerbs as well as the strategies contained in Column 2 of Table 4.2.3 - Strategies for street landscape typologies of this planning scheme policy. Figure 4.2.15 to Figure 4.2.22 of this planning scheme policy provide guidance on the design of swales, bioretention basins, medians and kerbs. i. Buffer planting that consists of trees, shrubs and groundcovers are in accordance with Part 5 - Hardworks, Part 6 - Softworks and Part 7 - Maintenance of Standard Specification No. 2 - Landscaping 2015 of this planning scheme policy. j. The common boundary to public open space is to be defined by a fence constructed in accordance with section 3.7.5 - Fencing adjoining public open space of the planning scheme policy. k. Rehabilitation of degraded areas is in accordance with section 6.5 - Rehabilitation planting of Standard Specification No. 2 - Landscaping 2015 of this planning scheme policy.

Table 4.2.2 - Street landscape typologies

Road types		Street landscape typologies	Figure number
Non urban			
Access	Rural Access	Typology 1	Figure 4.2.1
Collector*	Rural Collector	Typology 2	Figure 4.2.2
Arterial*	Rural Arterial Single Carriageway	Typology 3	Figure 4.2.3
	Rural Arterial Dual Carriageway	Typology 4	Figure 4.2.4
Urban			
Access	Urban Access Street	Typology 5	Figure 4.2.5
	Urban Access Road	Typology 6	Figure 4.2.6
	Urban Neighbourhood Access Road	Typology 7	Figure 4.2.7
Collector*	Urban Collector single carriageway	Typology 8	Figure 4.2.8
	Urban Collector Dual Carriageway	Typology 9	Figure 4.2.9
Arterial*	Urban Arterial Single Carriageway	Typology 10	Figure 4.2.10
	Urban Arterial Dual Carriageway	Typology 11	Figure 4.2.11
Industrial			
Access	Industrial Access	Typology 12	Figure 4.2.12
Collector	Industrial Collector	Typology 13	Figure 4.2.13
Urban Centre			
	Main Street	Typology 14	Figure 4.2.14
Notes:			
1. Refer Table 3.4.4.2.1 - Road design standards for road design standards and Figure 3.4.1.4.1 - Road network for road network map of this planning scheme policy.			
2. The street landscape typologies show the location of footpaths and shared pedestrian/cycle paths. Principal and Major cycle routes will have either shared paths or an exclusive cycle path with a separate footpath alongside (refer note 7 in Table 3.4.4.2.1 - Road design standards of this planning scheme policy). This will necessitate a wider verge on one side of the road than shown in the typologies.			
* Collector and Arterial roads may be designated as multi-modal roads on secondary public transport routes (refer Figure 3.4.1.3.1 - Public transport network of this planning scheme policy). On multi-modal roads the parking/shoulder and bike lanes are replaced by 4.5m wide transit lanes.			

Table 4.2.3 - Strategies for street landscape typologies

Column 1 **Land use category**	**Column 2** **Strategies**
Non-urban	• Maintain view lines through appropriate selection of plants; • Plant trees to frame views; • Ensure new vegetation does not block views of existing features; • Locate new roads around significant vegetation; • Roads are to be widened in one direction in order to maintain roadside vegetation on a least one side; • Maintain wide verges incorporating drainage swales; • Maintain flush kerbs for natural drainage; • Supplement existing vegetation with informal clusters of street tree planting of native species; • Roundabout should incorporate native trees and shrubs; • Road shoulders should be grassed to enable slashing; • Kerb and channel and nature strips are avoided to reduce costs and maintain non-urban character; • Encourage wide verges with grassed or planted swales; • Utilise run off from surrounding property to irrigate vegetation; • Incorporate footpaths and cycle ways on main routes to centres and community facilities; • Utilise existing road side vegetation for shade to pedestrians; • Supplement existing vegetation with informal street tree and mass planting of native species; • Provide off road recreation trails on rural collector and arterial roads for safety and amenity.
Urban	• Street trees are to be incorporated into the road landscape where possible; • Where a street contains overhead power lines, shade trees and a footpath are to be located on the opposite side of the street; • Encourage the provision of wider verges or medians where possible to allow for street tree planting; • Utilise drought tolerant native plants; • Utilise low maintenance plants that do not require regular pruning; • Discourage the use of high fences adjacent to street so as to optimise surveillance and access from adjacent residential development to the street; • In locations where fences are required, mitigate the visual impact through landscape planting treatments; • Provide pedestrian permeability at the end of cul de sacs with casual surveillance; • Maintain native vegetation in a new developments where possible; • Reinforce existing native vegetation by planting indigenous species; • Improve access to community facilities with appropriate streetscape treatment and pedestrian access; • Define local identity through gateway tree planting and neighbourhood parks; • Provide shaded paths on at least one side of every street for pedestrians; • In existing development where wide verges are present, incorporate grassed or planted swales;

	• In new development, incorporate flush kerbs with bollards for water drainage into streetscape bioretention systems.
Industrial	• Retain appropriate vegetation in new developments; • Incorporate large scale street trees in road verges and kerb build outs; • Utilise planted medians; • Provide appropriate locations for bus stops with shade and seating; • Provide shaded pedestrian and cycle paths integrated with public transport routes; • Incorporate wide verges for planted swales and detention basin in new development; • Incorporate storage for appropriate water reuse; • Incorporate localised detention basins in existing development where possible; • Utilise flush kerbs and swales to roadside for streetscape bioretention systems
Centres	• Reduce car priority and road speed by reducing lane widths an increasing verge widths to allow for tree planting; • Combine street tree planting with other street furnishings such as seating and lighting; • Utilise street tree species that contribute to the character of the centre; • Create a streetscape that highlights the natural and cultural qualities of the local area to establish a strong identity; • Use drought tolerant plants; • Use low maintenance plants that do not require regular pruning; • Incorporate street trees into the street landscape to achieve continuous cover of the tree canopy over the footpath at maturity; • Widen verge space and incorporate kerb build outs or medians where possible to allow for street tree planting; • Convert existing garden beds into localised detention basins by breaking through kerbs in low points for water drainage into garden beds; • Incorporate permeable paving into hard stand areas; • Provide for irrigation from tank supply and or passive collection of runoff.

Figure 4.2.1 - Rural Access Road - Typology 1

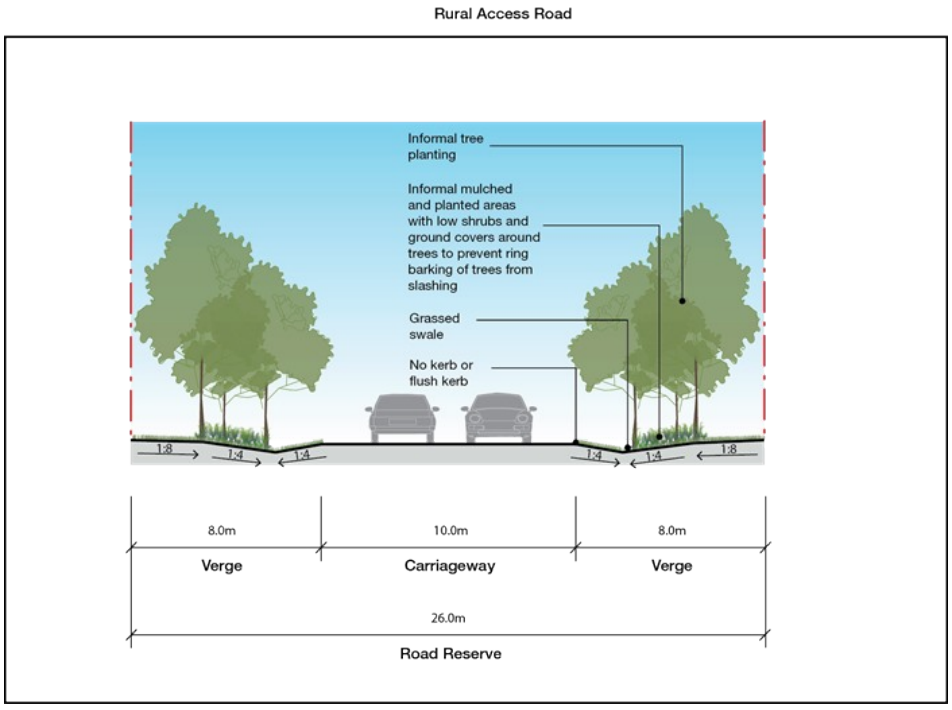


Figure 4.2.2 - Rural Collector - Typology 2

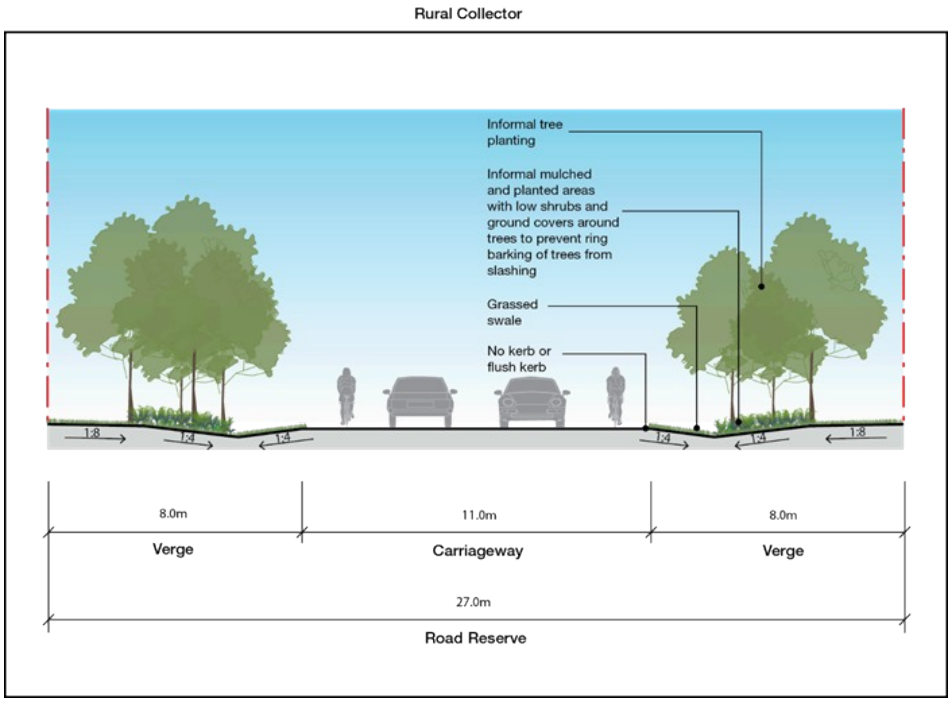


Figure 4.2.3 - Rural Arterial Single Carriageway - Typology 3

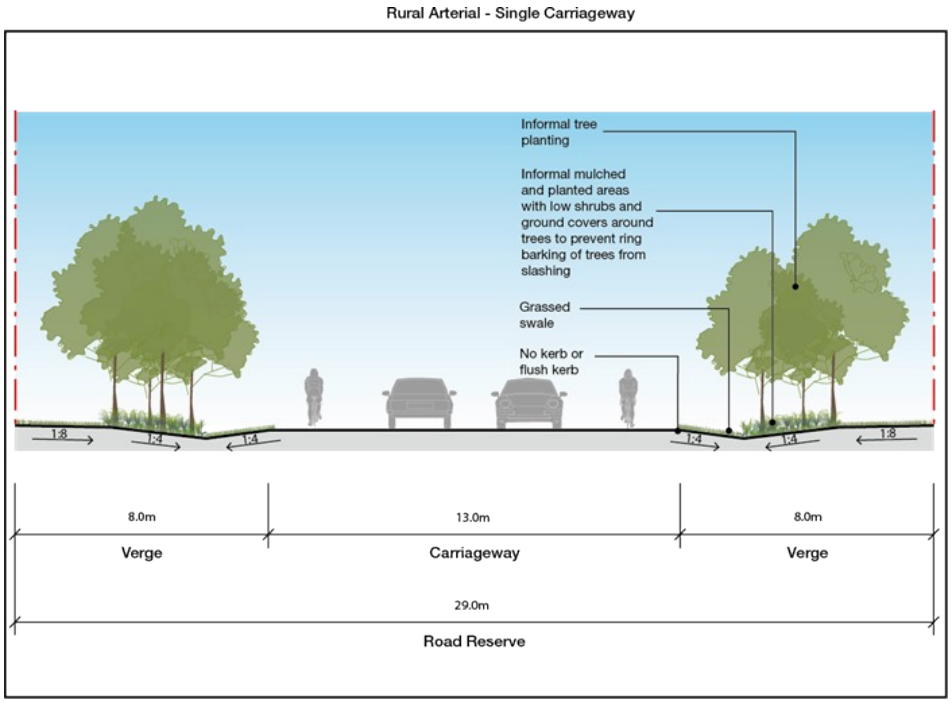


Figure 4.2.4 - Rural Arterial Dual Carriageway - Typology 4

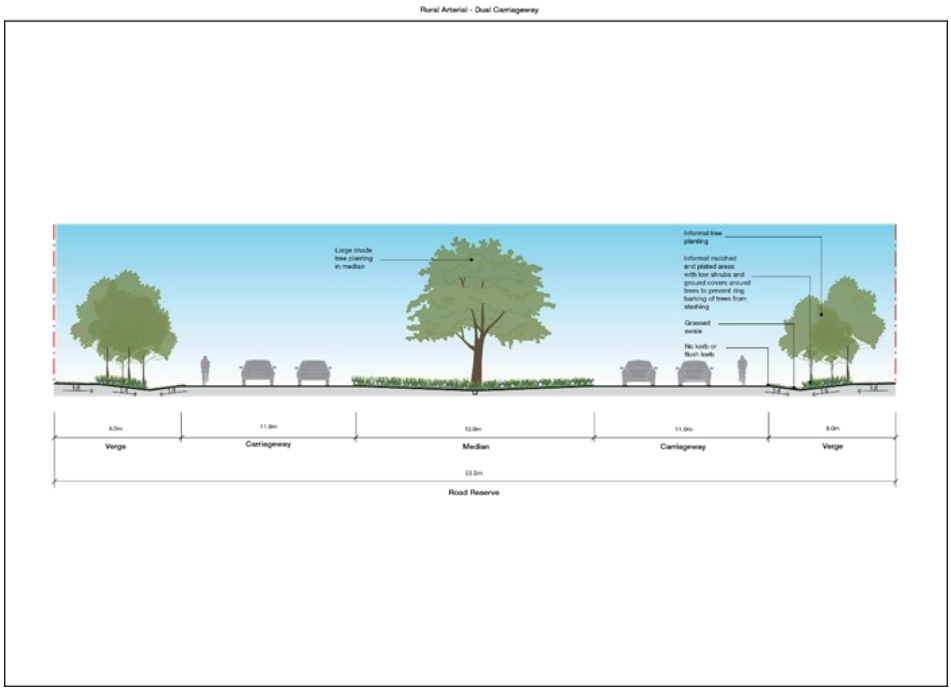


Figure 4.2.5 - Urban Access Street - Typology 5

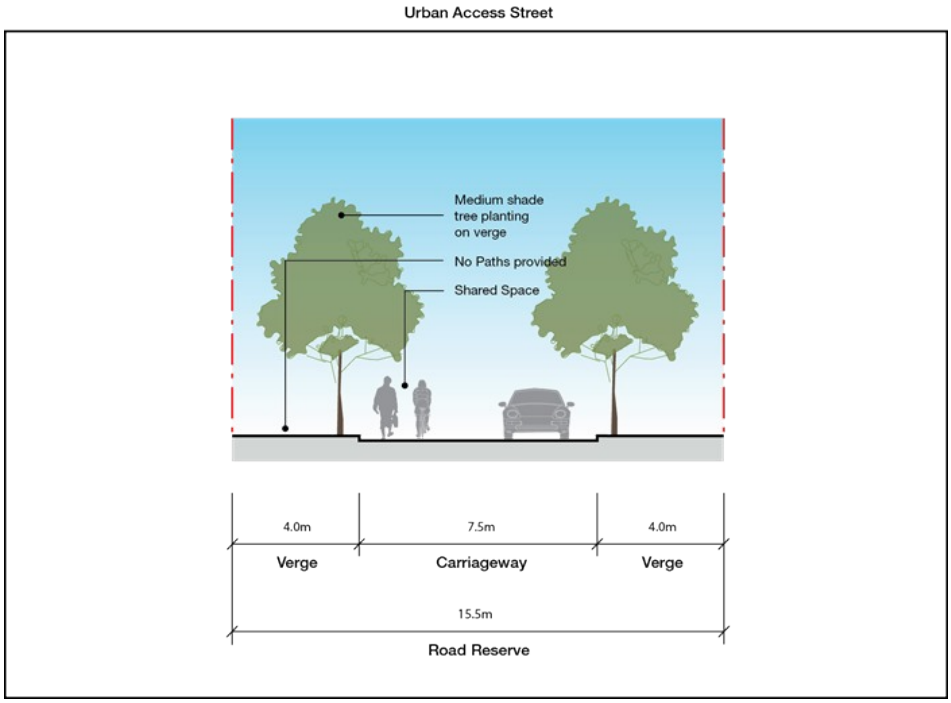


Figure 4.2.6 - Urban Access Road - Typology 6

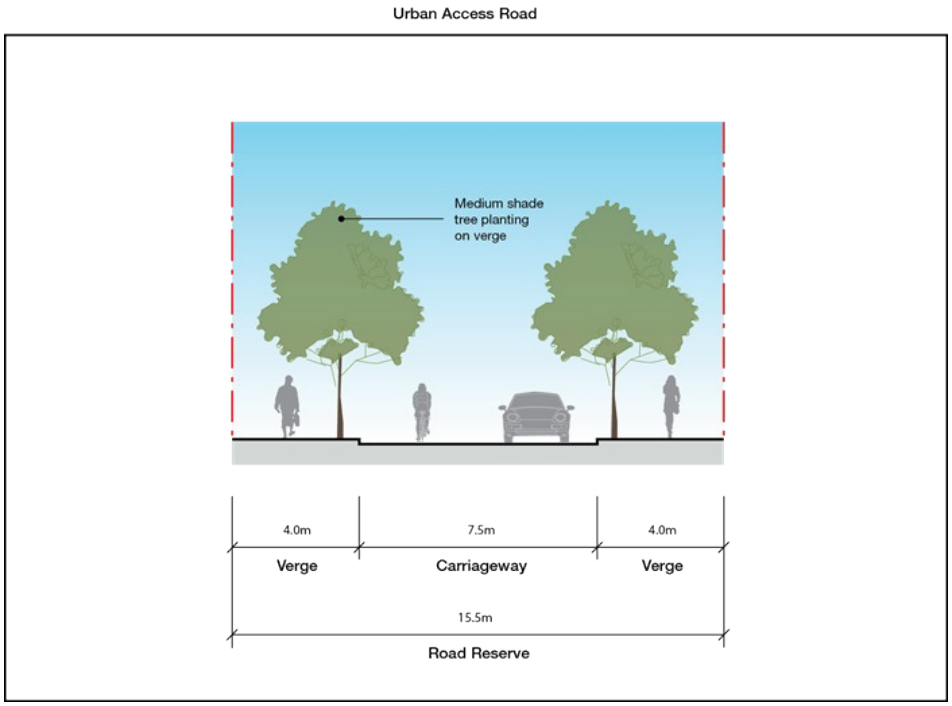


Figure 4.2.7 - Urban Neighbourhood Access Road - Typology 7

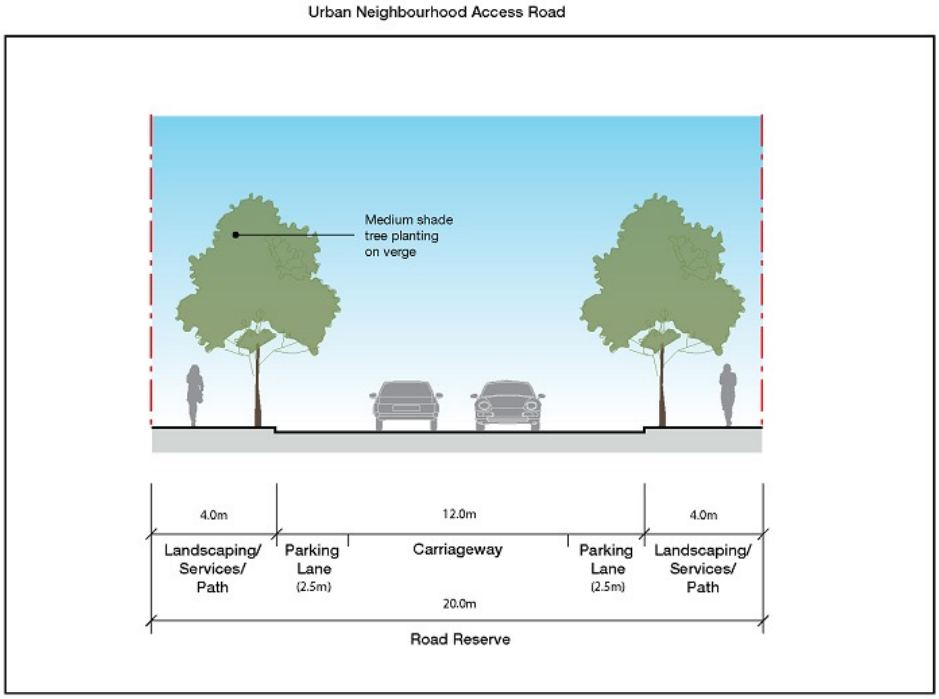


Figure 4.2.8 - Urban Collector Single Carriageway - Typology 8

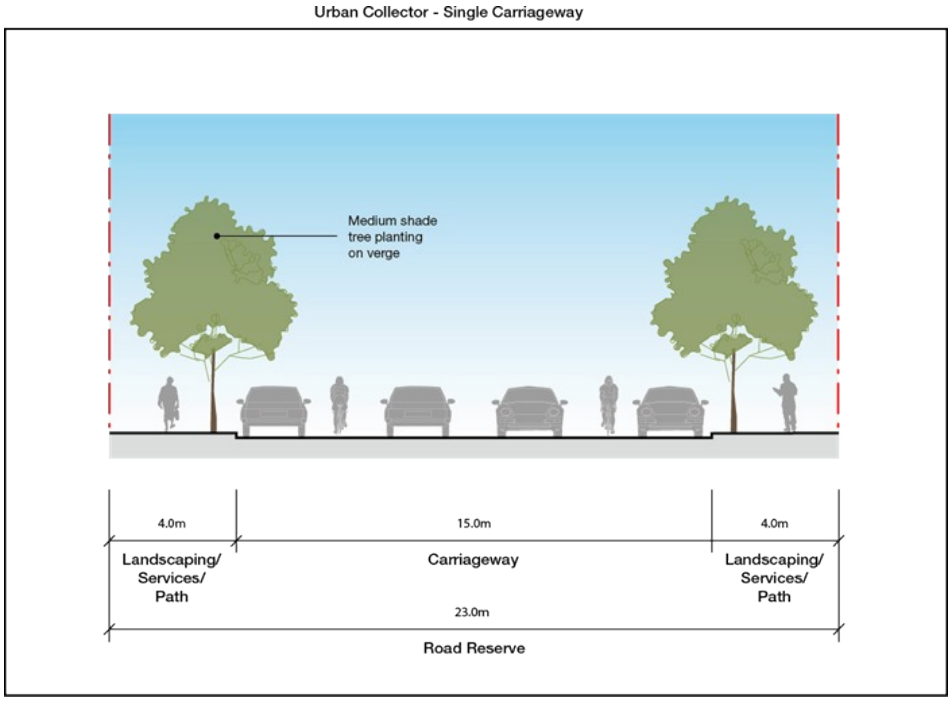


Figure 4.2.9 - Urban Collector Dual Carriageway - Typology 9

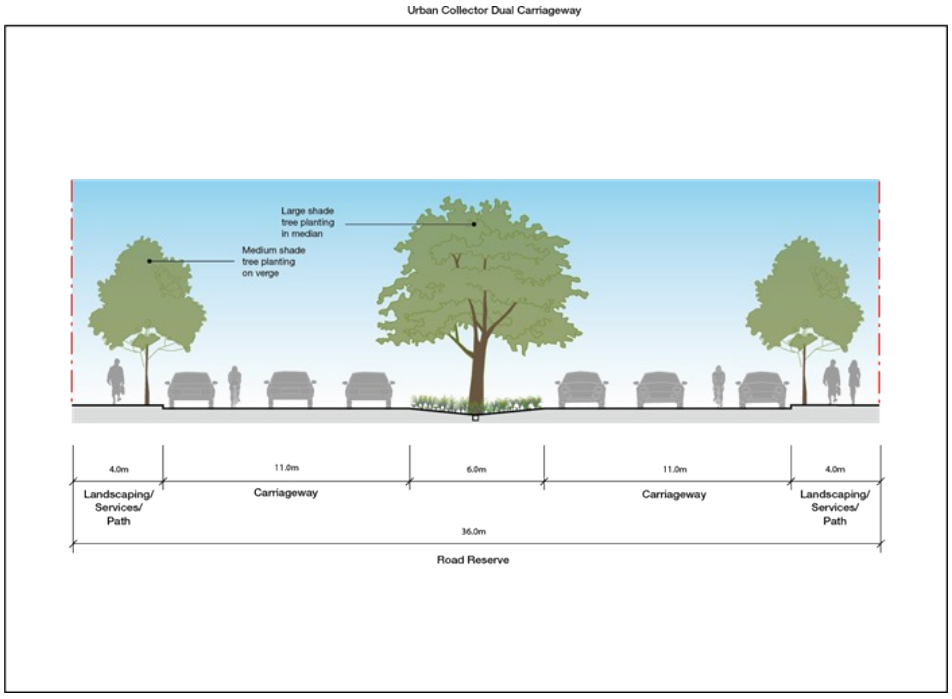


Figure 4.2.10 - Urban Arterial Single Carriageway - Typology 10

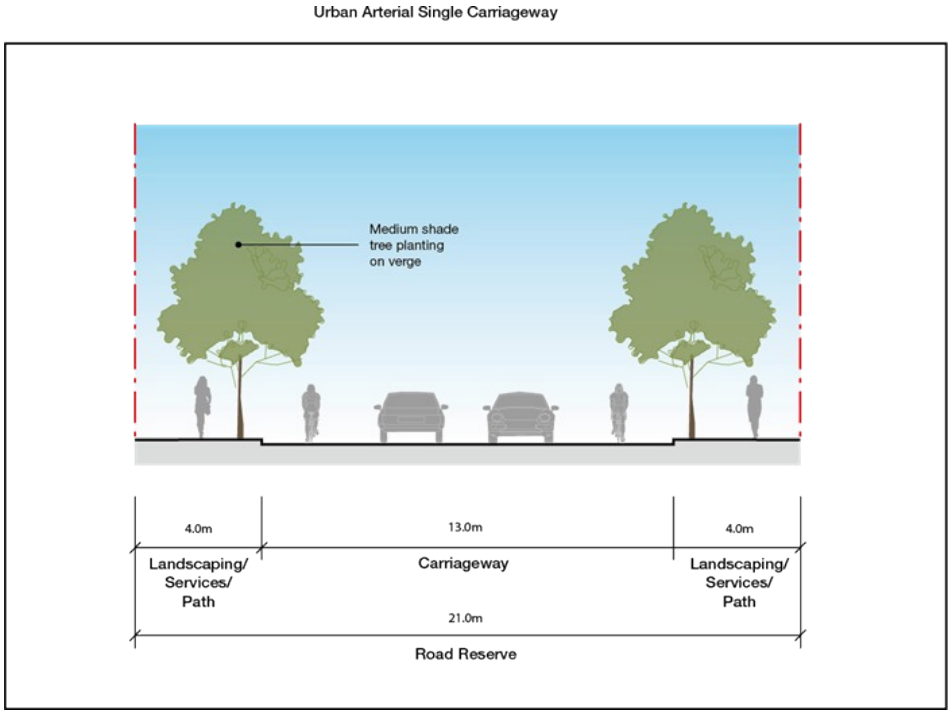


Figure 4.2.11 - Urban Arterial Dual Carriageway - Typology 11

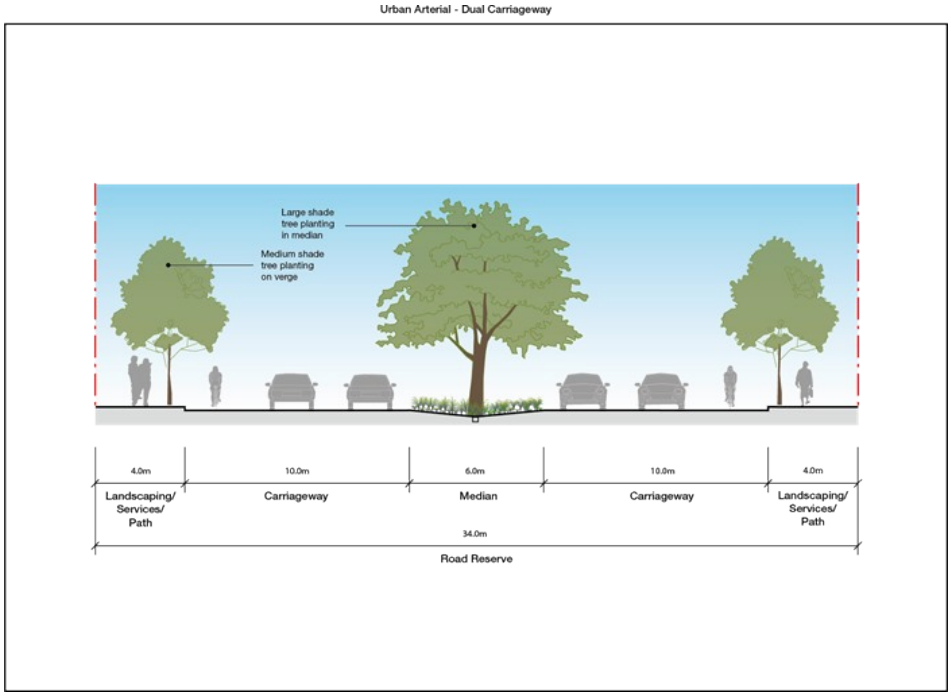


Figure 4.2.12 - Industrial Access - Typology 12

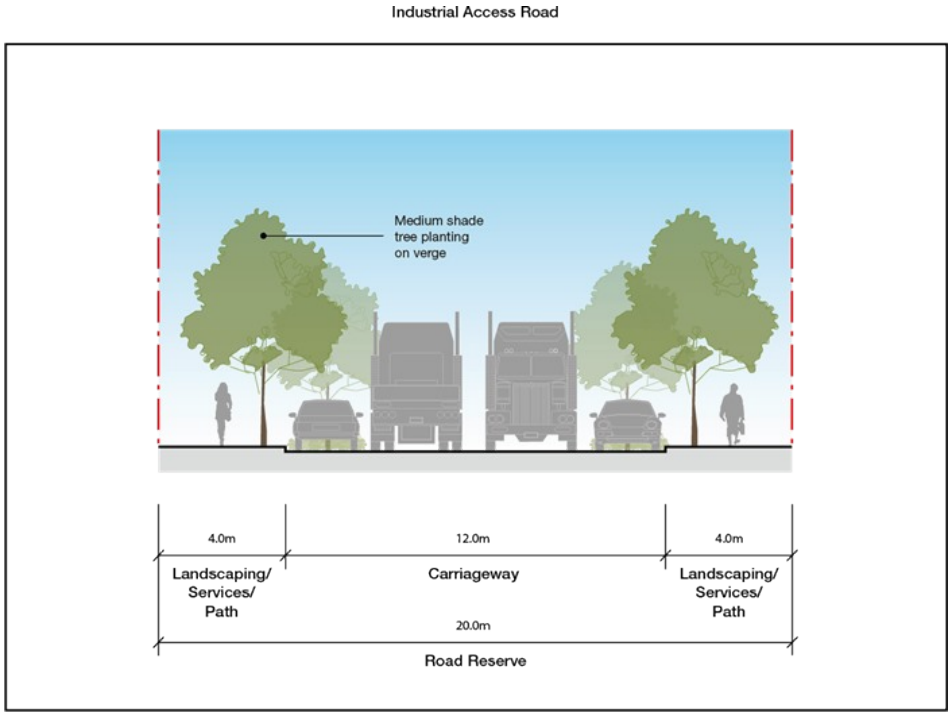


Figure 4.2.13 - Industrial Collector - Typology 13

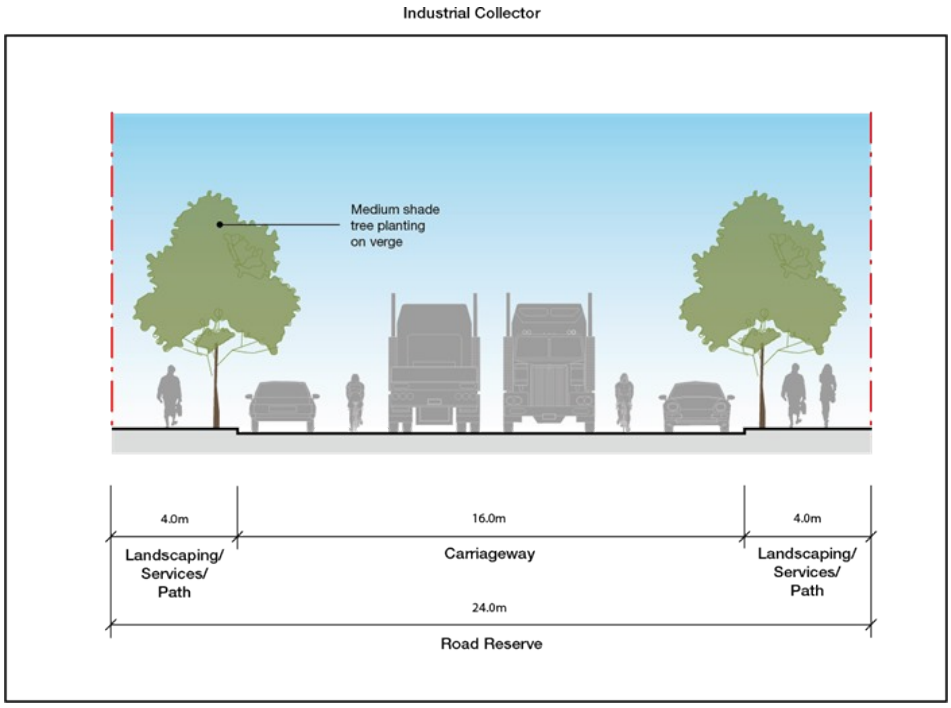


Figure 4.2.14 - Main Street - Typology 14

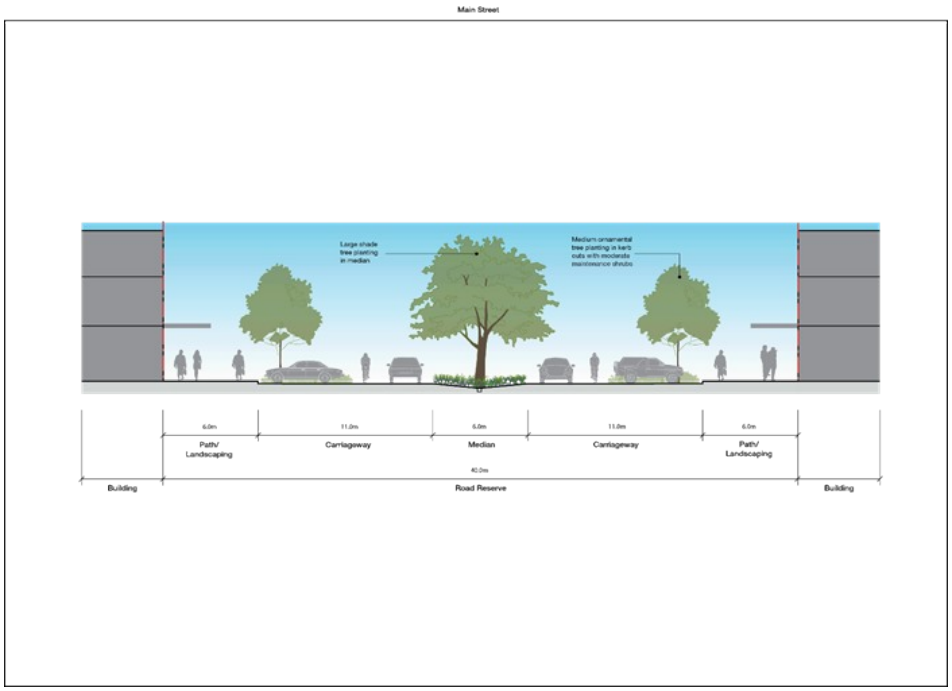


Figure 4.2.15 - Examples of indicative swales



Figure 4.2.16 - Indicative swale designs

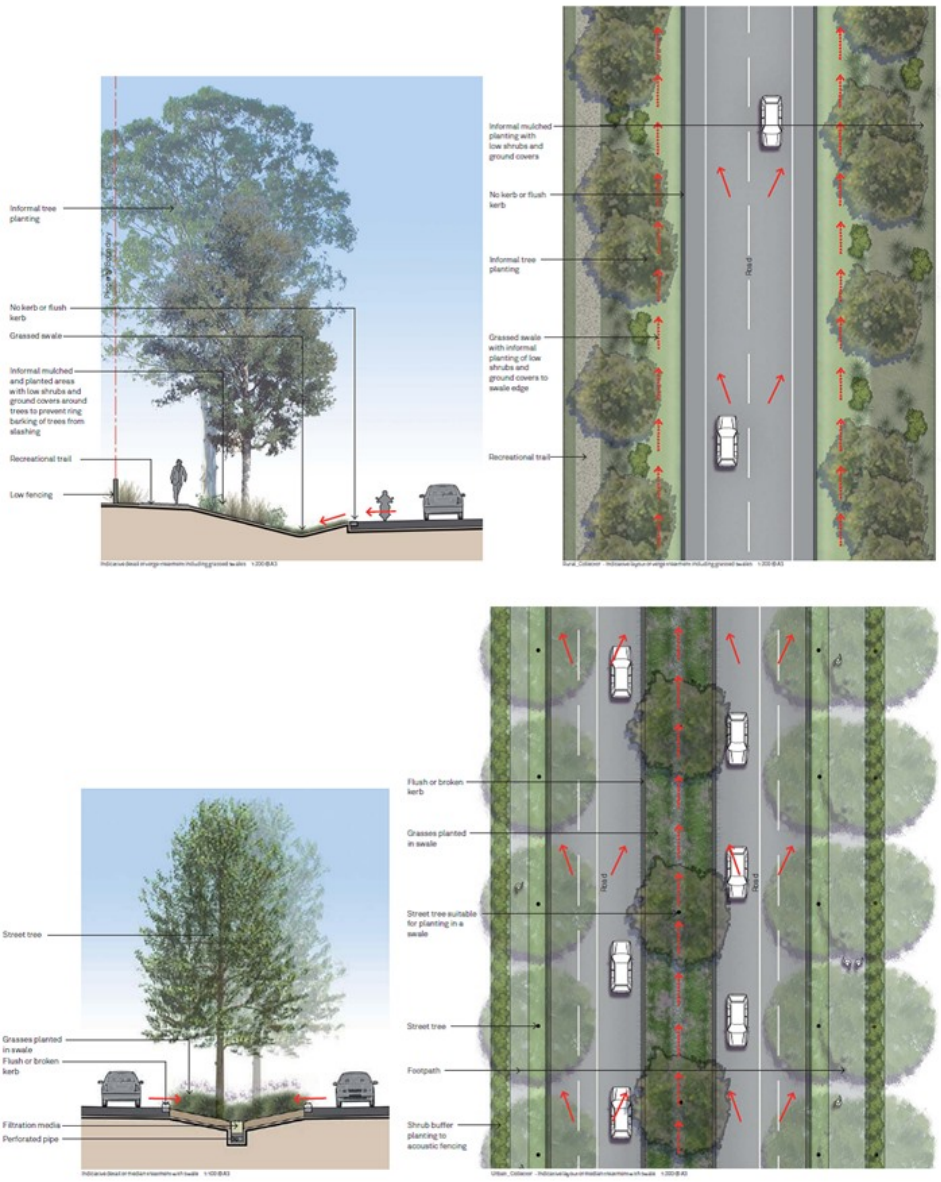


Figure 4.2.17 - Indicative bioretention basin design and examples

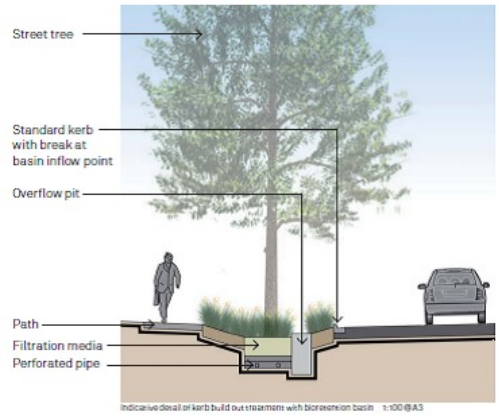
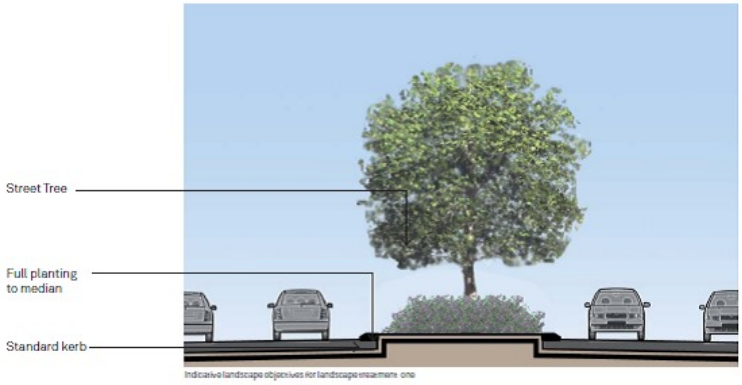




Figure 4.2.18 - Indicative centre median treatment one



Indicative landscape objectives for landscape treatment one

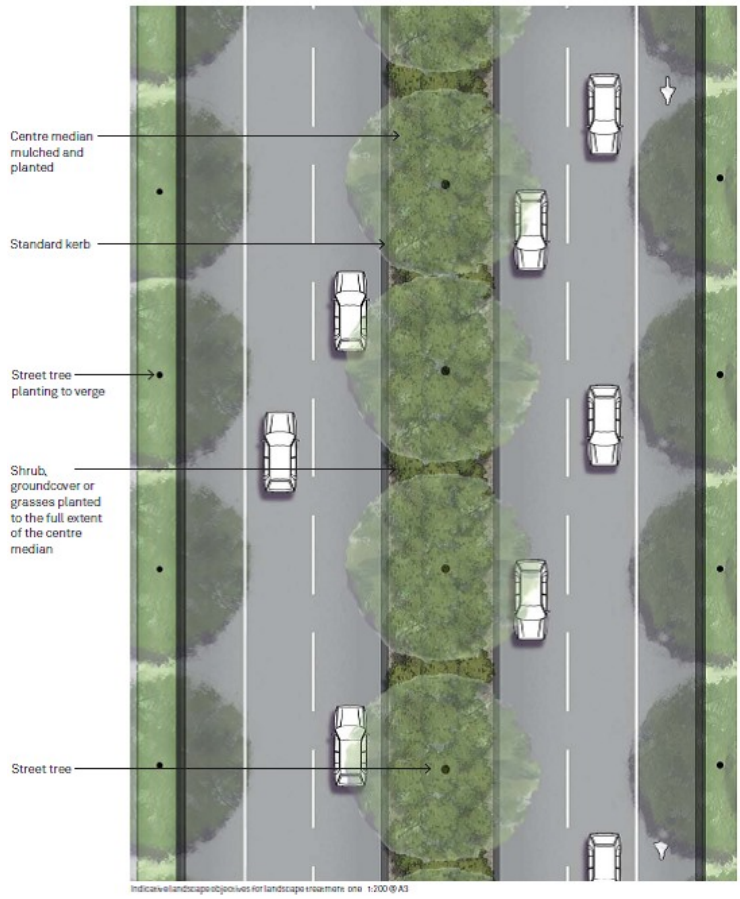
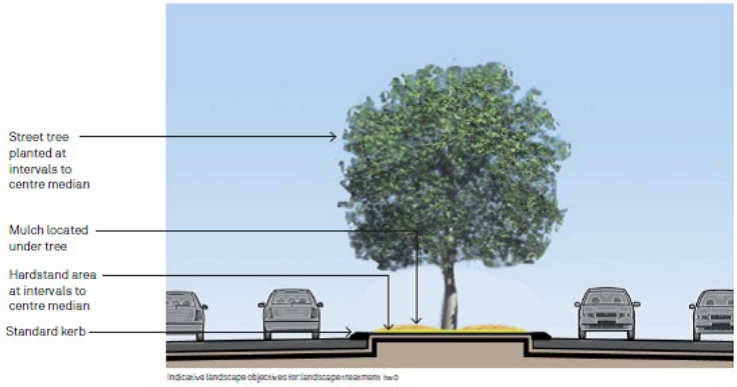


Figure 4.2.19 - Indicative centre median treatment two



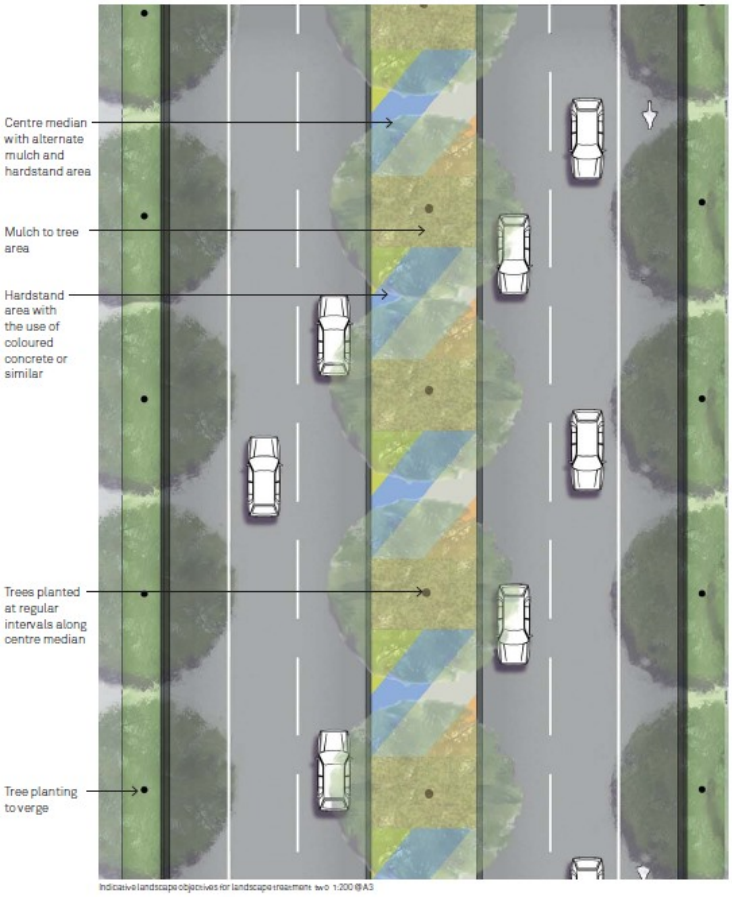
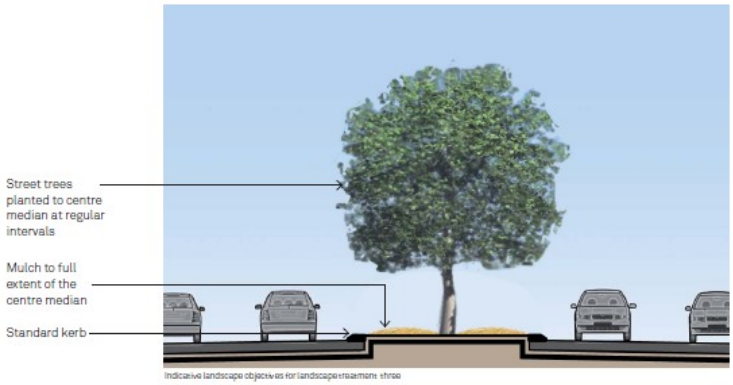


Figure 4.2.20 - Indicative centre median treatment three



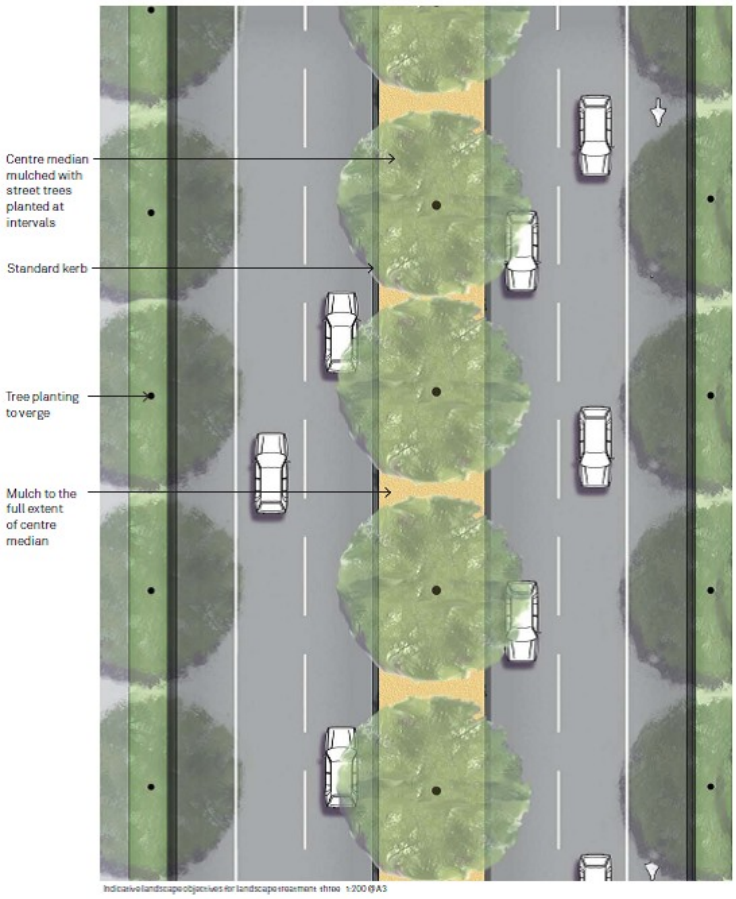


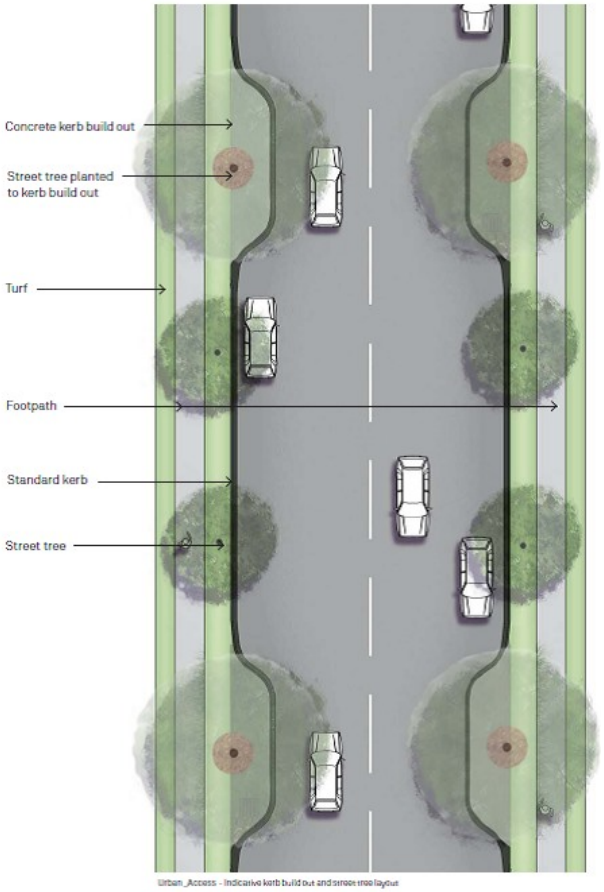
Figure 4.2.21 - Indicative kerb designs



Figure 4.2.22 - Indicative kerb build out designs



Urban_Access - Indicative kerb build out and street tree layout



Urban_Access - Indicative kerb build out and street tree layout

Table 4.2.4 - Indicative street tree list

Species	Common name	Suitable for:			
		Verge planting	Roundabout	Median planting	Under power lines
Allocasuarina littoralis	*Black sheoak*		✔	✔	
Allocasuarina torulosa	*Forest oak*		✔	✔	
Banksia integrifolia	*Coastal banksia*		✔	✔	
Barklya syringifolia	*Crown of gold*		✔	✔	
Brachychiton acerifolius	*Illawarra flame tree*	✔	✔	✔	✔
Backhousia citriodora	*Lemon scented myrtle*	✔			✔
Backhousia myrtifolia	*Cinnamon myrtle*				
Bolusanthus speciosus	*Tree wisteria*	✔			
Buckinghamia celsissima	*Ivory curl flower*	✔	✔	✔	✔
Callistemon salignus	*Willow bottlebrush*	✔			✔
Callistemon viminalis	*Weeping bottlebrush*	✔			✔

Casuarina cunninghamina	*River she-oak*		✔	✔	
Casuarina glauca	*Swamp oak*		✔	✔	
Cupaniopsis anacardiodes	*Tuckeroo*	✔			✔
Elaeocarpus reticulatis	*Blueberry ash*		✔	✔	
Elaeocarpus grandis	*Blue quandong*	✔			
Elaeocarpus emundi	*Smooth-leaved quandong*	✔	✔	✔	
Flindersia australis	*Crows ash*	✔	✔		
Fraxinus griffithii	*Griffith's ash*	✔			✔
Grevillea banksii	*Red silky oak*	✔			✔
Grevillea robusta	*Silky oak*		✔	✔	
Glochidion ferdinandii	*Cheese tree*	✔			
Harpullia pendula	*Tulipwood*	✔	✔		
Lagerstroemia indica	*Crape myrtle*	✔			✔
Lepiderema pulchella	*Fine-leaved tuckeroo*	✔			✔
Lophostemon confertus	*Brush box*	✔	✔		
Lophostemon suaveolens	*Swamp box*	✔			
Melicope elleryana	*Pink doughwood*	✔			
Neolitsea dealbata	*White bolly gum*	✔			
Notelaea longifolia	*Long-leaved mock olive*	✔			
Podocarpus elatus	*Plum pine*	✔	✔	✔	
Pullea stutzeri	*Hard alder*		✔	✔	
Rhodomyrtus psidioides	*Native guava*		✔	✔	
Schotia brachypetala	*Weeping schotia*	✔			✔
Stenocarpus sinuatus	*Firewheel tree*	✔	✔	✔	
Syzygium francisii	*Giant water gum*	✔			✔
Syzygium leuhmanii	*Small-leaved lilly pilly*	✔			✔
Tristaniopsis laurina	*Water gum*	✔			
Xanthostemon chrysanthus	*Golden penda*	✔			✔

Table 4.2.5 - Indicative shrub list

Species	**Common name**
Austromyrtus dulcis	Midyim
Banksia (Dwarf species)	Banksia
Bauhinia galpinii	Orchid tree
Bauhinia croymbosa	Orchid tree
Bauhinia multinervia	Petite bauhinia
Calliandra species	Powder puff
Callistemon species	Bottlebrushes
Callistemon salignus	White bottlebrush
Callistemon viminalis	Weeping bottlebrush
Camellia reticulata	Camellia
Cordyline rubra	Cordyline
Doryanthes excelsa	Gymea lily
Ficus microcarpa 'Green Island'	Chinese banyan
Hibiscus heterophyllus	Native hibiscus
Leptospermum species	Tea tree
Melaleuca species	Paperbarks
Strelitzia reginae	Bird of paradise
Syzgium australe 'Tiny Trev'	'Tiny Trev' lilly pilly
Westringia 'Wynyabbie Gem'	Coastal rosemary
Westringia fruticosa	Coastal rosemary

Table 4.2.6 - Indicative ground cover list

Species	**Common name**
Agapanthus varieties	Agapanthus
Brachyscome basaltica	Swamp daisy

Callistemon 'Little John'	Dwarf bottlebrush
Callistemon viminalis 'Rose Opal'	'Rose Opal' bottlebrush
Chrysocephalum apiculatum	Yellow buttons
Cissus antarctica	Kangaroo vine
Crinum pedunculatum	Swamp lily
Dietes bicolour	Fortnight lily
Eustrephus latifolius	Wombat berry
Evolvulus pilosus 'Blue Sapphire'	Shaggy dwarf morning glory
Gardenia radicans	Creeping gardenia
Geitonoplesium cymosum	Scrambling lily
Grevillea 'Poorinda Royal Mantle'	Grevillea 'Poorinda Royal Mantle'
Grevillea 'Red Ruby'	Grevillea 'Red Ruby'
Helichrysum species	Helichrysum
Hemerocallis hybrids	Daylilies
Hibbertia species	Guinea flower
Jasminium didymium subsp. racemosum	Native jasmine
Jasminium simplicifolium subsp. australiense	Native jasmine
Jasminium suavissimum	Native jasmine
Liriope muscari 'Evergreen Giant'	Turf lily
Liriope 'Stripy White'	Variegated turf lily
Myoporum ellipticum	Coastal myoporum
Myoporum parvifolium	Creeping boobialla
Pandorea jasminodes	Bower of beauty
Pandorea pandorana	Wonga wonga
Patersonia sericea	Silky purple flag
Pseuderanthemum variable	Love flower
Xerochrysum bracteatum	Golden everlasting

Table 4.2.7 - Indicative native grasses list

Species	Common name	Use in streetscape bioretention systems
Carex appressa	Tall sedge	✔
Crinum pedunculatum	Swamp lily	✔
Dianella caerulea	Blue flax lily	✔
Dianella revolute 'Little Rev'	'Little Rev' lily	
Dianella revolute var. revoluta	Flax lily	
Gahnia sieberiana	Red-fruited saw sedge	✔
Isolepsis nodosa	Knobby club rush	✔
Juncus flavidus	Yellow rush	✔
Juncus usitatus	Common rush	✔
Lepidosperma laterale	Variable sword sedge	✔
Lomandra confertifolia	Mat rush	
Lomandra filiformis	Wattle mat-rush	✔
Lomandra hystrix	Slender mat rush	✔
Lomandra longifolia	Mat rush	✔
Lomandra multiflora	Club rush	✔
Ottochloa gracillima	Graceful o*ttochloa*	
Persicaria decipiens	Slender knotweed	✔
Poa labillardieri	Common tussock grass	✔
Themeda australis cv 'Mingo'	Dwarf blue kangaroo grass	
Themeda trianda	Kangaroo grass	✔

Part 5 Local government infrastructure work

5.1 Preliminary

5.1.1 Purpose of Part 5

1. The purpose of Part 5 - Local government infrastructure work of this planning scheme policy is to identify:
   a. the administrative steps for carrying out local government infrastructure work;
   b. the inspections and testing regime for local government infrastructure work;
   c. when local government infrastructure work will be accepted on-maintenance;
   d. when local government infrastructure work will be accepted off-maintenance.

5.2 Pre-construction

5.2.1 Pre-start meeting

1. The person who has the benefit of the development approval must ensure that a pre-start meeting is conducted on the premises between the engineer, the consultant and the contractor before the local government infrastructure work commences on the premises (the pre-start meeting).
2. The pre-start meeting must be based on an agenda which includes:
   a. the introduction of the engineer, consultant and contractor;
   b. a review of the conditions of the development approval;
   c. a review of the standard specifications applicable to the local government infrastructure work;
   d. the inspection and identification of any areas of park or plants which are to be retained on the premises;
   e. a review of the proposed sediment and erosion control measures;
   f. the provision of job construction details and the construction program to the engineer by the consultant;
   g. discussion of workplace health and safety issues;
   h. the provision of the name of the responsible contractor to the engineer, who has received a notice of appointment of principal contractor under the *Workplace Health and Safety Act 2011* by the consultant;
   i. any other relevant matters specified by the person who has the benefit of the development approval, the consultant, the engineer and the contractor.
3. The person who has the benefit of the development approval must, at least 24 hours before the local government infrastructure work commences on the premises, advise the local government of:
   a. the name, address, telephone number and after hours telephone number of the consultant supervising the local government infrastructure work;
   b. the name, address, telephone number and after hours telephone number of the contractor and any major sub-contractor carrying out the local government infrastructure work;
   c. the intended date of commencement of the local government infrastructure work and the contract period.

5.3 Inspection and testing

5.3.1 Compliance with inspection and testing plan

1. The person who has the benefit of the development approval must comply with the inspection and testing plan for engineering work in:
   a. Table 5.3.1.1 - Part 1 of inspection and testing plan of this planning scheme policy;
   b. Table 5.3.1.2 - Part 2 of inspection and testing plan of this planning scheme policy;
   c. Table 5.3.1.3 - Part 3 of inspection and testing plan of this planning scheme policy.
2. The results of each test must:
   a. meet the specified standard;
   b. be repeated after removal work has been carried out if a test does not meet the specified standard;
   c. for water supply and sewerage infrastructure, be undertaken by a REPQ Consultant Engineer (i.e. supervise, conduct inspections and testings) in accordance with Table 5.3.1.1 - Part 1 of inspection and testing plan of this planning scheme policy.
3. Water and sewerage infrastructure inspection and testing is required to comply to the requirements in the South East Queensland Water Supply and Sewerage Design and Construction Code.
4. The REPQ Consultant Engineer may conduct audit inspections on all donated water supply and sewerage asset installations at the discretion of the Engineer.

Table 5.3.1.1 - Part 1 of inspection and testing plan

Column 1 **Element of works**		**Column 2** **Test**	**Column 3** **Standard**	**Column 4** **Frequency**
Bulk filling and excavation				
Lot filling	Quality of material	Visual.		*AS 3798: 2007: Guidelines on earthworks for commercial and residential developments,* Table 8.1 Type 1
	Compaction	AS 1289.5.1.1: 2003: Methods of testing soils for engineering purposes - Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using standard compactive method.	95% Standard	
Filling of a dam	Compaction	AS 1289.5.1.1: 2003: Methods of testing soils for engineering purposes - Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using standard compactive method	95% Standard	*AS 3798: 2007: Guidelines on earthworks for commercial and residential developments,* Table 8.1 Type 1
Roads and stormwater drainage				
Road embankments and fill	Quality of material	Grading, Atterberg Limits, and 4 day soaked CBR tests (in situ)	AS 3798:2007: Guidelines on earthworks for commercial and residential developments	One test per each job or one test per each type of material
	Compaction	AS 1289.5.1.1: 2003: Methods of testing soils for	Infrastructure code (Part 9) of the planning scheme	One test per every 100 metre length per 250 mm

		engineering purposes - Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using standard compactive method	and this planning scheme policy	layer. Minimum 2 tests per layer
		Proof rolling	No discernible movement	One test per each layer
	Profile and depth	String line	Infrastructure code (Part 9) of the planning scheme and this planning scheme policy	Every 20 metres
Subgrade	Quality of material - subgrade replacement	Grading, Atterberg Limits, and 4 day soaked CBR tests (in situ)	Infrastructure code (Part 9) of the planning scheme and this planning scheme policy	One test per each job or one test per each type of material
	Compaction 300mm below the subgrade level	AS 1289.5.1.1: 2003: Methods of testing soils for engineering purposes - Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using standard compactive method	95 percent Standard	One test per 100m length, Minimum 2 tests for any job
		Proof Rolling	No discernible movement	One test per each job
	Compaction at the subgrade level	AS 1289.5.1.1: 2003: Methods of testing soils for engineering purposes - Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using standard compactive method	100% Standard	One test per 100m length, Minimum 2 tests for any job
		Proof rolling	No discernible movement	One test per each job
	Profile and depth	String line	Infrastructure code (Part 9) of the planning scheme and this planning scheme policy	One test every 20 metres
Sub-base and base layers	Quality of Material	Grading, Atterberg Limits, and 4 day soaked CBR tests	Infrastructure code (Part 9) of the planning scheme and this planning scheme policy	The higher of: • one test per each job; • one test per each type of material; or • one test per 500 Cu.M
	Compaction.	AS 1289.5.1.1: 2003: Methods of testing soils for engineering purposes - Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using standard compactive method	Infrastructure code (Part 9) of the planning scheme and this planning scheme policy	One test per 100m length of road per 250mm layer. Minimum 2 tests for any job
Level and grades		Proof rolling	No discernible movement	One test per each job.
	Profile and depth	String line/Electronic level	Infrastructure code (Part 9) of the planning scheme and this planning scheme policy	One test every 20 metres

Table 5.3.1.2 - Part 2 of inspection and testing plan

Column 1 **Element of works**		**Column 2** **Test**	**Column 3** **Standard**	**Column 4** **Frequency**
Wearing surface	Quality of material	Mix analysis	-	One test per 500 tonne
	Compaction and thickness. Horizontal and vertical alignment profile	String line	Infrastructure code (Part 9) of the planning scheme and this planning scheme	One test every 20 metres
Sub-soil drain	Pipe	AS 2439.1: 2007: Perforated plastics drainage and effluent pipe and fittings- perforated drainage pipe and associated fittings AS 2439.2: 2007: Perforated plastics drainage and effluent pipe and fittings - Perforated effluent pipe and associated fittings for sewerage applications	Infrastructure code (Part 9) of the planning scheme and this planning scheme	-
	Filter material	Grading	Infrastructure code (Part 9) of the planning	One test per each job

			scheme and this planning scheme	
	Cleaning joints and markers	Visual	-	-
Kerb and channel	Horizontal and vertical alignment	Levels and grades	Infrastructure code (Part 9) of the planning scheme and this planning scheme	Sufficient readings for control
Road crossing conduits	Location markers	Visual	Infrastructure code (Part 9) of the planning scheme and this planning scheme	Each conduit
Stormwater drainage	Location of structures, FL and IL, of structure	Survey	Infrastructure code (Part 9) of the planning scheme and this planning scheme	Each Structure
	Bedding material	Visual	Infrastructure code (Part 9) of the planning scheme and this planning scheme	One test per each job
	Drainlines	Visual and video check	Infrastructure code (Part 9) of the planning scheme and this planning scheme	One test per each job
Topsoiling and grassing	-	Visual	Infrastructure code (Part 9) of the planning scheme and this planning scheme	Once
All works prior to "on-maintenance"	-	Visual	Infrastructure code (Part 9) of the planning scheme and this planning scheme	Once

Table 5.3.1.3 - Part 3 of inspection and testing plan

Column 1 Element of works		Column 2 Test	Column 3 Standard	Column 4 Frequency
Water Supply Infrastructure				
Water supply pipelines and fittings	Quality of materials.	Visual and Supplier certificate	South East Queensland Water Supply & Sewerage Design & Construction Code (SEQ-Code) and Approved engineering documentation of Development.	Each delivery for each type of material
	Type of materials	Infrastructure Products and Material (IPAM) list of the South East Queensland Water Supply & Sewerage Design & Construction Code		
	Boundary set out, Horizontal and vertical alignments, pipe covers	Survey, visual		The whole of all the alignments
	Pipeline, valves, hydrants, bends, scours	Survey, visual		Each item
Water supply pipe laying	Bedding material	Grading	South East Queensland Water Supply & Sewerage Design & Construction Code and Approved engineering documentation of Development.	Each delivery for each type of material
	Bulkhead and trench stops	Visual		Each items
	Thrust blocks - size and location	Visual, photographic (for submission to the Engineer prior to on maintenance)		Before concrete pour
	Backfilling and compaction	AS 1289.5.1.1:2003; Method of testing soils for engineering purposes - Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using standard compactive method	South East Queensland Water Supply & Sewerage Design & Construction Code [Where trenching across Council roads or facilities occurs refer Infrastructure Code (s9.4.3) and Planning scheme policy 5 - Infrastructure]	One test per 300 metre length and one test on each road crossing
	Thrust boring, enveloper pipe, thrusting work, grout fill works	Visual	South East Queensland Water Supply & Sewerage Design & Construction Code and the requirements of the owner of the infrastructure under which the bore is made	All thrust bore installation
	Pressure test	Pressure test	South East Queensland Water Supply & Sewerage Design & Construction Code	All pipelines.
	Water Quality	Bacteriological and chemical test(s)		
		Disinfection		
Water supply pump Station	Structure base and wall, reinforcing steel	Visual	South East Queensland Water Supply & Sewerage Design & Construction Code	Each item.
	Mechanical, electrical and commissioning.	Commissioning Plan.	South East Queensland Water Supply & Sewerage Design & Construction Code - IPAM list and Asset Information Specification.	Each component and the pumping station in its entirety.
		Decommissioning plan, unless otherwise agreed, to the water service providers satisfaction	Decommissioning Plan to be determined in discussion with water service provider and developer.	Each component and the pumping station in its entirety

Wastewater/Sewerage Infrastructure				
Wastewater pipelines and fittings	Quality of material	Visual and supplier certificate	South East Queensland Water Supply & Sewerage Design & Construction Code	Each delivery for each type of material
	Type of material	Infrastructure Products and Material (IPAM) list of the South East Queensland Water Supply & Sewerage Design & Construction Code		
Wastewater pipelines and fittings	Boundary set, horizontal and vertical alignments, pipe covers	Survey and visual	South East Queensland Water Supply & Sewerage Design & Construction Code and Approved engineering documentation of Development	The whole of all the alignments
	Manholes, shafts, access chambers, junctions, invert and finished levels	Survey and visual.		Each item.
Wastewater pipe laying	Pipelines, bends	Survey and visual	South East Queensland Water Supply & Sewerage Design & Construction Code And Approved engineering documentation of Development	The whole alignment and Each item
	Bedding material	Grading, visual, supplier certificate		Each delivery for each type of material
	Bulkhead, trench stops	Visual, photographic (for submission to the Engineer prior to on maintenance)		Each item
	Backfill and compaction	AS 1289.5.1.1:2003; Method of testing soils for engineering purposes - Soil compaction and density tests - Determination of the dry density/moisture content relation of a soil using standard compactive method	South East Queensland Water Supply & Sewerage Design & Construction Code [Where trenching across Council roads or facilities occurs refer Infrastructure Code (s9.4.3) and Planning scheme policy 5 - Infrastructure]	One test per 300m length and one test on each road crossing
	Thrust boring, enveloper pipe, thrusting work, grout fill works	Visual	South East Queensland Water Supply & Sewerage Design & Construction Code and the requirements of the owner of the infrastructure under which the bore is made	All thrust boring works
	All sewer installation	Pressure test and Vacuum test	South East Queensland Water Supply & Sewerage Design & Construction Code	All pipelines
	CCTV	Video and report (for submission to the Engineer prior to On Maintenance)		As described in SEQ-Code Asset Information Specification
Wastewater pump station	Wet well base and wall construction, reinforcing, steels, cabinets	Visual.	South East Queensland Water Supply & Sewerage Design & Construction Code	Each item
	Mechanical, electrical and commissioning	Commissioning Plan	South East Queensland Water Supply & Sewerage Design & Construction Code, SEQ-Code IPAM list and SEQ-Code Asset Information Specification	Each component and the pumping station in its entirety
		Decommissioning plan, unless otherwise agreed, to the water service providers satisfaction	Decommissioning Plan to be determined in discussion with water service provider and developer	Each component and the pumping station in its entirety

5.3.2 Sub-grade evaluation test results

1. The person who has the benefit of the development approval must, prior to commencing any work on a pavement, provide to the engineer the results of the sub-grade evaluation tests at the approximate box level and recommended pavement depth in accordance with the standard specifications in Part 3 - Standards of this planning scheme policy.

5.3.3 Sub-grade inspection

1. The person who has the benefit of the development approval must ensure that before the placement of the pavement materials, the consultant and the local government inspect the sub-grade (*the sub-grade inspection*).
2. The sub-grade inspection must include:
   a. the checking of the service conduit locations against the markers, if the kerb and channel is in place;
   b. the determination of the location of the mitre drains and the side drains;
   c. the proof rolling of the bottom of the box after compaction;
   d. the checking of the box depths;
   e. the checking of the sub-grade levels and the crossfalls;
   f. the checking of all related works.
3. The person who has the benefit of the development approval must at the time of the sub-grade inspection, provide to the engineer:
   a. the sub-grade compaction test results;
   b. the trench backfill compaction test results.

5.3.4 Pre-seal inspection

1. The person who has the benefit of the development approval must ensure that before the pavement is sealed the developer, consultant and local government, in the presence of the contractor, inspect the pavement (the pre-seal inspection).
2. The pre-seal inspection must include:
   a. an inspection of the base course gravel after compaction, including, if required by the engineer, a review of the compaction test results and the gravel quality test results for the base, sub-base and select fill courses;
   b. an inspection of the pavement surface before priming takes place to ensure that the profile is correct and the surface is suitable for priming in accordance with the standard specifications in Schedule 3 (Standard specifications) of this planning scheme policy;
   c. before priming takes place:
      i. the checking and testing of the side drains and the mitre drains by the engineer and the consultant;
      ii. the checking of the conduit markers against the service conduits by the engineer and the consultant;
      iii. the completion of the stormwater drainage works affecting the roadworks;

iv. the completion and certification of all pipe and services crossing roadworks as correctly located by the consultant;
v. the certification of the kerb and channel line and levels as being within the permitted tolerances by the consultant;
vi. the checking of the intersection contouring.

3. The person who has the benefit of the development approval must ensure that before the pre-seal inspection occurs, the local government has approved:
   a. the proposed application rates of primer and binder and the spread rates of pre-coated aggregate for spray seal, if the pavement is a spray seal construction;
   b. the proposed application rates of primer and the results of mix acceptance tests for asphaltic concrete, if the pavement is an asphaltic concrete construction.

5.3.5 Landscaping work inspections

1. The person who has the benefit of the development approval must ensure that the engineer and the landscape architect inspect:
   a. the means of protection of plants before the pre-start meeting;
   b. the completion of the setting out;
   c. the sub-soil drainage prior to backfilling;
   d. the irrigation trenching and system testing prior to backfilling;
   e. the commissioning of the irrigation system;
   f. the installation or construction of hardworks;
   g. the planting including grassing, hydroseeding and turfing;
   h. the cultivation or preparation of sub-grade prepared prior to the placing of topsoil, paving materials or footings.

5.3.6 On-maintenance inspections

1. The person who has the benefit of the development approval must ensure that:
   a. at the end of the construction of the local government infrastructure works the local government carries out an on-maintenance inspection;
   b. live connection to existing live sewers or water supply mains shall not be made until the requirements of the SEQ Water Supply and Sewerage Design and Construction Code Asset Information Specification have been met for the infrastructure up to the point of the remaining connection works;
   c. on maintenance inspection shall not be made until the information requirements of the SEQ Water Supply and Sewerage Design and Construction Code have been met unless otherwise agreed by the water service provider.
2. The on-maintenance inspection must include:
   a. for roadworks, and any landscaping not approved as a separate Operational works approval, an inspection of:
      i. the as constructed drawings;
      ii. the maintenance program;
      iii. the grades and profiles of the roads and the paths;
      iv. the topsoiling and seeding of the verges and other areas shown on the approved drawings;
      v. the asphaltic concrete texture and the finish;
      vi. the road signs and the line-marking;
      vii. the lot survey pegs;
      viii. the sub-soil drains, clean out points and outlets;
      ix. tree planting on roads;
      x. the conduit markers against the lot survey pegs;
      xi. retaining walls (Local government infrastructure only);
      xii. WSUD (Local government infrastructure only);
      xiii. the filling and excavation;
      xiv. the removal of rubbish, stockpiles and other deleterious materials;
      xv. the final trimming;
      xvi. the topsoil and grass coverage;
      xvii. the structures including bridges, culverts, earth mounds and the like;
      xviii. the low profile fencing and locking posts and rails;
      xix. the irrigation system, including backflow prevention devices and taps in parks;
      xx. the paths, pathways and cycleways;
      xxi. the premises to ensure that they are clean, tidy, free of rubbish, rocks, sticks and unauthorised stockpiles;
      xxii. filling and excavation to ensure that they are free draining and in accordance with the approved drawings;
      xxiii. the integrity of an area identified in the approved drawings or by the engineer as an environmentally significant area;
      xxiv. other salient items;
   b. for stormwater drainage, an inspection of:
      i. the roads, pipes, structures and flowpaths to ensure that they are clear of silt and debris;
      ii. the roads, pipes, structures and kerbs as flow paths to ensure that they are not subject to ponding;
      iii. the turfing of turfed areas shown on the approved drawings;
      iv. the pipes to ensure they are laid straight to grade and line;
      v. the pipes to ensure they are not damaged;
      vi. the pipes to ensure that the pipe penetration to a manhole is finished off;
      vii. the quality of the concrete work;
      viii. the quality of the render work;
      ix. manhole lids to ensure that they comply with the standard specifications;
      x. the correct drop through manholes;
      xi. gullies and grates;
      xii. overland flow paths;
      xiii. the opening of GPTs to ensure cleanliness ;
      xiv. the CCTV of the complete stormwater network;
      xv. the water quality control measures;
      xvi. the as-constructed drawings if available;
   c. for landscaping, an inspection of:
      i. the maintenance program;
      ii. the landscaping;
      iii. the topsoil and grass coverage (parks only);
      iv. the irrigation system, including backflow prevention devices and taps in parks;
      v. the paths, pathways and cycleways within parks;
      vi. the water quality control WSUD planting only;
   d. for water supply reticulation the testing and inspection of:
      i. alignment and location check of system;
      ii. hydrants and valves in accordance with the approved design and the South East Queensland Water Supply and Sewerage Design and Construction Code;
      iii. hydrant, valve and property service locations markers completed;
      iv. specialised infrastructure complete (pumps, PRV's, reservoirs, etc);
      v. pressure and Water Quality Testing results have been carried out in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and that these results be submitted with an accompanying plans ('as constructed'), for approval prior to any domestic connections to allotments;
   e. for Sewerage Reticulation the testing and inspection of:
      i. alignment and location check of the system;
      ii. manholes have been constructed in accordance with the Approved Engineering Drawings and the South East Queensland Water Supply and Sewerage Design and Construction Code;
      iii. visual inspection of all sewer lines including benching;
      iv. where applicable pump and lift stations constructed in accordance with the Approved Engineering Drawings and the South East Queensland Water Supply and Sewerage Design and Construction Code with all pumping and electrical facilities in working order;
      v. pressure and testing results have been carried out in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code including (where applicable):
         A. air testing of sewers;

B. vacuum testing of manholes;
C. ovality testing of sewers;
D. hydraulic testing of pressure mains;
E. CCTV inspection report and video.

3. WSUD hand-over process shall be in accordance with the local government's guidelines.

5.3.7 Off-maintenance inspections

1. The person who has the benefit of the development approval must ensure that at the expiry of the maintenance period, the consultant and the engineer carry out an off-maintenance inspection (*an off-maintenance inspection*).
2. The off-maintenance inspection must include:
   a. for roadworks, an inspection of:
      i. the pavements and surfacing for deformation or damage;
      ii. the road signs and the line marking;
      iii. the tree planting on the road, where relevant;
      iv. the removal of rubbish and other deleterious materials;
      v. the drainage;
      vi. the structures including bridges, culverts, earth mounds and the like;
      vii. the low profile fencing and locking posts and rails;
      viii. the pathways and cycle paths;
      ix. the water quality control measures;
      x. the repairs of earlier defects;
      xi. the integrity of areas designated on the approved drawings or by the local government officer as environmentally significant areas;
   b. for stormwater drainage, an inspection of:
      i. the roads, pipes, structures and flow paths to ensure that they are clear of silt and debris;
      ii. the turfing of the verges and other turfed areas shown on the approved drawings;
      iii. the roads, pipes, kerb or flow paths to ensure there is no ponding;
      iv. the pipes for damage and movement;
      v. the reinforcing steel for exposure or corrosion;
      vi. the profile of overland paths;
      vii. the interallotment drainage system for damage or movement;
      viii. the manholes to ensure they are not buried or damaged;
      ix. the opening of GPTs to ensure cleanliness;
   c. for landscaping, an inspection of:
      i. the maintenance program;
      ii. the landscaping to ensure that it shows healthy growth typical for the species and season;
      iii. the removal of rubbish and other deleterious materials (parks only);
      iv. grass coverage which has 95 percent coverage for a seeded area and has 100 percent coverage for a turfed area;
      v. the irrigation system, including taps in parks;
      vi. the pathways and cycleways (parks only);
      vii. the water quality control measures planting only;
   d. for Water Supply Reticulation an inspection of:
      i. hydrants, valves and other fittings functioning and surrounds and associated markings shall be still clearly visible;
      ii. ensure height of valves and hydrants in accordance with Council's Standard Drawing No 59607;
      iii. signs of any surface subsidence along alignment;
      iv. other infrastructure components operational, i.e. reservoirs, pump stations;
   e. for Sewerage Reticulation an inspection of:
      i. a CCCTV inspection of defective sewer lines;
      ii. manholes and associated benching;
      iii. no infiltration of groundwater into sewer lines/ system;
      iv. signs of any surface deformation along alignment;
      v. no ponding of surface water above manholes;
      vi. other infrastructure components operational, i.e. sewerage lift and pump stations.
3. The hand-over process shall be in accordance with the local government's WSUD Hand Over process.

5.4 Acceptance of local government infrastructure work on-maintenance

5.4.1 Criteria for acceptance

5.4.2 Maintenance security deposit

1. The person who has the benefit of the development approval must provide a maintenance security deposit which is:
   a. in the form of:
      i. EFTPOS; or
      ii. cheque; or
      iii. a banker's undertaking or, as Insurance Bond, which satisfies the following:
         A. is in the local government's favour;
         B. is given by a financial institution consented to by the local government;
         C. is irrevocable;
         D. is unlimited in time;
         E. is otherwise unconditional;
         F. includes a full property description of the subject premise;
         G. includes a full description of the purpose of the bond;
         H. is established by the owner of the subject premise; or
      iv. such other security as the local government may approve;
   b. for an amount in accordance with the local government's Bonding of works policy.

5.4.3 Approval of plan of survey

1. The person who has the benefit of the development approval must ensure that before the local government approves a plan of survey:
   a. the local government infrastructure work is accepted on-maintenance by the local government; or
   b. any uncompleted local government infrastructure work is bonded in accordance with the relevant planning scheme policy.

5.5 Acceptance of local government infrastructure work off-maintenance

5.5.1 Maintenance period

1. The person who has the benefit of the development approval must maintain the local government infrastructure work for 12 months from the date the local government infrastructure work is accepted on-maintenance or as until such time as the works are accepted off-maintenance by the local government. The time period for pump stations is 24 months (or as otherwise conditioned) from the date the local government infrastructure work is accepted on-maintenance.

5.5.2 Acceptance of local government infrastructure work off-maintenance

1. The person who has the benefit of the development approval must ensure that before the local government infrastructure work is accepted off-maintenance by the local government:
   a. an off-maintenance inspection is completed to the satisfaction of the local government;

b. any other outstanding matters have been completed to the satisfaction of the local government.

5.6 As-constructed information

5.6.1 General standard for as constructed information

1. The person who has the benefit of the development approval must, prior to the on-maintenance approval, submit to the local government:
   a. the as-constructed drawings and documentation in accordance with the requirements described in sections 5.6.2; 5.6.3; 5.6.4 and 5.6.5. The as-constructed drawings need to comply with IPWEA As Design As Constructed (ADAC) compliant schema unless otherwise approved;
   b. a completed statement of compliance, in the format specified in Figure 5.6.1.1 - Statement of compliance of this planning scheme policy;
2. The person who has the benefit of the development approval is responsible to rectify any non-compliance unless otherwise agreed by the local government.

Figure 5.6.1.1 - Statement of compliance

Drawing No.	Compliance	Short description of non-compliance
	Yes/no*	
	Yes/no*	
	Yes/no*	
	Yes/no*	
	Yes/no*	
	Yes/no*	
	Yes/no*	
	Yes/no*	
	Yes/no*	
	Yes/no*	
	Yes/no*	

Development application number: _____

Consultant: _____

I certify that the following design/as constructed drawings* submitted herewith have been prepared, checked/amended* in accordance with the requirements *of Planning Scheme Policy No. 5 (Infrastructure)*. Those aspects of the design/as constructed drawings* which do not comply with the requirements of *Planning Scheme Policy No. 5 (Infrastructure)* are listed above.

Consultant: _____

RPEQ No./CP Eng Membership No*: _____

Signature: _____ Date: _____

*Delete whichever does not apply

5.6.2 Requirements for full set of approved engineering drawings amended with as constructed information

1. The following as constructed submission requirements apply to local government infrastructure work:
   a. drawings must be A3 size (drawn in 1:500 scale);
   b. drawings must be certified and signed as 'As Constructed' by a Registered Professional Engineer of Queensland (RPEQ);
   c. the certification text must be in accordance with Figure 5.6.2.1 - As Constructed certification of this planning scheme policy;
   d. Auto CAD.dwg files must be created in version 2014 (or compatible with current system) and in MGA (Zone 56) co-ordinates on the GDA 94 datum;
   e. subdivisions of 10 or less lots are tied into at least 2 permanent survey marks and subdivisions of more than 10 lots are tied into 3 or more permanent survey marks. Permanent survey marks are to have horizontal co-ordinates of at least fourth order;
   f. drawings are not to contain wipe out over data;
   g. the minimum allowable font size is 2.5 mm on A1 size drawings;
   h. the printing colour for AutoCAD drawings is monochrome;
   i. as constructed information in XML format is compliant to the current version of the ADAC schema (if applicable);
   j. the tolerance for survey, alignment tolerance, is 0.02 metre and the level tolerance is 0.02 metre;
   k. easements created as part of the development must be shown on drawings, and must be clearly labelled with the purpose of the easement (e.g. 'Drainage Purposes', 'Access Purposes' etc).
2. Each drawing must include:
   a. the approved development name;
   b. the approved stage number;
   c. the names, addresses and contact numbers of consultants;
   d. the drawing number which corresponds with the approved engineering drawing number;
   e. revision name as 'As Constructed' ('AC'), with the latest rev. number (e.g. 'AC1', 'AC2');
   f. the approved operational work number (e.g. 'OW/254/2012');
   g. approved street names;
   h. north point on each plan;
   i. the design values, amended with the surveyed as constructed values, beyond approved tolerances. This is to be denoted by a red strikethrough line with the as constructed values noted in red nearby.

Figure 5.6.2.1 - As Constructed certification

Consulting Engineer's Certification: I, ... hereby certify that the As Constructed information shown on this plan/contained on this electronic device (delete whichever is not applicable) is a true and correct record of the sizes, types, materials, classes etc., and it corresponds with the relevant approved Engineering Drawings. Signed..... RPEQ No..... Dated.....
Registered Surveyor's Certification: I, ... hereby certify that the horizontal and vertical locations, and dimensions shown on this plan/contained on this electronic device (delete whichever is not applicable) are a true and correct record of the As Constructed information. Signed ..... Reg. No..... Dated .....

5.6.3 As constructed standard drawings prepared as follows:

1. The person who has the benefit of the development approval must ensure that as constructed standard drawings are provided and prepared in:
   a. A3 (Drawn in 1:500 scale);
   b. accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code and standard drawing LCC 8-00407 - Sample Sewerage As Constructed Plan for sewerage infrastructure;
   c. accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code for water supply infrastructure;
   d. accordance with Table 8.3.1.1 - Standard drawings for stormwater infrastructure of this planning scheme policy.
2. Each drawing must contain certification in accordance with Figure 5.6.2.1 - As constructed certification of this planning scheme policy.

5.6.4 Requirements for as constructed documentation submission

1. The drawing submission must contain:
   a. certification text completed in accordance with Figure 5.6.2.1 - As constructed certification of this planning scheme policy and shown on the label on the face of the CD / accompanying device;
   b. individual files of all drawings described in section 5.6.2 - Requirements for full set of approved engineering drawings amended with as constructed information and section 5.6.3 - As constructed standard drawings prepared as follows, of this planning scheme policy in:
      i. AutoCAD.dwg file 2014 format (or compatible with current system) and in MGA (Zone 56) co-ordinates on the GDA 94 or GDA 2020 datum;
      ii. PDF format, saved in A1 size and as individual documents with certification signed and dated;
      iii. XML format compliant with the current version of the ADAC schema or when approved asset data excel spreadsheets (in Excel 2013 or compatible with current system) for stormwater details. Asset data spreadsheets are available from the local government

5.6.5 As constructed documentation

1. The person who has the benefit of the development approval must ensure that the as-constructed documentation submitted to the local government before the on-maintenance inspection includes:
   a. an inspection and testing certificate signed by the consultant;
   b. a certification of foundation conditions signed by the consultant where relevant;
   c. copies of test results in respect of:
      i. the compaction of fill including compaction of trench backfill;
      ii. the sub-grade CBR;
      iii. the sub-grade compaction;
      iv. the CBR 15 material quality;
      v. the CBR 15 compaction;
      vi. the sub-soil drain filter media grading;
      vii. the grading of all bedding materials used in the works;
      viii. the base course material quality;
      ix. the base course compaction;
      x. the sub-base course material quality;
      xi. the sub-base course compaction;
      xii. the prime or primer seal spray and application rates;
      xiii. the AC core tests;
      xiv. any concrete testing required by the standard specifications in Part 3 - Standards of this planning scheme policy;
      xv. sewer pressure tests;
      xvi. water main pressure tests;
      xvii. water quality tests in accordance with the document Requirements for water quality test results - Connection of new water mains (to be submitted separately, after approval of As constructed data);
      xviii. any other job specific testing carried out or required by the engineer;
   d. details of the retesting or rectification actions carried out where any test results specified in paragraph (c) fail to meet the standard specifications in Part 3 - Standards of this planning scheme policy;
   e. CCTV video for underground stormwater infrastructure work;
   f. photographs, video or digital imagery covering major asset attributes for local government infrastructure work not covered in (e), unless otherwise approved by the local government. During construction, digital photographs must:
      i. be taken of complex constructions or installations which will be below ground level or not visible after construction completion;
      ii. be taken prior to backfilling.
      iii. include a chainage or exact location reference in the title of the digital photo file;
      iv. be date stamped;
      v. be submitted electronically in .jpg format, no less than 4MB per file or 720x576 resolution;
   g. a list of assets and/or major components in editable spreadsheet format comprising assets with design life, geographical, geometrical attributes consistent with the as-constructed drawings;
   h. copies of maintenance and operation or vendor manuals for the following (but not limited to) asset types:
      i. bridges;
      ii. street lighting, traffic lights, electrical assets;
      iii. gross pollutant traps (GPT);

iv. water sensitive urban design assets (WSUD).
2. Maintenance and operations or vendor manuals specified in subsection (h) must:
   a. be finalised on completion of commissioning;
   b. be in pdf format;
   c. cover design, construction, operations, maintenance routines and procedures.

5.6.6 As Constructed information for water supply infrastructure for water asset management

1. As constructed information for Water supply infrastructure must be in accordance with the *SEQ Total Asset Information Package.*

5.6.7 As Constructed drawings for sewerage infrastructure for water asset management

1. As constructed information for Sewerage infrastructure must be in accordance with the *SEQ Total Asset Information Package.*

5.7 Video formats for inspection and testing of local government infrastructure work

5.7.1 Requirements for video format

1. Where the local government requires video of local government infrastructure work for inspection and testing purposes, the video must be:
   a. provided in one of the following formats:
      i. WINCAM (version 7 or later) or CCTV footage; or
      ii. DVD-ROM for digital video file; or
      iii. MPEG 4 for a video clip;
   b. where it is obtained from the stormwater drainage system, taken:
      i. at the first drainage maintenance hole upstream and downstream of the local government infrastructure work; or
      ii. at the stormwater entry upstream and stormwater discharge downstream of the local government infrastructure work;
   c. where it is obtained for movement infrastructure, it needs to cover the front, rear and top view of the local government's infrastructure work.

5.8 Requirements for ADAC Schema for stormwater and movement infrastructure assets

1. The ADAC asset data requirements for stormwater and movement infrastructure assets are set out in the latest ADAC schema specifications, as published by IPWEA or as otherwise informed. The document is available on the ADAC website (http://www.engicom.com.au).
2. The ADAC data file must only be generated from accurate survey information as this data is imported into relevant GIS systems.
3. For ADAC submissions as-constructed data must only contain final details of construction including the removal of any deletions, addition of any additional items and removal of any previously relocated items.
4. Where ADAC data is provided for stormwater drainage systems:
   a. the pipes must be captured in the direction of flow;
   b. all features in the ADAC specification must be collected;
   c. the ends of line features must be snapped to point features;
   d. the stormwater pipe elements must be broken at fittings and changes in pipe attributes;
   e. the stormwater pipe elements must be broken by access pits or maintenance shaft points or by changes in pipe attributes.
5. ADAC files:
   a. must be provided electronically in .dwg and .xml formats according to the latest version of the ADAC schema;
   b. must conform to the ADAC .xml data specification as published by the Institute of Public Works Engineering Australia;
   c. must include project cross reference metadata for ADAC xml fillies;
   d. have mandatory fields and must be filled in with correct information and never left blank.

5.9 Summary of final package of as-constructed information for submission

Table 5.9.1 - As constructed information

REQUIREMENT	FORM OF SUBMISSION
As-Constructed Drawings	A3 size (Drawn in 1:500 scale on A1)
	AutoCAD .dwg version 2014
	A1 PDFs saved as individual documents
ADAC data file	ADAC compliant schema .dwg and .xml formats
As-Constructed Documentation	As per 5.6.5
Maintenance / Operations Manuals	.PDF format
Certification	Figure 5.6.2.1
Statement of Compliance	Figure 5.6.1.1
Video	WINCAM, DVD-ROM or MPEG 4
Photos	Electronically in .jpg format, no less than 4MB per file or 720 x 576 resolution

Part 6 Bonding of development

1. Bonding of development is in accordance with the local government's Bonding of works policy.

Part 7 Planning layouts

7.1 Road infrastructure

7.1.1 Planning layouts for road infrastructure

1. Table 7.1.1.1 - Planning layouts for road infrastructure of this planning scheme policy identifies in column 3 the planning layouts for road infrastructure in respect of the road scheme identified in column 1 and column 2.
2. Disclaimer: Property boundary data for these drawings has 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 7.1.1.1 - Planning layouts for road infrastructure

Column 1 Road scheme	Column 2 Parts of the road scheme	Column 3 Planning layouts for roads
Green Road - Park Ridge	Mount Lindesay Service Road to Rai Drive	Drawing 01/25777 to 01/25790
Bumstead Road - Park Ridge	Clarke Road to Chambers Flat Road	Drawing 01/25798 to 01/25805
Bayliss Road extension - Park Ridge	Green Road to Park Ridge Road	Drawing 01/25810 to 01/25815
Clarke Road - Park Ridge	Bumstead Road to Park Ridge Road	Drawing 01/25819 to 01/25823
Unnamed Urban Collector 1 (UA1) - Park Ridge	Kantenna Street to Green Road	Drawing 01/25826 to 01/25829
Unnamed Urban Collector 3 - Park Ridge	UA1 to Bayliss Road extension	Drawing 01/26053 to 01/26055
Unnamed Industrial Collector - 3 (IC3) - Park Ridge	Green Road to Park Ridge Road	Drawing 01/26072 to 01/26077
Unnamed Industrial Collector 4 - (IC4) - Park Ridge	IC3 to IC1	Drawing 01/26081 to 01/26084
Unnamed Industrial Collector 1 (IC1) - Park Ridge	Green Road to Park Ridge Road	Drawing 01/26057 to 01/26062
Unnamed Industrial Collector 2 (IC2) - Park Ridge	Bumstead Road to IC1	Drawing 01/26066 to 01/26069
Gilmore Road	Link Road to Pagewood Street	
Wuraga Road	Menora Road to Beaudesert-Beenleigh Road	
Greenlink Bridge	Pagewood Street to Anderson Road	
Chambers Flat Road	Entrance Street to Park Ridge Road/School Road	Drawing 14/00117 to 14/00123
Beaumont Road	Lindenthal Road to Chambers Flat Road	Drawing 14/00178 to 14/00183
Johanna Street - Jimboomba	Cusack Lane to Mount Lindesay Highway	Drawing 14/00252 to 14/00256
South Street - Jimboomba	Mount Lindesay Highway to Johanna Street	Drawing 14/00259 to 14/00261

7.2 General planning layouts

7.2.1 General planning layouts for areas

1. Table 7.2.1.1 - General planning layouts for areas of this planning scheme policy identifies in Column 2 the general planning layouts for the areas identified in Column 1.
2. The general planning layouts identified in Table 7.2.1.1 - General planning layouts for areas, column 2 of this planning scheme policy, demonstrate an indicative proposed road network.

Table 7.2.1.1 - General planning layouts for areas

Column 1 Area	Column 2 General planning layouts
Underwood Road	Figure 7.2.1.1 - Underwood Road general planning layout.
Third Avenue	Figure 7.2.1.2 - Third Avenue general planning layout
Short Street	Figure 7.2.1.3 - Short Street general planning layout
Park Ridge	Figure 7.2.1.4 - Park Ridge general planning layout
Berrinba	Figure 7.2.1.5 - Berrinba general planning layout.
Jimboomba	Figure 7.2.1.6 - Jimboomba general planning layout.
Wembley Road	Figure 7.2.1.7 - Wembley Road general planning layout.
Logan Reserve	Figure 7.2.1.8 - Logan Reserve general planning layout
Park Ridge South and Chambers Flat	Figure 7.2.1.9 - Park Ridge South and Chambers Flat general planning layout

Figure 7.2.1.1 - Underwood Road general planning layout



Figure 7.2.1.2 - Third Avenue general planning layout

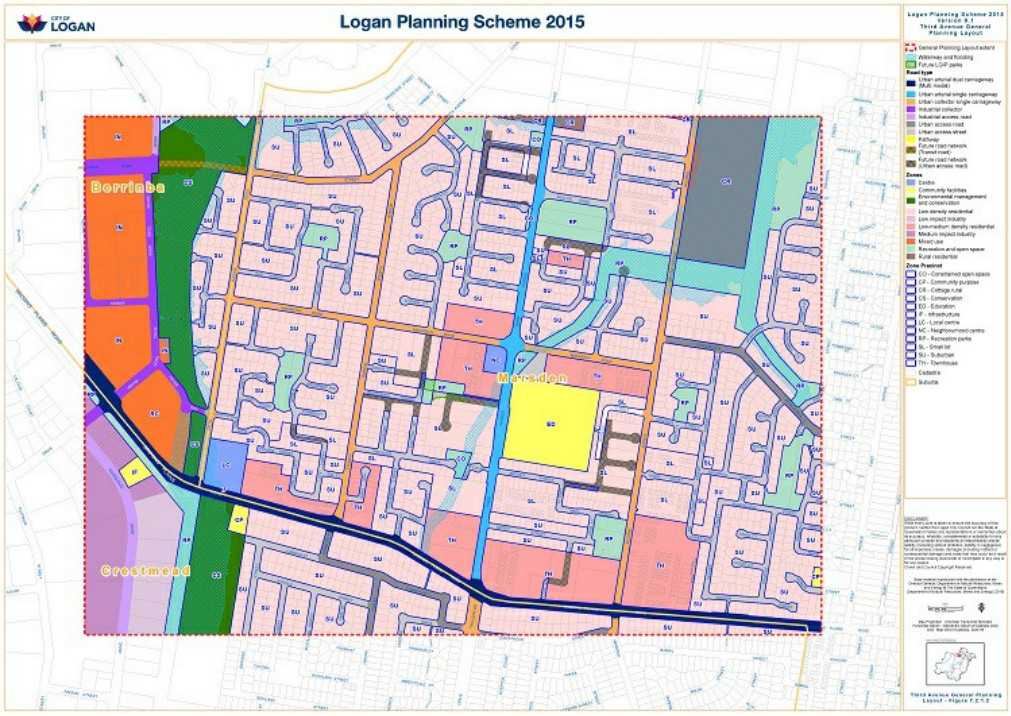


Figure 7.2.1.3 - Short Street general planning layout

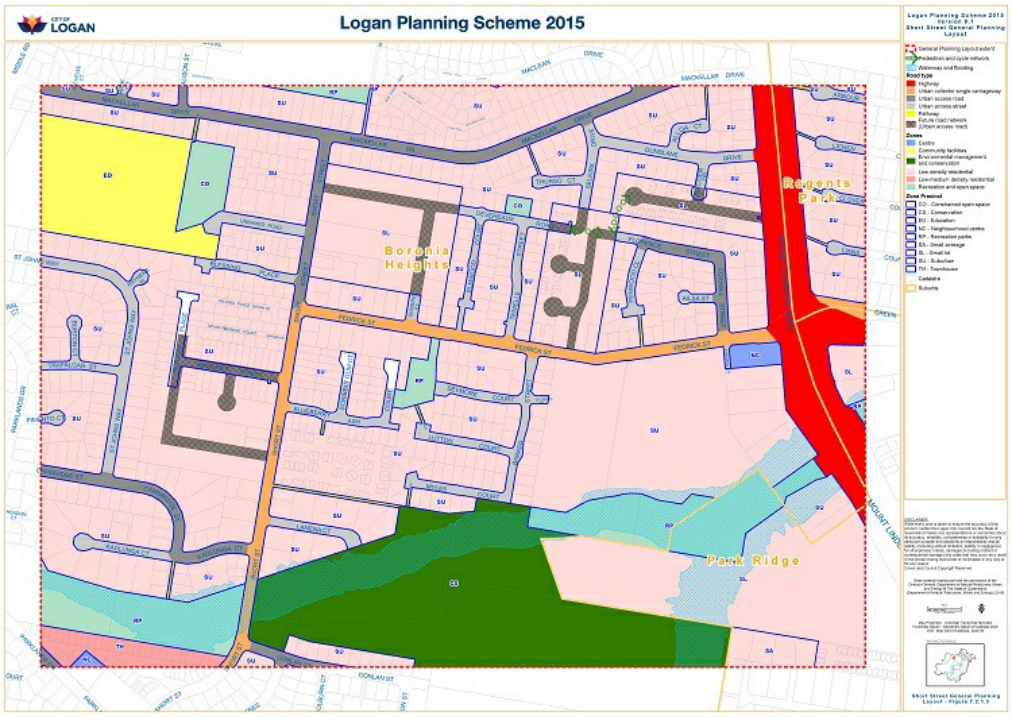


Figure 7.2.1.4 - Park Ridge general planning layout

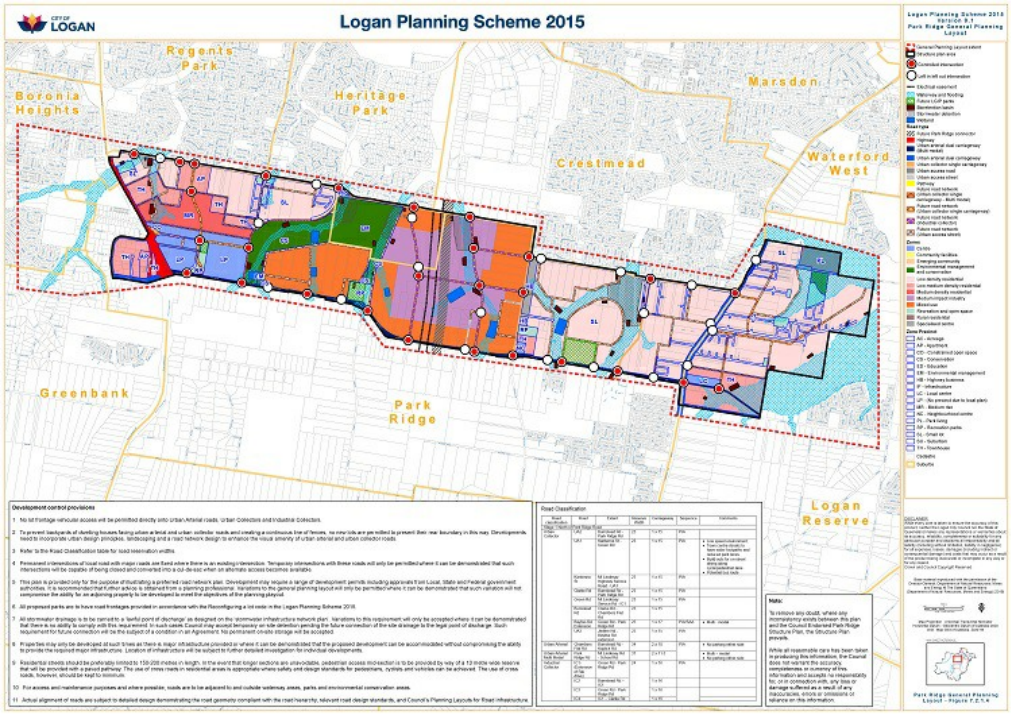


Figure 7.2.1.5 - Berrinba general planning layout

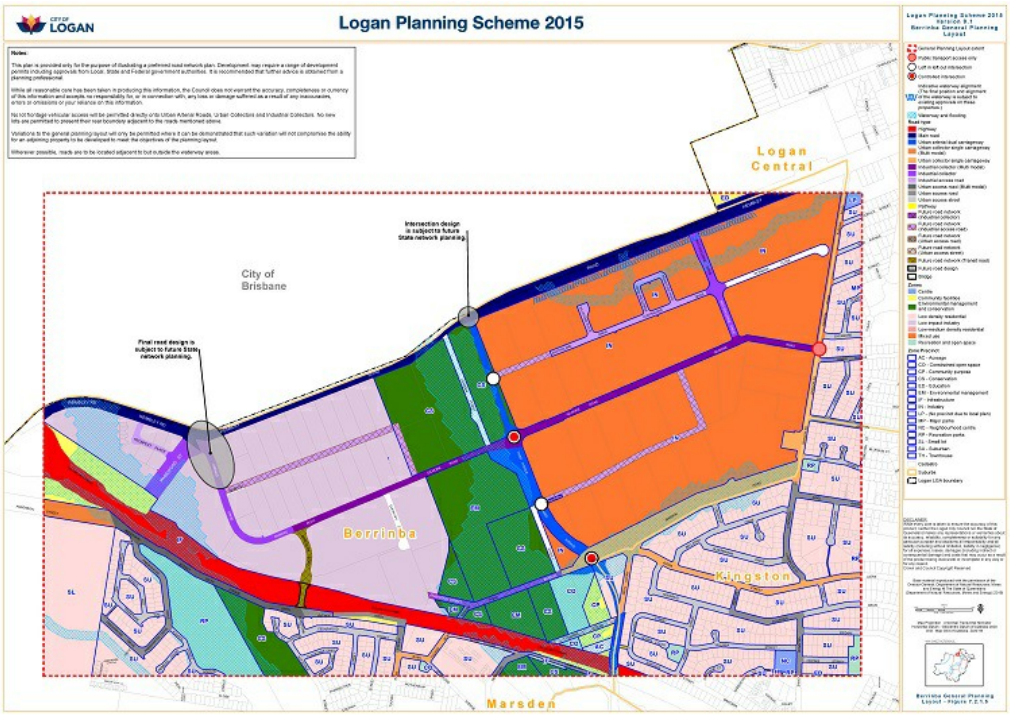


Figure 7.2.1.6 - Jimboomba general planning layout

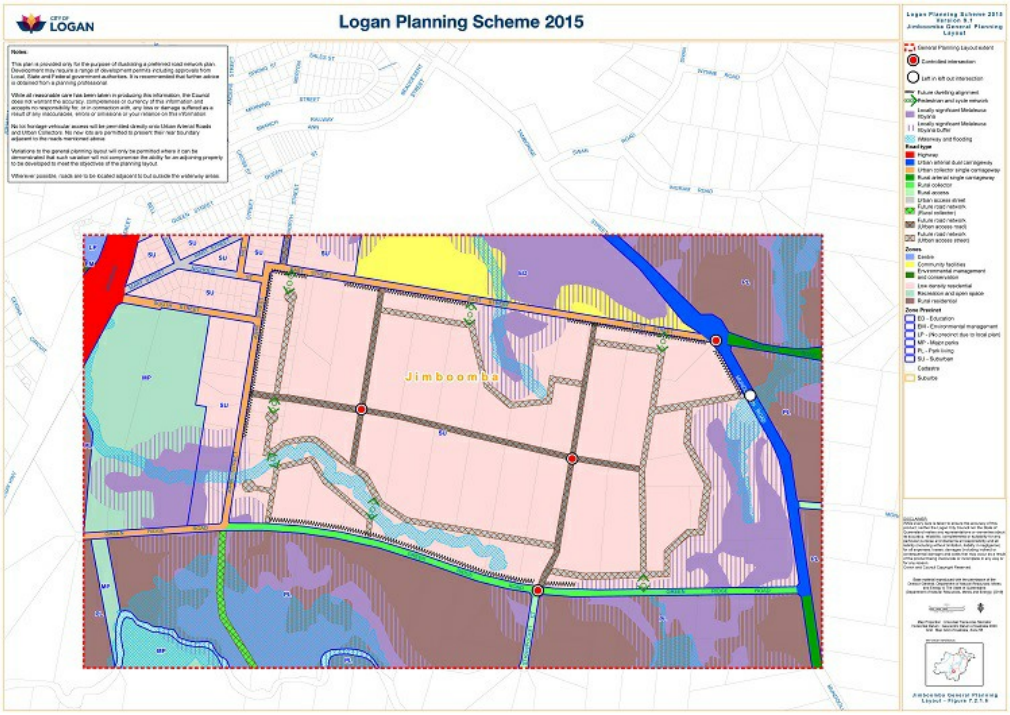


Figure 7.2.1.7 - Wembley Road general planning layout

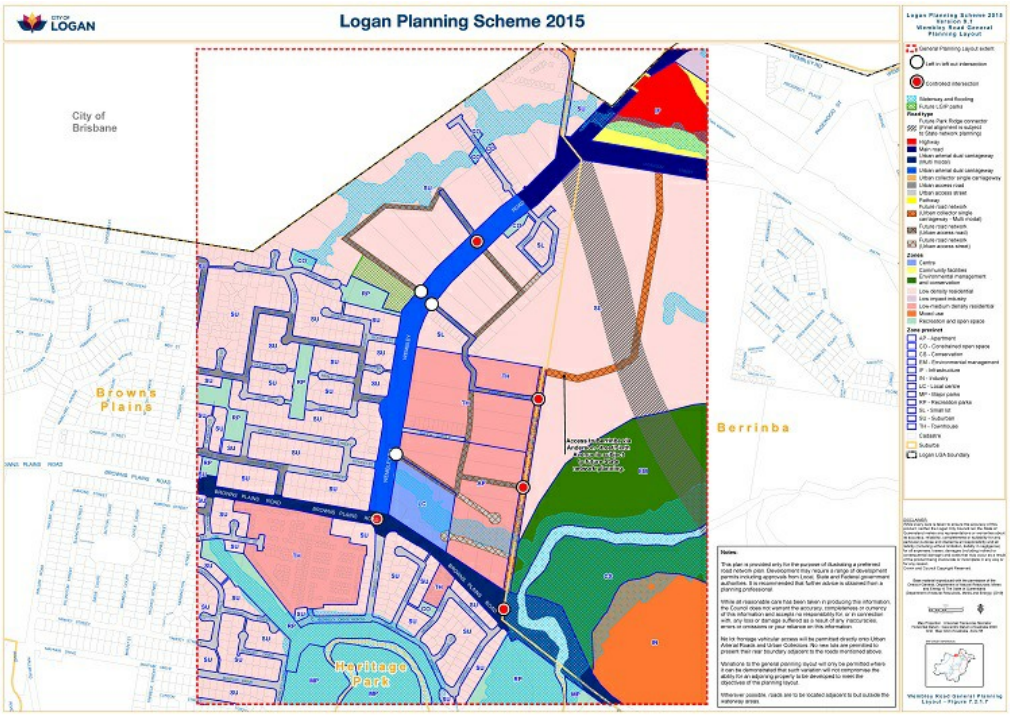


Figure 7.2.1.8 - Logan Reserve general planning layout

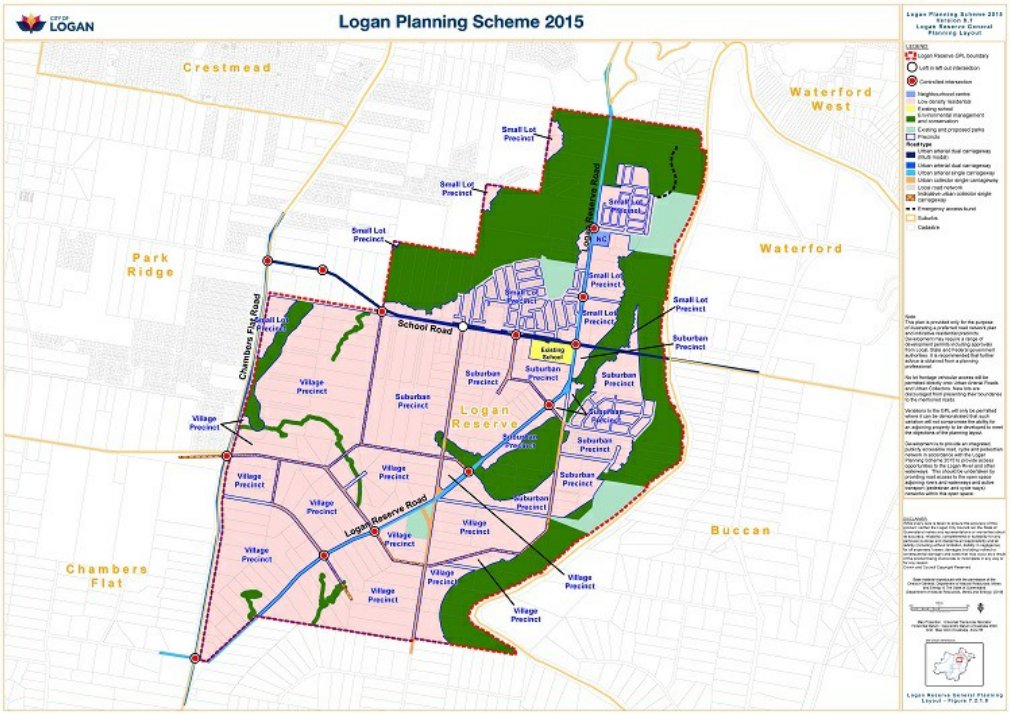
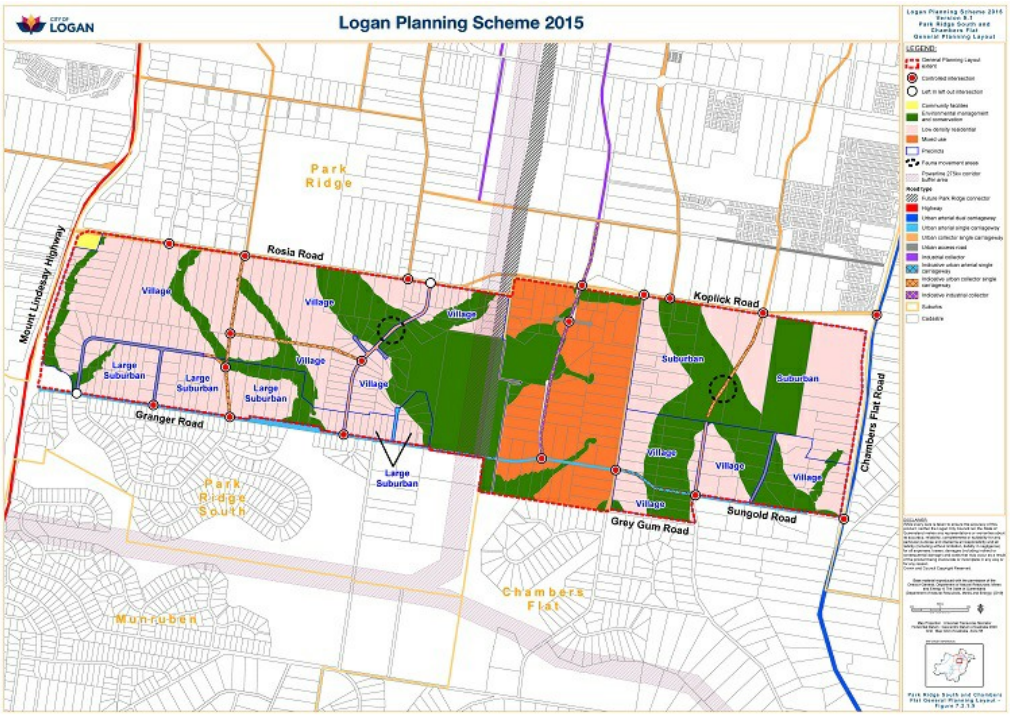


Figure 7.2.1.9 - Park Ridge South and Chambers Flat general planning layout


Logan Planning Scheme 2015
Park Ridge
Rosia Road
Mount Lindesay Highway
Village
Large Suburban
Granger Road
Koplick Road
Suburban
Chambers Flat Road
Grey Gum Road
Sungold Road
Park Ridge South
Chambers Flat
Munruben

Part 8 Standard drawings

8.1 Movement infrastructure

8.1.1 Standard drawings for movement infrastructure

1. Table 8.1.1.1 - Standard drawings for movement infrastructure of this planning scheme policy, identifies the standard drawings for movement infrastructure.

Table 8.1.1.1 - Standard drawings for movement infrastructure

Column 1 Subject of standard drawing	Column 2 Title of standard drawing	Column 3 Number of standard drawing
Cross sections	Road Cross Sections - Access Function	LCC 8-00373 LCC 8-00374 LCC 8-00375 LCC 8-00376 LCC 8-00377 LCC 8-00378
	Road Cross Sections - Collector Function	LCC 8-00379 LCC 8-00380 LCC 8-00381 LCC 8-00382
	Road Cross Sections - Arterial Function	LCC 8-00383 LCC 8-00384
	Road Cross Sections - Multi-Modal Function Verge Cross Sections	LCC 8-00385 LCC 8-00386 LCC 8-00387 LCC 8-00388 LCC 8-00389 LCC 8-00391
Acoustic Fence Design	Noise Barriers	LCC 8-00390
Public utilities	Service Corridors and Alignment in Road Reserves	LCC 8-00392
	Public Utilities Typical Services Sections	LCC 8-00393
	New Roads Service Conduit Crossing Pavement Extension Trenching and Widening	LCC 8-00394 IPWEA RS-170
Crossovers	Driveways - Residential Driveways - Breakout Type Plan 1 of 2 Driveways - Residential Driveways - Breakout Type Plan 2 of 2 Driveways - Heavy Duty Vehicle Crossing Driveways - Rural Driveway Access crossing without pipe culvert Access crossing with box culvert for shallow table drain	IPWEA RS-049 IPWEA RS-050 IPWEA RS-051 IPWEA RS-056 LCC 8-00396 LCC 8-00397
Footpaths	Concrete Pathway Construction Details	IPWEA RS-065
	Pathway Details and Sections	LCC 8-00398
	Concrete Footpath Full Width	LCC 8-00399
Kerb and channel	Kerbs and Channels, Profiles and Dimensions, including Edge Restraints, Median and Invert Kerb and Channel Residential Drainage Connections - Layout	IPWEA RS-080 IPWEA RS-081
Kerb ramps	Kerb ramp to grass verges - Type 2	LCC 8-00412
Road edge guide post	Timber and Tubular Steel Post and Installation Detail	DTMR SD1356
Guard rails and barriers	Steel Beam Guardrail	DTMR SD1474
Signs	Street Name Sign (Finger Board)	IPWEA RS-130
	Traffic Sign Installation Details	IPWEA RS-131
Sub-surface drainage	Subsoil Drains Detail Subsoil Drains Access Points	IPWEA RS-140 IPWEA RS-142
Cycleways	Bikeway Entrance Control Type 1 - Low Volume	IPWEA PS-010
	Bikeway Entrance Control Type 2 - High Volume	IPWEA PS-011
	Bikepath Slowdown Control Reverse Curve Bikeway Entrance Control Offset Chicane Bikeway Deflection and Rest Rail Detail	IPWEA PS-013 IPWEA PS-015 IPWEA PS-016
Fencing	Chainwire Security Fence	IPWEA GS-041

	Tubular Steel Fence, with and without Chainwire Note - Tubular steel fencing shall not be used in locations where run-off road vehicle accidents may occur. Weldmesh fencing as per IPWEA GS-045 may be use instead. Weldmesh Fencing and Control Fence Fencing 4 and 6 Strand Barbed Wire Fence Fencing - Log Barrier and Alternative Hardwood Timber Bollard Fencing - Locking Rails Types 1, 2 and 3.	IPWEA GS-044 IPWEA GS-045 IPWEA GS-040 IPWEA GS-042 IPWEA GS-043
Bus Stops	Refer to Translink Public Transport Infrastructure Manual	

8.1.2 Standard drawings for parking area

1. Table 8.1.2.1 - Standard drawings for a parking area of this planning scheme policy, identify the standard drawings for a parking area.

Table 8.1.2.1 - Standard drawings for a parking area

Column 1 Subject of standard drawing	Column 2 Title of standard drawing	Column 3 Number of standard drawing
Parking areas	Behind Kerb Parking Bays	LCC 8-00405

8.2 Landscaping

8.2.1 Standard drawings for landscaping

1. Table 8.2.1.1 - Standard drawings for landscaping in this planning scheme policy, identify the standard drawings for landscaping.

Table 8.2.1.1 - Standard drawings for landscaping

Column 1 Subject of standard drawing	Column 2 Title of standard drawing	Column 3 Number of standard drawing
Softworks	Typical Detail - Tree in Garden, Groundcover/Planting and Set Out	LCC 8-00417
	Typical Detail - Tree Planting Adjacent Kerb and Tree Cage	LCC 8-00418
	Typical Detail - Root Barrier Adjacent to Existing Road and Structures	LCC 8-00419
	Typical Detail - Turf - Layout and Mounding and Garden Bed Mounding	LCC 8-00420
	Typical Detail - Tree Pits and Planting in Car Parks #1 - Trench Planting	LCC 8-00430
	Typical Detail - Tree Pits and Planting in Car Parks #2 - Linked Pit Gardens	LCC 8-00431
	Typical Detail - Tree Pits and Planting in Car Parks #3 - Rain Garden Pits	LCC 8-00432
	Typical Detail - Median Planting - Wide Medians (over 2m)	LCC 8-00433
	Typical Detail - Median Planing - Narrow Medians	LCC 8-00434
Hardworks	Typical Detail - Landscape Edging	LCC 8-00421
	Typical Detail - Timber Bollards and Continuous Post and Rail	LCC 8-00422
	Typical Detail - Locking Rail and Locking Post	LCC 8-00423
	Typical Detail - Dog Off Leash Areas Standard Layout Example	LCC 8-00424
	Typical Detail - Dog Off Leash Areas Standard Fence Panel and Concrete Mower Strip	LCC 8-00425
	Typical Detail - Dog Off Leash Areas 'Air Lock' Entrance Gate and Double Maintenance Gate	LCC 8-00426
	Typical Detail - Dog Off Leash Areas 'Air Lock' Gate Standard Layout	LCC 8-00427
	Typical Detail - Dog Off Leash Areas Signage	LCC 8-00428
	Typical Detail - Dog Off Leash Areas Waste Bin and Bag Dispenser	LCC 8-00429
Hardworks	Typical Verge Tree Detail	LCC 8-00242
	Flush Concrete Edging Detail	LCC 8-00243
	Brick Paver Edging Detail	LCC 8-00244
	Timber Edging Detail	LCC 8-00245
	Spade Edge to Garden Beds in Bushland Revegetation	LCC 8-00246

	Area	
	Standard Bollard Detail	LCC 8-00247
	Unit Paving Detail	LCC 8-00248
	Locking Post and Rail Detail	LCC 8-00256

8.3 Stormwater infrastructure

8.3.1 Standard drawings for stormwater infrastructure

1. Table 8.3.1.1 - Standard drawings for stormwater infrastructure in this planning scheme policy, identify the standard drawings for stormwater infrastructure.

Table 8.3.1.1 - Standard drawings for stormwater infrastructure

Column 1 **Subject of standard drawing**	**Column 2** **Title of standard drawing**	**Column 3** **Number of standard drawing**
Access chamber	Stormwater Access Chamber Detail 1050 to 2100 Diameter Manhole Riser Details (Roadway) Manhole Cover (Roadway) 1050 to 2100 Diameter Manhole Cover (Non-Roadway) 1050 to 2100 Diameter Manhole Cover Concrete Infill (Pedestrian Traffic) 1050 to 2100 Diameter	IPWEA DS-010 IPWEA DS-018 IPWEA DS-019 IPWEA DS-020 IPWEA DS-021
Bedding and backfilling	Excavation, Bedding and Backfilling of Stormwater Drainage Pipes Excavation, Bedding and Backfilling of Precast Box Culverts	IPWEA DS-030 IPWEA DS-031
Field inlet gully	Drainage Inlets - Field Inlet Type 1 and 2 Drainage Pits - Kerb Inlet Kerb in Line General Arrangement Drainage Pits - Kerb Inlet Precast Lintel Details Kerb Inlet - Gate and Frame Drainage Pits - Kerb Inlet - Lip in Line Drainage Pits - Kerb Inlet - Kerb in Line	IPWEA DS-050 IPWEA DS-060 IPWEA DS-061 IPWEA DS-062 IPWEA DS-063 IPWEA DS-068
Sediment control	Sediment fence entry/exit, sediment traps. Kerb and field inlets, check dams, straw bale bank.	IPWEA DS-040 IPWEA DS-041
Inlets and outlets	RC Box Culverts and Slab Link Box Culverts - Construction and Reinforced Concrete Wingwalls and Headwalls Pipe Culverts - Construction and Reinforced Concrete Wingwalls and Aprons for Pipe Diameter up to 2400 Drainage Details Culvert Inlet Screen.	DTMR SD1303 DTMR SD1304 IPWEA DS-082
Stormwater	Standard for As constructed stormwater presentation layout	LCC 8-00410
Roofwater	As constructed detail for roofwater reticulation Construction of reinforced concrete wingwalls and headwalls	LCC 08-00409 DTMR SD1303
	Construction of reinforced concrete wingwalls and apron for pipe diameter up to 2400 mm	DTMR SD1304
	General alignment and installation of wingwalls, headwalls and aprons	DTMR SD1305
	Construction of unreinforced wingwalls, headwalls and aprons	DTMR SD1306
	Access chamber details 1050 to 2100 diameter	DTMR SD1307
	General arrangements and installation of precast units	DTMR SD1316
	Construction of bases with nibs and aprons	DTMR SD1317
	Construction of base with recesses and aprons	DTMR SD1318
	Construction of unreinforced wingwalls and RC headwalls	DTMR SD1319
	Crown unit holding down anchors	DTMR SD1320
Stormwater quality	Bioretention Standard Profile - Overflow Pit	WSUD001
	Bioretention Saturated Zone - Overflow Pit	WSUD002
	Bioretention Standard Profile - Underdrain Cleanout	WSUD003
	Bioretention Saturated Zone - Underdrain Cleanout	WSUD004
	Bioretention Basin Large Coarse Sediment Forebay	WSUD005
	Bioretention Basin Weir Details	WSUD006

	Bioretention Pod Kerb Cutout	WSUD007
	Bioretention Swales Flush Kerb Set Down	WSUD008
	Constructed Wetland Outlet Riser Pit A	WSUD009
	Constructed Wetland Outlet Riser Pit B	WSUD010
	Constructed Wetland Outlet Riser Pit C (for very flat sites)	WSUD011
	Constructed Wetland Inlet Zone Weir Details	WSUD012

Part 9 Standard specifications

9.1 Introduction

9.1.1 Application of Standard Specifications

1. The standard specifications specified in column 1 of Table 9.1.1.1 - Application of standard specifications apply to the provisions in column 2 of this planning scheme policy.

Table 9.1.1.1 - Application of standard specifications

Column 1 **Standard specification**	**Column 2** **Provisions**
Standard specification No. 1 (Earthworks) 2015.	Part 1 - Part 17
Standard specification No. 2 (Landscaping) 2015.	Part 1 - Part 8
Standard specification No. 3 (Stormwater infrastructure) 2015.	Part 1 - Part 9
Standard specification No. 4 (Water supply infrastructure) 2015.	Part 1 - Part 10
Standard specification No. 5 (Sewerage infrastructure) 2015.	Part 1 - Part 11
Standard specification No. 6 (Pavements) 2015.	Part 1 - Part 7
Standard specification No. 7 (Concrete) 2015.	Part 1 - Part 8
Standard specification No. 8 (Minor concrete works) 2015.	Part 1 - Part 6
Standard specification No. 9 (Reinforcement) 2015.	Part 1 - Part 11
Standard specification No. 10 (Provision for traffic) 2015.	Part 1 - Part 4
Standard specification No. 11 (Construction) 2015.	Part 1 - Part 4
Standard specification No. 12 (Sub-soil drainage) 2015.	Part 1 - Part 4
Standard specification No. 13 (Asphaltic concrete surfacing) 2015.	Part 1 - Part 4
Standard specification No. 14 (Sprayed bitumen surfacing) 2015.	Part 1 - Part 11

9.2 Interpretation of the standard specifications

9.2.1 Administrative Definitions

1. The administrative definitions in Schedule 1 - Definitions of the planning scheme defines particular words used in the standard specifications.

9.2.2 Interpretation of the standard specifications

1. A term used in the standard specifications which is not defined in Schedule 1 - Definitions of the planning scheme is to be given the meaning in this planning scheme policy.
2. A term used in the standard specifications which is not defined in Schedule 1 - Definitions of the planning scheme is to be interpreted in accordance with section 1.3 - Interpretation of Part 1 - About the planning scheme of the planning scheme.

Standard specification No. 1 (Earthworks) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 1 - Earthworks 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being earthworks.

1.4 Interpretation of terms

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, is to have the meaning given in this standard specification;
   b. is not defined in this standard specification, is to have the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Clearing

2.1 Requirement to clear premises

1. Where an area of the premises are required to be cleared, the clearing includes the removal of:
   a. all artificial obstructions including fences, unnecessary structures, building foundations, obsolete pipelines and the like;
   b. plants (including stumps and boulders) other than the plants required to be retained as shown on the approved drawings;
   c. rubbish.

2.2 Extent of clearing

1. The extent of the cleared area is limited to:
   a. the minimum area of the premises to be occupied by the completed earthworks;
   b. 1 metre on each side of the completed earthworks;
   c. the minimum area of the premises required to safely install a service.

2. Clearing does not take place on land outside the premises without the written consent of the owner of the land.
3. Any area which is identified as an area not to be disturbed, is to be fenced off.

2.3 Removal of trees

1. A tree is cut down progressively from the top where necessary to avoid a risk to public health and safety and the property of the community.
2. A tree and a bough is cut down and removed in such a manner so as to avoid damage to another plant if it is:
   a. overhanging the formation;
   b. hung up as a result of clearing;
   c. dead, dying or otherwise dangerous.

2.4 Removal of material from the premises

1. Cleared plants are disposed of by mulching and reusing the mulch on the premises as far as possible.
2. All material, other than plant material that is mulched and reused on the premises, is removed from the premises to a place approved by the local government.
3. Cleared material is not be incinerated.
4. Inflammable material is not to be permitted to accumulate on the premises.

Part 3 Grubbing

3.1 Extent of grubbing

1. Grubbing, being the removal from the ground of trees, roots and stumps to a depth of 300mm below the surface of the ground, is carried out across the entire cleared area.

3.2 Completion of grubbing

1. A grub hole is filled with selected material and thoroughly compacted.

Part 4 Damage

4.1 Damage to property

1. Any material which falls on property outside of the premises is removed immediately, unless the owner of the property gives a written consent for the material to remain on the property.

4.2 Damage to a service

1. A utilities infrastructure is protected from damage by a falling tree and other causes arising from the work.

4.3 Damage to plants

1. Damage to plants is treated in accordance with Standard Specification No. 2 - Landscaping 2015.

4.4 Dial before you dig

1. Before the commencement of any earthworks, current information on the location of underground services is obtained from the “Dial before you dig” service and the relevant service authorities.
2. The location of all underground services contained within the premises identified pursuant to section 4.4(1) of this standard specification are clearly marked on the ground.
3. The exact location and level of all services that may conflict with the work is determined by pot holing.

Part 5 Tolerances

5.1 Horizontal alignment

1. The area of the finished earthworks is such that the top of an embankment batter and the toe of the batter in a cutting, does not vary from its true horizontal location by:
   a. 50mm; or
   b. +300mm, where +300mm would increase the width of the earthworks.

5.2 Pavement width

1. The location of an excavation for a pavement does not vary from the location shown in the approved drawings such that the overall width of the pavement is reduced below the width shown in the approved drawings, at either:
   a. the level of the sub-grade; or
   b. the finished level; or
   c. the level of the finished pavement.

5.3 Batter slope

1. The slope of a batter does not vary from the slope in the approved drawings.

5.4 Grade

1. The surface at the finished sub-grade is graded to within the tolerances of +0mm to -50mm on the finished level less the pavement thickness in accordance with:
   a. the level shown in the approved drawings; or
   b. calculated from data given in the approved drawings, with due allowance being made for the thickness of any pavement required, provided that:
      i. the difference between the deviation from the correct levels at any two points 15 metres apart does not exceed 30mm;
      ii. the deviation from a straight edge laid parallel to the centre line does not exceed 15mm in 3 metres.
2. Where the finished surface level is not shown in the approved drawings, the surface of the finished sub-grade does not deviate from a straight edge laid parallel to the centre of the road by more than 15mm in 3 metres.

5.5 Crossfall

1. The crossfall of the surface of the finished sub-grade does not deviate from that shown in the approved drawings by more than 0.5 percent.
2. A template and spirit level used for checking the cross profile is kept on each section of the work.

5.6 Existing work

1. When the section of the road to be constructed adjoins a section which has been constructed, the grade level at the end of the new work conforms to that of the existing work.
2. If the section of the road under construction does not adjoin a previously constructed section, the ends of the new formation are joined to the existing surface level by means of a ramp at a grade which does not vary from the plan gradient by more than 1 in 20.

Part 6 Carrying out earthworks

6.1 Carrying out earthworks

1. Earthworks are carried out in accordance with AS 3798-2007 and Amendment 1-2008, Guidelines on earthworks for commercial and residential developments, unless otherwise specified.

6.2 Test methods

1. The testing of work associated with the earthworks is carried out in accordance with AS 1289.0-2000, Method of testing soils for engineering purposes, Part 0: General requirements and list of methods.
2. Testing carried out in accordance with AS 1289.0-2000, Method of testing soils for engineering purposes, Part 0: General requirements and list of methods, is carried out at either level 1 or level 2 in accordance with AS 3798-1996, Guidelines on earthworks for commercial and residential developments.

6.3 Testing frequency

1. Compaction testing for density testing is carried out at the frequency specified in accordance with an approved inspection and testing plan.
2. Compaction testing frequencies not specified in Table 1.5.3 of *AS 3798-2007 and Amendment 1-2008, Guidelines on earthworks for commercial and residential developments,* are carried out in accordance with Table 8.1 of *AS 3798-2007 and Amendment 1-2008, Guidelines on earthworks for commercial and residential developments*.
3. If a compaction test referred to in section 6.3(2) of this standard specification fails, retesting is to occur.
4. Where a compaction test or a group of tests is carried out on part of an area which has been subjected to the same preparation and compaction procedures as the rest of the area, the whole of the area is deemed to be represented by the testing.
5. If the testing indicates that compliance with the standard specification has not been achieved, the whole of the area is deemed not to comply with the standard specification, unless it can be demonstrated that the area in which the non-complying test result was taken can reasonably be separated from the whole.

6.4 Stripping and stockpiling of topsoil

1. An area is stripped clear of all grass, root growth, wet or spongy natural soil, vegetable matter, and topsoil such that a natural solid undisturbed surface is exposed to provide a solid base before the commencement of earthworks if the area is:
   a. to be covered by fill; or
   b. to have fill temporarily stored on it ; or
   c. to be covered by pavement; or
   d. to be excavated.
2. Stripped topsoil is stockpiled in an area approved by the local government in readiness for respreading on footpaths and batters after the completion of the earthworks.

6.5 Rock and non-rippable material

1. For the purposes of this standard specification, rock is material that cannot be ripped.
2. Non-rippable material is material which cannot be ripped at a production rate exceeding the rate specified in column 2 of Table 6.5.1 - Production rates for rippable material of this standard specification in respect of the particular class of crawler tractor specified in column 1 equipped with a heavy duty single tyne matching ripper.
3. All material other than non-rippable material is classified as normal excavation.

Table 6.5.1 - Production rates for rippable material

Column 1 Class of tractor (as specified in *AS2868*	Column 2 M^3 per hour
150 C	50
200 C	75
300 C	90

Part 7 Sub-grade above the existing surface

7.1 Construction of sub-grade

1. Construction of sub-grade is to occur in accordance with the compacted layer method or the mechanical interlock method so as to achieve the specifications referred to in Part 7 - Sub-grade above the existing surface of this standard specification.

7.2 Sub-grade up to 150mm above the existing surface

1. Where the level of the sub-grade is 150mm or less above the existing surface, the existing soil is scarified to a depth of 150mm and compacted to 95 percent relative dry density standard compaction.
2. Earthworks placed between the existing soil and the sub-grade are also compacted to 95 percent relative dry density standard compaction.

7.3 Sub-grade to 150mm to 300mm above the existing surface

1. Where the level of the sub-grade is between 150mm to 300mm above the existing surface, the whole of the earthworks placed, plus the existing soil directly under the earthworks, is compacted to ensure that a minimum thickness of 300mm immediately below the sub-grade level is compacted to 100 percent relative dry density standard compaction.

7.4 Sub-grade more than 300mm above existing the surface

1. Where the level of the sub-grade is more than 300mm above the existing surface:
   a. the top 300mm of formation is compacted to 95 percent relative dry density standard compaction;
   b. the remainder down to the level of the existing soil is compacted to 95 percent relative dry density standard compaction.

7.5 Shoulder

1. Where a shoulder is required on new work or on sections of existing work that is to be reconstructed, the whole of any additional shoulder material above the sub-grade level is compacted to 100 percent relative dry density standard compaction.

Part 8 Filling

8.1 Extension of excavation to win material

1. If the excavated material is insufficient to complete the earthworks, additional filling may be obtained by uniformly increasing the width of the excavations if approved by the local government.

8.2 Imported fill

1. Where it is necessary to import fill material, the material used for such imported fill has a minimum four day soaked California bearing ratio value of 10 percent in accordance with *AS 1289.0-2000, Method of testing soils for engineering purposes, Part 10: General requirements and list of methods*.
2. Before any fill is imported and placed in the work, a certificate from an approved National Association of Testing Authorities (NATA) Testing Laboratory is provided to the local government which certifies that the material meets the requirements of section 8.2(1) of this standard specification.
3. The imported fill is placed in embankments so that the better quality material of the onsite material or the imported fill is placed in the embankment to form the upper portion of the embankment directly below the sub-grade level.

8.3 Selected gravel fill or selected backfill

1. Selected gravel fill or selected backfill, being a gravel or decomposed or broken rock which is free from vegetative matter and lumps of clay, is:
   a. tested in accordance with *AS 1289.0-2000, Method of testing soils for engineering purposes, Part 10: General requirements and list of methods*;
   b. has a soaked California bearing ratio of 10;
   c. material properties and comply with section 14 Embankments of Department of Transport and Main Roads General Earthworks Technical Standard MRTS04.
2. Before any selected fill or gravel fill is placed in the work, a certificate from an approved NATA Testing Laboratory is provided to the local government which certifies that the material meets the requirements of section 8.3(1) of this standard specification.

Part 9 Excavation cuttings

9.1 General requirements

1. Where the bottom of an excavation is free of rock or a rock bar:
   a. the existing soil is compacted to 95 percent relative dry density standard compaction, for a depth of 300mm below the sub-grade;
   b. care is taken to ensure that the topsoil and organic material is removed and replaced with approved selected material for a depth of 500mm

and compacted to 95 percent relative dry density standard compaction where the sub-grade passes through the natural surface at the ends of the excavation or anywhere in cross-section.

9.2 Excess material

1. If the material excavated from an excavation is in excess of that required to complete the embankments the surplus material is:
   a. run to spoil in accordance with section 12.1 - Spoil of this standard specification; or
   b. used to flatten the slope of an embankment if approved by the local government.

9.3 Unsuitable material

1. Unsuitable material for an embankment, is to be removed and run to spoil in accordance with section 12.1 - Spoil of this standard specification.
2. Unsuitable material below the level of the sub-grade in an excavation is:
   a. removed and run to spoil in accordance with section 12.1 - Spoil of this standard specification;
   b. replaced with select backfill in accordance with section 8.3 - Selected gravel fill or selected backfill of this standard specification;
   c. compacted to 95 percent relative dry density standard compaction.
3. In this section “unsuitable material” means material which contains vegetative matter, a foreign body or any other deleterious matter such that it is not able to adequately support without excessive settlement:
   a. a road pavement; or
   b. in the case of general fill, the load of the fill or a structure.

9.4 Batter

1. The batter of an excavation is:
   a. neatly cut to the slope shown in the approved drawings;
   b. carried regularly around the curves;
   c. flattened to blend into the natural contour at the ends of the excavation.
2. In a rock excavation, the batter shown in the approved drawings applies to the average rate of batter of the face of the excavation, which need not be accurately trimmed provided that:
   a. no rock projects beyond the lesser of:
      i. the designated batter by more than 300mm; or
      ii. one third of the vertical height of the batter;
   b. where the approved drawings indicate a vertical batter, no rock is permitted to project beyond the vertical batter.

9.5 Sub-grade in rock

1. Where rock or a rock bar is encountered at the level of the sub-grade:
   a. the rock or the rock bar is shattered or ripped to a depth of 150mm below the sub-grade to the full extent of the excavation;
   b. the shattered or ripped material is:
      i. removed from the excavation;
      ii. used as fill or run to spoil.
2. Excavation is carried out in a manner to avoid the formation of a pocket of shattered or ripped material below the level of excavation.
3. Loose material is removed from the excavation and the excavation is trimmed so that it will shed water.
4. The allowable tolerance for an excavation is:
   a. plus 80mm where plus 80mm increases the depth of excavation; or
   b. minus 10mm on the sub-grade level less the pavement thickness and less the 150mm of required excavation below the sub-grade.
5. A trench which is 200mm wide and 150mm deep is formed below the revealed rock surface on both sides of the excavation for the purpose of accommodating sub-soil drainage, including the placing of filter material to the full 150mm depth, which is installed in accordance with Standard Specification No. 12 - Sub-soil drainage 2015.
6. An over break resulting in a depression in the surface of the excavation outside the tolerance specified in section 9.5(4) of this standard specification is backfilled with 20Mpa concrete.
7. After the completion of the sub-soil drainage, the excavation is:
   a. filled back to the sub-grade with selected backfill as specified in section 8.3 - Selected gravel fill or selected backfill of this standard specification;
   b. compacted to 95 percent relative dry density standard compaction.

Part 10 Embankment construction and lot filling

10.1 General standards

1. Embankment construction and lot filling only occurs on an area which has first been stripped in accordance with section 6.4-Stripping and stockpiling of topsoil of this standard specification.
2. Embankment construction and lot filling:
   a. occurs in the construction of a road and other embankments, and the general filling of a lot;
   b. includes:
      i. the preparation of an area upon which an embankment is to be placed;
      ii. the placing and compacting of approved material where unsuitable material has been removed;
      iii. the placing and compacting of approved material in a hole, pit or other depression in the road or the lot.
3. In addition to the clearing, grubbing, backfilling and compacting of a stump hole:
   a. the whole of the surface upon which an embankment is to be constructed is stripped of all grass and other vegetative matter;
   b. any loose, soft or saturated area is excavated, surface drained where necessary and backfilled with compacted approved material.

10.2 Springs or seeps

1. The local government is informed immediately if any spring or seep is found during embankment construction or lot filling.

10.2.1 Benching

1. When an embankment is constructed on a natural surface with a side slope exceeding 8 in 1, a bench of adequate width is cut at the toe of the embankment to permit the initial embankment construction to commence with horizontal layers of uniform cross-sectional depth.
2. Where the side slope of the natural surface is 3 in 1 or steeper, the natural surface is ploughed or cut into at least 300mm to provide a key for the embankment.

10.3 Construction methods

1. The compacted layer is carried out such that:
   a. each layer of material is placed with controlled moisture content and compacted to a specified density;
   b. fill material is deposited and spread in uniform layers to a depth of not more than 250mm loose measurement, to the full extent of the embankment so that a stone with a minimum dimension of 150mm is not included above a plane 150mm below the sub-grade;
   c. an individual rock and boulder with a minimum dimension of 150mm may be used below a plane 150mm below the sub-grade provided that:
      i. the dimension of the rock and the boulder does not exceed:
         A. one third of the height of the embankment; or
         B. a maximum dimension of 600mm;
      ii. the rock and the boulder is spaced to allow compacting equipment to compact the area between the layers to a thickness not exceeding 250mm loose measurement;
   d. all fill material is compacted at the optimum moisture content or within a range of moisture contents to give the specified dry density;
   e. after the material has been uniformly spread, each layer is uniformly compacted to the required relative dry density, as follows:
      i. for all material between the sub-grade level and a plane 300mm below the sub-grade level, 95 percent relative dry density standard compaction as measured by *AS 1289.0-2000, Method of testing soils for engineering purposes, Part 0: General requirements and list of methods*; or
      ii. for all material below a plane 300mm below the sub-grade level and to the top 300mm of material surfaces upon which embankment construction and lot filling is to occur, 95 percent relative dry density standard compaction as measured by *AS 1289.0-2000, Method of testing soils for engineering purposes, Part 0: General requirements and list of methods*.
2. Construction involving rocky material, being material in which rocks of a dimension in excess of 150mm but not exceeding 600mm maximum dimension predominate, and the percentage of fine material is such as to prevent surface contact or mechanical interlock of adjacent rocks, is carried out such that:
   a. the embankment below a plane 300mm below the sub-grade is constructed by:
      i. bringing moisture content to the optimum moisture content;
      ii. spreading the material in layers of loose thickness, which does not exceed the maximum size of the rock in the material;
      iii. compacting as to produce 95 percent relative dry density standard compaction, in the fine material;
   b. where the nature of the material precludes the testing of the fine material for relative dry density, the layers are compacted by equipment approved by the local government as suitable for the particular material until either:
      i. there is no visible movement; or
      ii. a minimum number, sequence and pattern of passes have been made by the compacting equipment;
   c. rocks which may have a tendency to bridge between adjacent material are broken up by compacting or other equipment even if the maximum dimension of such rocks does not exceed 600mm;
   d. the maximum vertical dimension of any rock does not exceed one third of the height of the embankment at the section where the rock is placed;
   e. the maximum horizontal dimension of any rock does not exceed one half of the height of the embankment at the section where the rock is placed;
   f. the embankment is constructed above a plane 300mm below the sub-grade with approved material compacted in accordance with the compacted layer method outlined in section 10.3(1) of this standard specification.
3. Construction involving material which is predominantly coarse material with insufficient fines to fill the voids so that mechanical interlock is relied upon for stability, is carried out such that:
   a. the material is placed, dozed, ripped and worked until stable interlock is achieved where side dumping is not allowed and the fill is to be advanced by full width construction;
   b. the advancing ends are concave with the shoulder face well in advance of the centre and the top 600mm below the sub-grade level is closed, locked and filled to provide a solid surface to carry the pavement and shoulders without loss of stability or fretting of the pavement and shoulder materials;
   c. no rock which is placed in a fill is:
      i. greater in vertical dimension than one third of the depth of the section of the embankment where the material is placed; or
      ii. greater in horizontal dimension than one half the depth of the section of the embankment where the material is placed.

10.4 Slope of an embankment

1. The slope of an embankment is neatly finished to the slope indicated in the approved drawings.
2. A slope is stabilised with a suitable landscaping treatment.
3. Where a batter slope on an embankment is not specified it is comprised of the material indicated for the slope in Table 10.4.1 - Table embankment slopes of this standard specification.

Table 10.4.1 - Table embankment slopes

Column 1 **Material**	**Column 2** **Slope**
Loose sand and soft clay	1 in 3 to 1 in 5
Ordinary earth	1 in 1 to 1 in 2
Rock	1 in 1 to1 in 1.25
Hand packing	1 in 1

Part 11 Disturbed areas

11.1 Reinstatement of disturbed areas

1. An area which is disturbed during clearing and grubbing is reinstated in accordance with the approved drawings and Standard Specification No. 2 - Landscaping 2015.

Part 12 Spoil

12.1 Spoil

1. Surplus material which is run to spoil is:
   a. not loosely tipped over the side of an embankment;
   b. neatly spread adjacent to the work; or
   c. used to uniformly flatten the slope of an embankment.
2. Spoil which is spread on the site is:
   a. compacted as specified in this standard specification;
   b. left in a neat, tidy and self draining condition with a slope of not flatter than 1 in 100 unless otherwise shown in the approved drawings.
3. Rock and other material is removed from the site which is:
   a. surplus to the requirements of the job;
   b. unsuitable for disposal on the site.

Part 13 Backfill against a structure and a culvert

13.1 Type of material

1. Backfill comprises gravel, sandy loam, sand or river gravel which allows the production of a compacted mass free of voids.

13.2 Placement of backfill

1. Backfill is not placed until:
   a. the structure or the culvert has been completed, inspected and approved;
   b. any specified curing period for a material in the structure or the culvert has elapsed.
2. Backfill against an in-place structure is constructed to the shape and other requirements specified in the approved drawings.
3. Placing and compacting operations do not damage an in-place structure.
4. Where the backfill material is placed against a precast or preformed structures, the operation is carried out in accordance with the culvert component manufacturer's recommendations unless otherwise specified in this standard specification.
5. Material is placed and compacted uniformly in layers which do not exceed 250mm in thickness.
6. Where the material is placed on the opposite sides of a structure, the difference in level of compacted material on the opposing sides does not exceed 150mm.
7. Construction operations which involve the puddling or jetting of material are not used.

13.3 Non-cohesive fill material

1. If a non-cohesive material is used for the backfill material with the approval of the local government, the non-cohesive material is:
   a. not used within 300mm of the sub-grade surface;
   b. compacted to a density index of not less than 70 in accordance with Table 5.1 of *AS 3798-2007, Guidelines on earthworks for commercial and residential developments*;
   c. compacted by flooding and the use of immersion vibrators or by such other means as will achieve the specified compaction standard.

Part 14 Stone pitching

14.1 Type of material

1. Stone pitching is composed of sound igneous, metamorphic, or approved sedimentary rock which does not disintegrate in water.
2. A stone used is not less than:
   a. $0.01m^3$;
   b. 200mm in dimension except where the superficial area of the stone is $0.1m^2$ or greater in which case the dimension of the stone may be reduced to 150mm.
3. The stones are bedded to even planes on approved loam or sand.

14.2 Abutment, inlet and outlet

1. Where stone pitching is provided at a bridge or a culvert abutment, invert, or inlet and an outlet to a culvert, such pitching is grouted with cement mortar.
2. The depth of the grout is equal to the depth of the stone pitching.

14.3 Construction

1. After trimming of the embankment is complete and the bedding material compacted, selected rock is placed:
   a. with the face of the greatest area against the bedding and the longest side of the rocks horizontal;
   b. so that joints are staggered as much as possible.
2. All rocks are firmly wedged with stone chips driven into the joint so that the finished surface presents an even face with joints of a nominal width of 25mm.

14.4 Grouting

1. After the placing and finishing of the rocks, a mortar consisting of one part of Portland cement to three parts of approved sand, by volume, is applied as far down as practicable, but to a depth of at least 150mm.
2. The grouted stone is shaded and kept damp for at least 48 hours.
3. If any stones are not firmly held in position after the mortar has set, the mortar is removed around such loose stones and the area re-grouted.

4. Weep holes are left in the grout at two metre intervals, both horizontal and vertical.

Part 15 Table drain and a diversion drain

15.1 General standards

1. A table drain is:
   a. constructed parallel to the centre line of the road except where curve widening is designated;
   b. evenly graded so as to prevent obstruction to the flow of water.
2. A table drain is dished opposite the entrance to premises, at a cross road or wherever access to a road is necessary.

15.2 Diversion drain

1. A diversion drain:
   a. is uniformly graded;
   b. has an excavated cross sectional area at least equal to the cross sectional area of the table drain carrying water to the diversion drain;
   c. is cut to a profile which allows maintenance by a motor grader.
2. Material excavated from the diversion drain may be used in the formation or banked on the low side of the drain at least 0.3 metres from the edge of the drain.

15.3 Table drain on a steep grade

1. A paved table drain and shoulder or a scour check in a table drain is constructed where:
   a. the grade of the table drain is steeper than five percent;
   b. the soil is likely to scour;
   c. it is not possible to turn water out at sufficiently frequent intervals.

Part 16 Channel an inlet, outlet and a floodway

16.1 Channel to an inlet, outlet and a floodway

1. A channel to an inlet and outlet of a culvert and a floodway is formed as detailed in the approved drawings.
2. The excavated material may be either:
   a. used in making the embankment to the channel; or
   b. deposited in a neatly trimmed and uniform bank on the lower side of the drain with the toe of the bank being at least 0.3 metres from the edge of the drain.

Part 17 Contractual provisions

17.1 Alignment

1. If the finished alignment is approved by the Superintendent as a different alignment from that shown in the approved drawings and in the absence of other requirements for as constructed drawings, the Contractor must provide detailed as constructed drawings of the altered alignment to the satisfaction of the Superintendent.

17.2 Excavation

1. The Superintendent retains the right to utilise the Principal's tractor and tractor operator to assess whether or not material is rippable in accordance with section 6.5(3) of this standard specification.

17.3 Spoil

1. Surplus material from the earthworks remain the property of the Principal unless the Superintendent directs otherwise.
2. For spoil sites, the Contractor must provide to the Superintendent a spoil dumping indemnity identifying the property upon which the fill material is to be placed, signed and dated by the property owner and including the following minimum provisions:
   a. that the property owner agrees to indemnify the Principal (including its employees and agents) against any claim, action, liability, loss or damage which may arise in connection with the Principal entering upon the property owner's property for the purpose of placement of fill material;
   b. that the property owner agrees and acknowledges that the Principal bears no responsibility for, nor does it guarantee, the quality of the fill material and any compaction, levelling or trimming of the fill material;
   c. that the property owner agrees and acknowledges that the Principal bears no responsibility for:
      i. the placement of fill material on the property owner's property by other persons or authorities;
      ii. any contamination arising out of or in connection with the fill material.
3. If a direction is given by the Superintendent pursuant to section 17.3(1) of this standard specification, the cost of such work is deemed to be included in the Contract Sum.

17.4 Services

1. If any damage occurs to existing services, the Contractor must immediately notify the relevant service authority and the Principal.

17.5 Measurement and payment

1. All quantities in respect of excavation materials shown in cubic metres in the Contract are solid volumes of excavation as compacted in accordance with this standard specification.

Standard specification No. 2 (Landscaping) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 2 - Landscaping 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification also forms part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being landscaping.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Materials

2.1 Landscaping materials

1. The materials and workmanship in respect of landscaping complies with:
   a. *AS 3660/1/2/3 2000 (Set) Termite Management;*
   b. *AS 2156.1:2001 Walking tracks, Part 1: Classification and signage;*
   c. *AS 1289.0:2000 Method of testing soils for engineering purposes, Part 0: General requirements and list of methods;*
   d. *AS/NZS 2878:2000 Timber-Classification into strength groups;*
   e. *AS 1604.1:2005 Specification for preservative treatment - Sawn and round timber;*
   f. *AS/NZS 1604.2:2010 Specification for preservative treatment - Reconstituted wood-based products;*
   g. *AS/NZS 1604.3:2010 Specification for preservative treatment - Plywood;*
   h. *AS/NZS 1604.4:2010 Specification for preservative treatment - Laminated veneer lumber (LVL));*
   i. *AS/NZS 1604.5:2010 Specification for preservative treatment - Glued laminated timber products;*
   j. *AS/NZS 1428.4.1:2009 Design for access and mobility, Part 4: Tactile indicators;*
   k. *AS 3727-1993 Guide to residential pavements;*
   l. *AS 1141.0-1999 Methods for sampling and testing aggregates - List of methods;*
   m. *AS 4454-2012 Composts, soil conditioners and mulches;*
   n. *AS 4419-2003 Soils for landscaping and garden use;*
   o. *AS 2156.2-2001 Walking tracks, Part 2: Infrastructure design;*
   p. *AS 1657-1992 Fixed platforms, walkways, stairways and ladders - Design construction and installation;*
   q. *AS 4373-2007 Pruning of amenity trees;*
   r. *AS 4685.1-2004 Playground equipment - General safety requirements and test methods;*
   s. *AS 4970-2009 Protection of trees development sites;*
   t. *AS 4687 - 2007 Temporary fencing and hoardings;*
   u. *AS 1319-1994 Safety signs for the occupational environment;*

v. *AS 4970-2009 Protection of trees on development sites;*
w. *Specifying Trees NATSPEC 2nd Edition (2003) - Ross Clarke;*
x. *Chemicals Distribution Control Act 1966.*

2. Unless otherwise specified in this standard specification, a manufactured item is used according to the manufacturer's specification.
3. All landscape materials (soil, plants and mulch) are free from fire ants, certificate or legislation.

2.2 Removal of material from the premises

1. The removal of material from the premises is in accordance with section 2.4 - Removal of material from the premises of Standard Specification No. 1 - Earthworks 2015.

Part 3 Plant management

3.1 Protection of a plant to be retained

1. If a plant is to be retained the provisions of section 2.1 - Protection of plants to be retained of Standard specification No. 11 - Construction 2015 are to be complied with.

3.2 Work near a tree

1. Work near a tree which is to be retained is carried out in accordance with section 2.2 - Work near a tree of Standard specification No. 11 - Construction 2015.

3.3 Damage to a plant to be retained

1. If a plant to be retained is damaged, the plant is repaired or replaced in accordance with section 2.3 - Damage to plants of Standard specification No. 11 - Construction 2015.
2. In subsection 3(1)“damaged” means:
   a. the destruction of a plant; or
   b. the breaking of branches or roots; or
   c. the debarking of trunks or limbs; or
   d. the contamination of root zone soil or plants from drift sprays, dust or contaminated stormwater; or
   e. the damage by the placement of fill or building materials within the canopy perimeter or otherwise; or
   f. compaction from machinery; or
   g. modification of surrounding hydrology; or
   h. soil build up around the base of a tree.

3.4 Maintenance of a plant to be retained

1. A plant that is to be retained is maintained by:
   a. root and canopy pruning, irrigation and fertilisation of any necessary severing of the root system;
   b. continued irrigation and fertilisation during establishment;
   c. formative pruning as required in accordance with *AS 4373-2007 Pruning of amenity trees;*
   d. maintenance until the plant demonstrates healthy growth.
2. Tree maintenance work is supervised by an AQF Level 5 qualified arborist.

3.5 Removal of a plant

1. A tree that is not to be retained is removed in accordance with section 2.3 - Removal of trees of Standard specification No. 1 - Earthworks 2015.
2. A non-native plant is removed from an area requiring natural regeneration, revegetation or rehabilitation.
3. A native plant is only removed if:
   a. the removal of the plant is necessary to ensure compliance with section 2.3 - Damage to plants of Standard specification No. 11 - Construction 2015; or
   b. the native plant poses a threat to human health or safety or the functioning of a regional ecosystem.
4. If a native plant community poses a threat to the functioning of a regional ecosystem, thinning is to be carried out in respect of the native plant community.
5. The thinning of a native plant community does not:
   a. focus on or completely eradicate one native plant;
   b. reduce the regenerative capacity of the ecosystem;
   c. alter the plant composition of the community so that it no longer represents the regional ecosystem;
   d. remove all the plants forming part of the understorey or mid-storey of the plant community;
   e. result in selective clearing that just retains large or older trees;
   f. result in the replacement of the understorey of the plant community with pasture for grazing;
   g. have an adverse impact on a remaining forest, erosion, waters, a habitat or a heritage place.

3.6 Weed eradication

1. An environmental weed is removed from the premises.
2. An environmental weed on stockpiled topsoil is eradicated by the application of a glyphosphate herbicide or a similar herbicide approved by the local government, in accordance with the manufacturer's specification.
3. An existing plant which is capable of colonising an area is retained where topsoil is not used directly in that area.
4. A weed or grass on an area to be landscaped is eradicated by the application of a herbicide prior to the spreading of topsoil.
5. Weed eradication is to occur in accordance with the SEQ Ecological Restoration Framework.

3.7 Methods for removal of plants

1. A plant that roots directly from its base and has shallow roots is to be removed by hand, by removing the main root system.
2. A weed that grows from a clumped, fibrous root system is to be removed using the crowning method, by cutting the roots from the crown of the weed.
3. A large weed infestation is to be removed in accordance with the SEQ Ecological Restoration Framework.
4. A plant being a tree or a vine is to be removed using the cut and paint method, by cutting the base of the stem close to the ground and immediately applying herbicide to the cut.

Part 4 Earthworks

4.1 Erosion and sediment control

1. Erosion and sediment control measures are undertaken in respect of earthworks in accordance with Standard specification No. 11 - Construction 2015.

4.2 Clearing and grubbing

1. Clearing and grubbing are to be carried out in accordance with Standard specification No. 1 - Earthworks 2015.

4.3 Stockpiles

1. Stockpiles are created in accordance with Standard specification No. 1 - Earthworks 2015.

4.4 Softworks grades

1. The maximum grade for a garden bed is 1 in 3.
2. The maximum grade for a grassing area is 1 in 4.

4.5 Earth mounds

1. An earth mound is constructed from excavated material or imported fill, approved by the local government, in layers approximately 150mm thick and compacted to minimise slumping.
2. The corners and intersections of a plane of an earth mound is rounded and gradual.
3. The grading from the edgings has horizontal shoulders, with a minimum width of 500mm, before any change of level.

Part 5 Hardworks

5.1 Edges to a garden area

5.1.1 General requirements for edges to a garden area

1. Where an edging crosses over an area of fill, the ground is compacted to the same level of compaction as an undisturbed area.
2. The sub-grade is compacted to the specified depth to form a level bed for the edging material.
3. Sub-grade material is free from extraneous material that will prevent even compaction and cause subsidence.
4. The finished grade of the edge to the garden bed is flush with all abutting hard finished and grass surfaces.
5. The alignment of an edge is a continuous curve or a straight line as shown on the approved drawings.
6. Edges to a garden area is in accordance with standard drawing LCC 08-00421.

5.1.2 Flush concrete edging

1. Flush concrete edging is installed in accordance with standard drawing LCC 08-00421.
2. The concrete used in concrete edging is equivalent to N20.
3. The sub-grade is compacted to a minimum depth of 150mm.
4. The curves for flush concrete edging are set out so that the radii are smoothly connected.
5. Flush concrete edging has control joints on 5 metre centres and at the apex of curves.

5.1.3 Timber edging

1. Timber edging is designed and installed in accordance with standard drawing LCC 08-00421.
2. Timber edging is not used on premises that is a public place or is to become a public place.

5.1.4 Spade edging

1. Spade edging is not used on premises that is a public place or is to become a public place, other than a rehabilitation area and a bush regeneration area.
2. Spade edging is created by using a sharp edge spade, to create a 'v' shaped channel to the edge of a garden bed.

5.2 Paths

5.2.1 General requirements for paths

1. A path is constructed in accordance with Standard specification No. 1 - Earthworks 2015.

5.2.2 Concrete path

1. A path is designed and installed in accordance with:
   a. standard specification No. 8 (Minor concrete works) 2015;
   b. standard drawings IPWEAQ R-0065 and LCC 8-00309.

5.3 Outdoor furniture

5.3.1 General requirements for outdoor furniture

1. Outdoor furniture is:
   a. selected from items of outdoor furniture approved by the local government;
   b. vandal proof;
   c. suitable for the use to which it is proposed;
   d. consistent with the immediate environment and existing outdoor furniture within that environment.

5.3.2 Footings to outdoor furniture

1. Unless the manufacturer specifies otherwise, the footings to outdoor furniture are to be core mounted and footings to be constructed in accordance with Standard specification No. 7 - Concrete 2015.
2. The footings to outdoor furniture are installed in accordance with the manufacturer's specifications or an engineering specification approved by the local government.
3. The concrete footings to outdoor furniture have the minimum strength of 20MPa.

5.3.3 Water connection and drainage to outdoor furniture

1. Outdoor furniture which requires water supply and stormwater drainage is provided with a water connection and stormwater drainage in accordance with Standard specification No. 12 - Sub-soil drainage 2015 and the manufacturer's requirements.

5.4 Play area

5.4.1 Play equipment

1. Play equipment complies with:
   a. *AS/NZS 4486.1:1997 Playgrounds and playground equipment, Part 1:Development, installation, inspection, maintenance and operation;*
   b. *AS 4685.1-2004amdt 2 - 2008 Playground equipment - General safety requirements and test methods;*
   c. *AS 4685.2-2004 amdt 2 - 2008 Playground equipment - Particular safety requirements and test methods for swings;*
   d. *AS 4685.3-2004/samdt 1 - 2006 Playground equipment - Particular safety requirements and test methods for slides;*
   e. *AS 4685.4-2004 Playground equipment - Particular safety requirements and test methods for runways;*
   f. *AS 4685.5-2004/amdt 1 - 2006 Playground equipment - Particular safety requirements and test methods for carousels;*
   g. *AS/NZS 4422-1996 Playground surfacing - Specifications, requirements and test method (incorporating Amdt 1 May 1999);*
   h. *AS 2555 - 1982 Supervised adventure playgrounds, Guide to establishment and administration;*
   i. *6 - 2004/amdt 1 - 2008 Playground equipment - Particular safety requirements and test methods for rocking equipment.*

5.4.2 Footings for play equipment

1. Play equipment is installed to allow for a 50mm clearance from the top of the footing of the play equipment to the top of the surrounding subgrade.

5.4.3 Soft fall area

1. A soft fall area:
   a. has a minimum 250mm depth soft fall sand bed complying with AS/NZS 4422 - 1996 Playground surfacing - Specifications, requirements and test method (incorporating Amdt 1 May 1999) above the subgrade;
   b. provides for free drainage from the sub-grade and no ponding to the sub-grade;
   c. is excavated to the levels shown on the approved drawings.
2. The soft fall area is connected to the stormwater drainage.
3. If the soft fall area cannot be connected to the stormwater drainage:
   a. the outlets of the sub-soil drainage pipes are to be provided at a minimum of 3 metres from the play equipment pad;
   b. if the premises do have sufficient fall to divert the flow, the flow is diverted via a turfed spoon drain, the profile of which is mowable, to the lowest point on the premises;
   c. if the premises do not have sufficient fall to divert the flow, the drainage pipe is to be discharged into a rubble pit of $1m^3$ water holding capacity per $5m^2$ of softfall area. Pit is to be a minimum of 300mm below the sub-grade of the play equipment pad.

5.4.4 Shade structure

1. Where a shade structure is installed over play equipment, the shade structure is not to impede the vertical clearance heights of the play equipment.
2. The shade structure is certified by an engineer as structurally sound in the upper range conditions experienced in south east Queensland, including the wind terrain category and design wind speed for a specific site.
3. The shade structure has a minimum clearance of 2 metres between the fabric cover and each play equipment.
4. The shade structure provides a minimum shade shadow to cover of 90 percent of all equipment during the period from 11:30 to 14:30 hours during December to mid March.
5. The shade structure is rated above 90 percent for UV block out and uses Monotec 370 fabric or equivalent.

5.5 Bollards

5.5.1 Cycleway in a park intersecting with a road

1. A bollard which is provided at the end of a cycle path in a park to prevent direct access to a road is in accordance with standard drawing LCC 8-

00702.

5.5.2 A park adjacent to a road

1. A bollard which is provided in a park adjacent to a road to prevent vehicular access to the park is:
   a. in accordance with standard drawing LCC 08-00422;
   b. provided at 1.5m centres to the sides of the park abutting a road reserve.

5.5.3 Materials

1. A bollard is:
   a. 1,200mm or 1,500mm in length and 150mm in diameter;
   b. made from a treated pine post in accordance with *1-2005 Specification for preservative treatment - Sawn and round timber*;
   c. circular routed at the top of the post;
   d. free from defects, splits and splinters.
2. The footing to a bollard:
   a. is concrete;
   b. has a minimum strength of 20MPa;
   c. is installed to a depth of 650mm with a diameter of 400mm.

5.5.4 Installation of a bollard

1. A bollard is installed with a maximum spacing of 1.5 metres and no deviations from the line or curve of the bollards shown on the approved drawings.
2. A footing to a bollard is excavated to achieve the footing dimensions and filled with concrete.
3. The bollard is stabilised in a vertical position at the centre of the footing to a depth of 600mm below the finished surface level until the concrete is cured.
4. On completion of the installation of the bollard, the surrounding area is cleaned up, debris is removed and any area disturbed by the work is re-established.

Part 6 Softworks

6.1 Cultivation

1. The sub-grade is rotated by rototilling to a minimum depth of 150mm.
2. Where a clay pan or a shale like rock lies within 500mm of the surface, layers are to be ripped to a minimum depth of 500mm.
3. The area in proximity to a service or a tree root is:
   a. to be undisturbed; or
   b. cultivated by hand where it cannot be left undisturbed.
4. Any stone exceeding 50mm in any direction and any extraneous material brought to the surface during cultivation is removed.

6.2 Soil

1. Soil:
   a. is a fine soil type in accordance with Table 6.2.1 - Soil type by texture of this standard specification;
   b. is friable;
   c. is moderately free draining;
   d. complies with *AS 4419-2003 Soils for landscaping and garden use*;
   e. is free of fire ants;
   f. is free from Nut Grass (Cyperus rotundus);
   g. report is to provided at pre-start meeting.
2. Soil is imported from a source approved by the local government or is provided from material upon the premises where approved by the local government.
3. Soil from the premises which is improved to comply with Table 6.2.1 - Soil type by texture of this standard specification by the use of additives such as Gypsum, may be used as topsoil where approved by the local government.
4. If an additive is used to improve soil from the premises, the additive is applied in accordance with the manufacturer's specification.
5. Soil is spread such that:
   a. the finished surface of the soil is smooth, free of lumps and free draining;
   b. the finished surface levels allows for the settling and spreading of mulch;
   c. the soil is lightly compacted over the prepared sub-grade;
   d. in a grassed area the edge of the soil is feathered into undisturbed ground.
6. Where soil is next to a kerb, a path, a mowing strip or other hard paved surface:
   a. the soil is finished flush for a seeded grass area and bevelled below the abutting finished grade to allow for turf or mulch;
   b. the finished grade of the mulch is approximately 10mm below the abutting finished surface level;
   c. the finished surface level of the turf is flush with the abutting finished surface level;
   d. the finished surface level of a grass area, turf and a garden bed adjacent to a building or other structure is 125mm below the weepholes in the building or the structure.
7. The minimum depth of soil for:
   a. a turfed area and a seeded grass area is 100mm;
   b. a garden bed is 300mm.

Table 6.2.1 - Soil type by texture

Column 1 Composition	Column 2 Test method	Column 3 Soil type by texture		
		Fine (loam)	Medium (sandy loam)	Coarse (loamy sand)

Sand	-	<52	50-70	70-85
Silt	-	28-50	0-50	0-30
Clay	-	7-27	0-20	10-15
Organic matter	*AS1289.4.1.1-1997 Methods of testing soils for engineering purposes - Soil chemical tests - Determination of the organic matter content of a soil - Normal method*	>2	>5	>5
Salt content	Electrical conductance	<3.0dS/m	<3.0dS/m	<3.0dS/m
Reaction pH value	*AS1289.4.3.1-1997 Methods of testing soils for engineering purposes - Soil chemical tests - Determination of the pH value of a soil - Electrometric method*	5-7	5-7	5-7

6.3 Garden area and tree planting

6.3.1 Fertiliser

1. If fertiliser is required to be applied, the fertiliser is applied as determined by the manufacturer's specifications. Application of fertilizer should be in response to site soil conditions, imported soils and plant species to ensure continuous healthy growth.
2. Fertiliser is placed 50mm away from the root ball and at a depth that is equivalent to half the depth of the root ball, but no deeper than 250mm.

6.3.2 Plant material

1. A plant is:
   a. free from disease, a pest and nursery weeds;
   b. not an environmental weed.
2. A plant is not planted in adverse conditions including extreme weather conditions or waterlogged soils.
3. During planting:
   a. the root ball of a plant receives minimum disturbance and exposure;
   b. minor root pruning is carried out where necessary;
   c. remove all nursery stakes and ties.
4. A tree is of stock quality as specified on standard drawing LCC 08-00417.
5. A plant is prepared for the specific growing conditions of the premises.
6. The mature size of a plant is appropriate for its location.

6.3.3 Tree planting

1. A tree planted in a garden area without a root barrier is planted in accordance with standard drawings LCC 08-00418.
2. A tree planted in a garden area with a root barrier is planted in accordance with standard drawing LCC 08-00419 and LCC 08-00434.
3. A street tree planted in a grassed verge is planted in accordance with:
   a. LCC 08-00418 Typical footpath setout detail;
   b. Table 6.3.3.1 - Street tree setback requirements of this standard specification;
   c. standard drawings LCC 08-00418.
4. A street tree planted in a paved area is:
   a. planted in accordance with Table 6.3.3.1 - Street tree setback requirements of this standard specification;
   b. modified to provide a metal grate around the base of the street tree, flush with the paved surface and with a maximum 4mm gap between the metal grate and the paved surface.

Table 6.3.3.1 - Street tree setback requirements

Column 1 **Object**	**Column 2** **Minimum setback (metres)**
Road light pole	8
Electricity or telephone pole or pillar	2.5
Powerline	3.5
Water supply system and sewerage system	1.5
Back of kerb	0.6
Road sign	10.0
Path	0.6 from a path running generally parallel to a carriageway and 3.0 from a path which is running generally perpendicular to a carriageway
Tangent point of the extension of the property alignment of a side road that intersects with a through road	8.0 if the through road is a minor road 15.0 if the through road is a major road
Crossover	3.0
Street tree with a mature height which is less than 4 metres	6.0
Street tree with a mature height of between 4 and 6 metres	7.0
Street tree with a mature height of greater than 6 metres	10.0
Bus stop and bus shelter	10.0

6.3.4 Transplanting

1. A plant is transplanted during its dormant period, where practical.
2. A planting hole is prepared to allow for a minimum width, equivalent to 50 percent of the root ball diameter, to be backfilled beneath and surrounding the root ball.
3. The root ball is prepared for transportation by wrapping the root ball in hessian or a similar material to prevent disturbance of the root ball.
4. A transplanted tree with a calliper greater than 50mm at a height of 1.5 metres from the ground level is guyed with:
   a. three wires spaced equally around the tree and attached at a 45 degree angle, at approximately 40 percent of the trunk height from the ground;
   b. wires that are evenly taut and anchored or pegged into the ground;
   c. wires with a surrounding rubber hose to protect the tree;
   d. wires that are temporarily flagged where conflict with traffic may occur;
   e. wires and flags that are removed after the tree has become established.

6.3.5 Plant sizes

1. A plant is of a size specified in Table 6.3.5.1 - Plant size of this standard specification.

Table 6.3.5.1 - Plant size

Column 1 Type of plant	Column 2 Minimum container size or type	Column 3 Staked
Tree	25/L	Yes
Shrub	200 mm	As required
Groundcover	140 mm	No
Vine	140 mm	No
Rehabilitation or revegetation work	Tubestock or virocell	As required

6.3.6 Mulch

1. Mulch is kept free from the stem or the trunk of a plant to a minimum distance of 100mm radius.
2. Mulch is free of foreign matter including rock, soil, weeds and sticks.
3. Mulch in a garden area and at the base of a tree has a minimum depth of 100mm.

6.3.7 Composted Forest mulch

1. Composted Forest mulch comprises chipped tree trunk, branches and leaves of mixed plant species other than an environmental weed.
2. Composted Forest mulch is used on a batter, a mass planting area and in combination with other mulch in a garden area.

6.3.8 Pine bark mulch

1. Pine bark mulch is graded from 25-50mm in length free from other wood products.
2. Pine bark mulch is used around individual trees planted in a grassed area and in combination with forest litter mulch in a garden area.

6.3.9 Hoop pine bark mulch

1. Hoop pine bark mulch is used on a batter, a mass planting area and in combination with pine bark mulch in a garden area.

6.3.10 Washed river mulch

1. Washed river pebble is graded in size to ensure no movement in a peak stormwater event.
2. Stones are free from foreign material and are consistent in colour and size.
3. Washed river pebble is used:
   a. around stormwater drainage;
   b. around an inlet and an outlet in an organic mulched area;
   c. along a garden area where an organic pebble washout is probable or to aid in the drainage of the garden area.
4. The minimum depth of washed river pebble is a minimum of twice the diameter of the largest pebble.
5. Washed river pebble is not used in an area accessible to the public unless indicated on an approved drawing.

6.3.11 Organic embankment stabilisation matting

1. Organic matting shall be pinned and installed in accordance with manufacturers specification to ensure no movement.

6.4 Turf and grassing

6.4.1 Fertiliser

1. Fertiliser is to be applied as per manufacturer's specification to ensure healthy long term growth.

6.4.2 Grass seed

1. Grass seed is mixed and applied at the rates in accordance with the suppliers specifications and guidelines.
2. A failed grassed area is immediately repaired by raking, the seeding of grass and watering.

6.4.3 Turfed area

1. A turf roll has a minimum soil thickness of 20mm.
2. The turf is delivered to the premises within 24 hours of being cut.
3. The turf is laid within 36 hours of being cut.
4. Where the laying of the turf is delayed, the turf is:
   a. protected and watered to maintain its condition;
   b. not allowed to dry out at any stage from cutting to laying.
5. The turf is laid along the contours of the premises in staggered rows with the butt ends of the turf rolled together.
6. The edges of the finished grade of the turf are bevelled down a maximum 15mm below an abutting hard surface such as a kerb, a path, a mowing strip or other hard paved surface.
7. The turf is rolled to ensure contact between the roots of the turf and the topsoil bed.
8. Loamy sand is worked into the joints and depressions in a turfed area to correct any unevenness in the surface of the turfed area.
9. The turf is not provided on a slope steeper than 1 in 4.
10. A newly turfed area is protected from traffic.
11. A failed turfed area is immediately repaired by raking, the relaying of turf and watering.

6.5 Rehabilitation planting

6.5.1 Rehabilitation planting

1. Rehabilitation shall be carried out in accordance with the SEQ Ecological Restoration Framework (2012).

6.5.2 Plant communities

1. The plant community is representative of the species and density of endemic plant communities.
2. The plant community is self sustaining and self-regenerating.
3. The plant community provides habitat for native animals.

6.5.3 Specific location requirements

1. The upper part of a slope or a bank is planted with:
   a. large trees with deep root systems;
   b. shrubs that bind the soil;
   c. ground covers that can filter stormwater.
2. The lower part of a slope or a bank is planted with:
   a. a dense undergrowth of shrubs;
   b. native rushes and sedges with matted root systems and flexible branches to protect the bank from scouring;
   c. plants that are tolerant of periodic inundation.
3. An area subject to regular tidal inundation is planted with:
   a. trees and shrubs suited to areas which are subject to regular tidal inundation;
   b. herbs, grasses and vines that increase in density further away from areas which are subject to regular tidal inundation.

Part 7 Maintenance

7.1 General maintenance

1. The premises is to be kept free of weeds and rubbish.
2. Any damaged, defective or stolen landscaping item is to be repaired or replaced.

7.2 Spraying of plants

1. An insect attack or disease amongst plant material is reported to the local government immediately.
2. A plant is sprayed with an insecticide or a fungicide or herbicide approved by the local government.
3. All spraying is to be undertaken in accordance with *Chemicals Distribution Control Act 1966*.

7.3 Maintenance period

1. The plants are maintained during the maintenance period such that at the end of:
   a. the plant establishment period:
      i. a seeded grass area is established with 80 percent grass coverage;
      ii. a turfed area is established with 100 percent turf coverage;
      iii. trees, shrubs and groundcovers display a level of growth consistent with the species;
      iv. plants are in good health and display no evidence of disease, pest infestation or other damage;
      v. the landscape area is free from weeds and rubbish;
   b. the maintenance period, the provisions of paragraph (a) are complied with except that a seeded grass area is established with 95 percent grass coverage.
2. In section 7.3 “plant establishment period” means a minimum period of 12 weeks from the date of practical completion approval.
3. In this Part 7 - Maintenance of this standard specification “maintenance period” means a period of 52 weeks from the Date of Practical Completion unless otherwise required by the local government.

7.4 Maintenance works

7.4.1 Maintenance of a garden area

1. A garden area is maintained during the maintenance period by:

a. watering, mowing, weeding, fertilising, controlling pests and diseases, returfing, reseeding, re-staking and tying, replanting, re-mulching, cultivating, pruning, aerating, renovating, top dressing and keeping the landscape area neat and tidy;
b. replacing a failed, damaged or stolen plant with a plant of the same size and species and equal to the size of a similar plant at the time of replanting;
c. watering each plant as necessary from the date of planting to maintain continuing healthy stress free growth;
d. maintaining a mulched area by keeping the area clean and tidy and reinstating the mulch as necessary;
e. adjusting and replacing a stake and a tie as required;
f. removing a stake as a plant becomes established and no longer needs support unless the stake is for a street tree or a marker staked plant;
g. adjusting any uneven settling or slumps by lifting the mulch, adding or removing approved soil and replacing the mulch to the required level;
h. carrying out such other activities as are necessary to ensure compliance with this standard specification;
i. keeping mulch clear of plant stems to prevent damage to plants.

7.4.2 Maintenance of a grassed area

1. A grassed area is maintained during the maintenance period by:
   a. mowing grass to 50mm height when grass has grown no higher than 75mm and removing grass clippings from the landscape area or as otherwise approved by the local government;
   b. applying water at regular intervals to ensure ongoing healthy growth.

7.4.3 Maintenance of a tree

1. A tree is maintained during the maintenance period by:
   a. replacing a failed, damaged or stolen plant with a plant of the same size and species and equal to the size of a similar plant at the time of replanting;
   b. watering each plant as necessary from the date of planting to maintain continuing healthy stress free growth;
   c. maintaining a mulched area by keeping the area clean and tidy and reinstating the mulch as necessary;
   d. regularly removing weeds;
   e. adjusting and replacing a stake and a tie as required;
   f. adjusting any uneven settling or slump by lifting the mulch, adding or removing the approved topsoil and replacing the mulch to the required level;
   g. removing the lower branches of a tree planted in a road area as necessary;
   h. fertilising and spraying the tree as necessary to ensure healthy growth;
   i. pruning a street tree in accordance with *AS 4373-1996 Pruning of amenity trees.*
2. If tree surgery is required to be carried out on an existing retained tree, a transplanted tree, a newly planted tree, or a damaged tree, the tree surgery is performed by a qualified tree surgeon.

Part 8 Contractual provisions

8.1 Materials

1. Without derogating from the obligation of the Contractor to achieve Practical Completion by the Date for Practical Completion, the Contractor must advise the Superintendent immediately the Contractor becomes aware that supplies specified on the approved drawings are not available and provide names of alternative suppliers and proposed alternative materials.
2. The Contractor must obtain the written approval of the Superintendent before ordering alternative materials.

8.2 Damage to plants

1. If the Contract contains a provisional sum for the replacement of stolen or damaged trees, the Contractor must cost that provisional sum item.

8.3 Landscape maintenance works

1. The Contractor is not required to comply with the requirements set out in section 7.3(1)(b) of this standard specification.
2. If the Contactor fails to achieve the requirements set out in section 7.3(1)(a) of this standard specification within the plant establishment period:
   a. the Contractor is to achieve the requirements of section 7.3(1)(a) of this standard specification as soon as possible after the plant establishment period;
   b. the Contractor is not entitled to lodge its final payment claim under the Contract until such time as, in the Superintendent's opinion, the Contractor has complied with its obligations under section 7.3(1)(a) of this standard specification.
3. Subject to section 8.3(2) of this standard specification, from the Date of Practical Completion to the expiry of the plant establishment period, the Contractor is required to carry out landscape maintenance in accordance with:
   a. Section 7.4 - Maintenance Works of this standard specification;
   b. the Maintenance Program.
4. For the purposes of section 8.3(3) of this standard specification, the Maintenance Program:
   a. is to be prepared by the Contractor and submitted to the Superintendent for approval prior to commencement of work under the Contract;
   b. is to be approved by the Superintendent within 21 days of receipt;
   c. is to contain details of the frequency with which the Contractor proposes to carry out its obligations under section 7.4 - Maintenance Works of this standard specification.

Standard specification No. 3 (Stormwater infrastructure) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 3 - Stormwater infrastructure 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.

2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving stormwater infrastructure.

1.4 Interpretation of terms

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Materials

2.1 Materials and workmanship

1. The materials and workmanship in respect of the construction of stormwater infrastructure comply with:
   a. *AS/NZS 1254:2010 and Amendment 1-2011 - PVC Pipes and fittings for storm and surface water applications;*
   b. *AS 1646:1-2007 - Elastomeric seals for waterworks purposes - General requirements;*
   c. *AS 4058-2007 Precast concrete pipes (pressure and non-pressure) - incorporating Amdt 1-1996;*
   d. *AS 1597.2-1996 Precast reinforced concrete box culverts - Large culverts (from 1500mm span and up to and including 4200mm span and 4200mm height);*
   e. *AS 1597.2 Supp1-1997 Precast reinforced concrete box culverts - Large culverts (from 1500mm span and up to and including 4200mm span and 4200mm height) - Commentary (Supplement to AS 1597.2-1996);*
   f. *AS 4139-2003 Fibre reinforced concrete pipes;*
   g. *AS 3725-2007 Loads on buried concrete pipes;*
   h. *AS 3725-1989 Supp 1-2007 Loads on buried concrete pipes - Commentary (Supplement to AS 3725-2007).*

2.2 Reinforced concrete pipe

1. Unless otherwise noted on the approved drawings all pipes are Class 2 and comply with the requirements of *AS 4058-2007.*
2. Reinforced concrete pipes are subjected to the load and absorption tests specified in *AS 3725-2007 Loads on buried concrete pipes* where the load test is the three edge bearing method.
3. Pipes up to and including 600mm diameter are rubber ring jointed.
4. Pipes larger than 600mm diameter are either:
   a. rubber ring jointed; or
   b. flush jointed with manufacturer's external fitting jointing bands.

2.3 Fibre reinforced concrete pipe

1. Unless otherwise noted on the approved drawings all pipes are Class 2 and comply with the requirements of *AS/NZS 1254:2010 and Amendment 1-2011 - PVC Pipes and fittings for storm and surface water applications.*
2. Fibre reinforced concrete pipes are subjected to the load and absorption tests specified in *AS 4139-2003 Fibre reinforced concrete pipes - Appendices E and F*.
3. All pipes are double-v-ring jointed (Elastomeric joint).

2.4 Unplasticised PVC (uPVC)

1. All uPVC pipes are Class SN8 minimum.
2. All uPVC pipes and fittings up to and including 225mm in diameter are either solvent welded or rubber ring jointed.
3. Pipes larger than 225mm diameter are rubber ring jointed.
4. Pipes larger than 300mm are not used.

2.5 Precast reinforced concrete box culverts

1. This section applies to a culvert which:
   a. does not exceed 3.66 metres in width and 3.66 metres in depth;
   b. is for installation either directly under a pavement or under a fill up to but not exceeding 1.5 metres in height.
2. The culvert comprises a single inverted U-shaped section forming the deck and the two walls, with a separate invert slab.
3. The invert slab provides a minimum depth of recess (including tolerance) into which the legs are mortared during placement so as to provide lateral restraint in service of:
   a. 30mm for precast slabs;
   b. 40mm for in-situ slabs.
4. The culvert and spanning slab supplied are suitable for use in fresh water.
5. A propriety “link slab system” may be used where approved by the local government.

2.6 No crack policy

1. Any pipe or culvert exhibiting any visible cracks on delivery is to be rejected.
2. For the purposes of section 2.6(1) of this standard specification 'crack' does not include:
   a. surface craze cracks (usually of irregular pattern); or
   b. hairline cracks (cracks just visible to the naked eye) not extending through the pipe wall.

Part 3 Excavation

3.1 Excavation

1. The site of all excavation is cleared and a hole made as a result of an excavation is filled in.
2. At no time during the progress of the work is a length of trench opened up in advance of the pipe laying greater than can be laid in one working day.
3. All excavated material which is not used on the site as backfill is removed from the site and disposed of lawfully in accordance with all applicable laws.
4. Excavation does not commence until sufficient materials are on site, together with the necessary appliances and plant to ensure the uninterrupted progress and continuance of the works after excavation has commenced.
5. Excavation is made to the alignment and level shown in the approved drawings.
6. Where excavation is carried out in asphaltic concrete sealed pavements, the asphaltic concrete at 150mm beyond the limits of the excavation is cut prior to excavation with saws or other approved tools to near straight lines to facilitate restoration of the pavement to its original state.
7. Where excavation is carried out through grassed areas, turf is taken up and stockpiled for later relaying of the turf within the disturbed area.
8. All trenches are generally vertically sided, however open-cut trenches in which the sides above a level of 300mm over the top of the pipe are battered from the vertical may only be provided if the trenches are clear of structures and improvements.
9. If trenches are sheeted, the clear width between the inside faces of the vertical sheeting equals the trench width shown on the approved drawings.
10. Trenches are not excavated wider than the trench width shown on the approved drawings.
11. All excavations are made in a careful manner to ensure they are rendered secure and safe by sheeting or other means.
12. An excavation is protected to prevent slips or falls.
13. Excavation is shored up by props and intermittent, partial or complete planking in accordance with the *Workplace Health and Safety Regulation 1997*.

3.2 Drainage of bedding material

1. Upstream of each headwall, manhole, or gully (other than an end of line gully), a 3.0 metre length of 100mm diameter sub-soil drainage pipe is laid in the bedding material.
2. The sub-soil drainage pipe is:
   a. Class 400 perforated corrugated PVC pipe Type 1 that complies with AS 2439.1-2007 Perforated plastics drainage and effluent pipe and fittings - Perforated drainage pipe and associated fittings and AS 2439.2-2007 Perforated plastics drainage and effluent pipe and fittings - Perforated effluent pipe and associated fittings for sewerage applications;
   b. fitted with an approved geotextile filter sock where sand bedding is used.

3.3 Unsuitable trench foundations

1. Where the excavation encounters ground water or other poor ground conditions, the depth of the bedding and surround material is increased to provide adequate support for the pipe as approved by the local government.
2. If poor trench conditions exist, the pipe, or structure is supported by rock ballast which is:
   a. sound igneous or metamorphic material that does not disintegrate in water;
   b. of a 50mm nominal size;
   c. completely wrapped in a non-woven geotextile fabric 1.9mm minimum thickness;
   d. tamped into place.

Part 4 Bedding laying and jointing of pipes and box culverts

4.1 Bedding and surround

1. Bedding material conforms with the specifications in respect of:
   a. type 1 (Ballast), or type 2 (Screenings), or type 3 (Course sand) as shown on standard drawing IPWEAQ D-0030;
   b. the gradings in Table 4.1.1 - Bedding material of this standard specification;
   c. consists of clean, hard, tough, durable uncoated material of uniform quality, free from clay or any other deleterious matter;
   d. is thoroughly compacted under the haunches and around the barrel of pipes;
   e. is separated from other approved trench backfill materials by a layer of non-woven geotextile (Terrain 1000 s/uv or approved equivalent).
2. Type 1 (Ballast) bedding material is:
   a. used for reinforced concrete pipes, fibre-reinforced concrete pipes and pre-cast drainage structures;
   b. is in accordance with standard drawing LCC8-0054.
3. Type 2 (Screenings) bedding material is:
   a. used for reinforced concrete pipes and fibre reinforced concrete pipes;
   b. is in accordance with standard drawing LCC8-0054.
4. Type 3 (Course sand) bedding material is used:
   a. for small u-PVC pipes;
   b. in accordance with standard drawing LCC8-0054.

Table 4.1.1 - Bedding material

Column 1 Sieve mm	Column 2 Type 1 (Ballast)	Column 3 Type 2 (Screenings)	Column 4 Type 3 (Coarse Sand)

	% Passing	% Passing	% Passing
37.5	98-100	-	-
26.5	75-90	-	-
19	15-25	98-100	-
9.5	0-2	35-50	98-100
4.75	0-1	5-10	95-100
2.36	0-1	0-2	70-98
1.8	-	-	33-88
0.6	-	-	12-63
0.43	0-1	0-1	8-40
0.3	-	-	5-15
0.08	0-1	0-1	0-2

4.2 Pipe laying

1. Pipes are laid true to line and grade, and are free draining and firmly bedded.
2. Pipes are laid from the discharge end upstream to the following tolerances:
   a. invert levels - ±50mm;
   b. manhole locations - within 1,000mm of design;
   c. gully locations - within 300mm of design.
3. Circular pipes with elliptical reinforcement are supplied marked “Top” and “Bottom” to indicate the correct position when laid and such pipes are laid correctly according to the marking.
4. For pipes up to and including 600mm diameter, the socketed end of the pipe is laid upstream and a shallow excavation is made under the socket of each pipe so that the pipe fully rests for its full length of barrel upon the bedding material in the trench.
5. Elastomeric ring joints are carefully made ensuring the spigot and socket are clean, and the rubber ring is rolled evenly into place and elastomeric ring lubricant is used for fibre reinforced concrete pipes.
6. For concrete pipes greater than 600mm diameter, internal interlocking joints may be used and the pipes are laid generally as specified in section 4.2 (Pipe laying) of this standard specification.
7. Externally the pipe joint is sealed with an approved proprietary manufactured natural rubber jointing band.
8. Lifting holes in all pipes are plugged by a method approved by the local government.
9. Unless otherwise shown in the approved drawings, pipes are to be bedded as specified in section 4.1 (1) of this standard specification.
10. Pipe laying is in accordance with the recommended pipe laying practice set out in *AS 3725-2007 Loads on buried concrete pipes*.

4.3 Jointing pipes

1. Where specified, spigot and socket pipes are joined by elastomeric ring joints which is in accordance with *AS 1646-2007 Elastomeric seals for waterworks purposes - General requirements*.
2. When a flush jointed pipe is used:
   a. the first pipe (downstream) is bedded to established line and grade with the groove upstream;
   b. the external band is installed after the joint is made, in accordance with manufacturer's recommendations.

4.4 Pipe laying compliance testing

1. All pipes lines are subject to internal inspection and approval by the local government before being accepted on-maintenance.
2. The inspection of all pipes is carried out using a remote controlled video camera and the original copy of the unedited video tape with the date and time of the inspection visible on the pictures is submitted to the local government before being accepted on-maintenance.
3. A report on the findings of a remote controlled video camera inspection is to be submitted to the local government in an electronic format suitable for utilisation in “Sewer Rat” compatible applications.
4. Pipes do not show clearly visible cracks of more than one millimetre for a length of 300mm or more on the inside.
5. All rejected pipes are replaced with new pipes which undergo further compliance testing.

4.5 Laying and jointing of box culverts

1. Box culverts are laid on cast in-situ bases.
2. The crown of the culvert may be bedded on a stiff cement mortar made of three parts of sand to one part of portland cement.
3. The transverse joints between the crowns are sealed with a waterproof self-adhesive tape, 225mm wide such as “Denso 760” or equivalent.
4. Longitudinal joints between multi cell box culverts are formed by a gap between the crowns of 40mm in width, which is filled with an approved concrete mix of maximum aggregate size of 10mm which is placed in appropriate layers.
5. Recessed mortar joints are provided on the bottom of all box culverts as specified in section 2.5 - Precast reinforced concrete box culverts of this standard specification.

Part 5 Backfilling

5.1 General standards

1. Backfill is not placed until the pipe drain or box culvert has been inspected and approved.
2. All backfilling is benched in accordance with SEQ R-170-Trenching and widening in 250mm thick layers and compacted as specified in this section.
3. Trenches from a point 300mm above the crown of the pipe or box culvert and the spaces behind concrete drainage structures are backfilled with material approved by the local government from the excavations.
4. Where the onsite excavated material is not approved for use as backfill by the local government, the backfill material is to be an imported selected

gravel or decomposed or even broken rock free from vegetable matter and lumps of clay with a four day soaked California bearing ratio of not less than 15.
5. The pipe bedding or box culvert bedding and the lower layers of backfill up to a point 300mm above the crown of the pipe or box culvert are carefully packed and rammed solidly in layers of 150mm, to 95 percent standard compaction as determined by *AS 1289.1.1-2001 and Amendment 1-2002 and Amendment 2-2008 Methods of testing soils for engineering purposes - General requirements and list of methods*.
6. Where the use of ballast as bedding material is approved by the local government, compaction of the ballast is not required.
7. The backfill on both sides of the pipe or culvert is placed concurrently and the level of the respective backfilling, after compaction, does not differ by more than 150mm.
8. The backfill material used for backfilling to a point 300mm above the crown of the pipe or culvert consists of approved material from the excavations or other material approved by the local government.

5.2 Under proposed pavements

1. The trench above the approved bedding and pipe surround to subgrade level is:
   a. backfilled with approved material of minimum 4 day soaked California bearing ratio of 15 and compacted to 100 percent standard compaction as determined by *AS 1289.1.1-2001 and Amendment1-2002 and Amendment 2-2008 Methods of testing soils for engineering purposes - General requirements and list of methods*; or
   b. backfilled with coarse sand compacted to a density index of 100 percent as determined by *AS 1289.1-2000 Methods of testing soils for engineering purposes - General requirements and list of methods* or ballast with no compaction.

5.3 Under existing pavements

1. At least 150mm clear of the trench wall, the existing pavement is cut with a clean, straight line prior to excavation and the trench is backfilled as follows:
   a. with cement stabilised gravel so that:
      i. the trench above the approved bedding and pipe surround to subgrade level is backfilled with the cement stabilised gravel which is thoroughly compacted;
      ii. the remainder is backfilled to within 50mm of finished surface level with approved pavement material and compacted to 100 percent modified compaction as determined by *AS 1289.1.1-2001 and Amendment 1-2002 and Amendment 2-2008 Methods of testing soils for engineering purposes - General requirements and list of methods* within a tolerance of +5 percent or -2 percent;
      iii. the top 50mm of the trench is filled with asphaltic concrete between the clean lines 150mm clear of the trench wall; or
   b. with pavement material so that:
      i. the trench above the approved bedding and the pipe surround, to within 300mm of subgrade level which is backfilled with material approved by the local government, with a minimum four day soaked California bearing ratio of 15, and compacted to 95 percent standard compaction as determined by *AS 1289.1-2000 Methods of testing soils for engineering purposes - General requirements and list of methods* within a tolerance of +5 percent or -2 percent;
      ii. the top 300mm thickness, immediately below the subgrade is compacted to 100 percent standard compaction;
      iii. the remainder is filled to within 50mm of finished surface level with pavement material approved by the local government and compacted to 98 percent modified compaction;
      iv. the top 50mm of the trench is filled with asphaltic concrete;
      v. the surface is restored to a condition at least equal to that of the original pavement.

5.4 Under footpaths

1. The trench above the approved bedding, pipe surround or blanket course is filled with approved material from the excavations and compacted to 95 percent of the maximum dry density as determined by *AS 1289.1.1-2001 and Amendment 1-2002 and Amendment 2-2008 Methods of testing soils for engineering purposes - General requirements and list of methods*.

5.5 Sand, silt and debris in stormwater drainage pipeline

1. All stormwater drainage pipes are cleared of sand, silt and debris before being accepted on-maintenance.
2. If an outlet level is below the permanent water level allowance is to be made for bunding of the outlet and pumping out of the drain line before accepted on-maintenance.

5.6 Disposal of surplus spoil

1. At the completion of backfilling operations surplus spoil is removed from the site or is spread and compacted, as specified, on the site where directed by the local government in order to improve the area as much as possible.
2. All spoil spread on the site is left in a neat, tidy and self-draining condition with slopes of not flatter than 1 in 100 unless otherwise shown in the approved drawings.
3. Any rock or other material surplus to the requirements of the work and which is unsuitable or undesired for disposal on site, as above, is removed from the site.
4. Proposed spoil sites are approved by the local government before use.
5. For spoil sites within the local government area, a spoil dumping indemnity signed by the property owner is provided.
6. No spoil is dumped on any land within the local government area where the owner of such land has not obtained in writing from the local government an approval for the filling of the land.

Part 6 Drainage structures

6.1 General standards

1. A drainage structure includes all work and materials necessary for the construction of gullies, inlet pits and manholes, including excavation, concrete rendering and all necessary frames, curves, gratings, precast units and surrounds, precast troughs, chambers, lintels and shafts for side entry gullies, as specified in the approved drawings and standard drawings.

6.2 Materials

1. The following materials which are proprietary products and are supplied by a manufacturer approved by the local government are used:
   a. precast concrete back-units for gullies and precast surrounds;
   b. precast concrete side inlet gullies and manholes;
   c. grates and frames which comply with *AS 3996-2006 Metal access covers, road grates and frames*;
   d. mild steel components which comply with:
      i. *AS/NZS 3678:2011 Structural steel - Hot-rolled plates, floorplates and slabs (incorporating Amdt 1:1999);*
      ii. *AS/NZS 3679.1:2010 Structural steel - Hot-rolled bars and sections (incorporating Amdt 1:1997 and Amdt 2:2000);*
      iii. *AS/NZS 3679.2:2010 Structural steel - Welded I sections (incorporating Amdt 1:1998);*
      iv. *AS/NZS 4791:2005 - Hot-dip galvanised (zinc) coatings on ferrous open sections, applied by an in-line process.*
2. Cast iron components are fabricated from cast iron, grade T200, and comply with *AS 1830-2007 Grey cast iron* and *AS 1831-2007 Ductile cast iron*.
3. All cast iron components are:
   a. thoroughly cleaned of all rust and scale prior to coating;
   b. coated with hot bitumen or other system approved by the local government before leaving the manufacturer.
4. Epoxy mortar is a proprietary product from a manufacturer approved by the local government.
5. The class of the concrete is N32 with the exception of precast units which is Class N50 concrete.

6.3 Construction of drainage structures

1. Where necessary, localised excavations are constructed to permit the installation of concrete gullies, inlet pits and manholes.
2. Where in situ material at the bottom of excavations is other than rock, the material is compacted to not less than 95 percent standard compaction as determined by *AS 1289.1-2000 Methods of testing soils for engineering purposes - General requirements and list of methods.*
3. Where the sides of excavations are in solid ground, the manhole shafts may be constructed without the use of backforms.
4. Where concrete is placed without the use of backforms, the specified wall thicknesses is increased by not less than 50mm.
5. The walls of gullies and manholes are constructed so the thickness is nowhere less than the minimum shown on the plans nor greater than 300mm above the design thickness.
6. Gullies are generally the side entry type and manholes are the flat top type of the dimensions shown in the standard drawings.
7. Concrete benching is provided to manholes, gullies and inlet pits and is shaped to the shapes specified and has smooth, even surfaces and neat edges.

6.4 Stone pitching

1. Stone pitching is composed of sound igneous, metamorphic or approved sedimentary rock which does not disintegrate in water.
2. Pitchers:
   a. have an average superficial area of not less than 650cm^2 and a thickness of not less than 150mm, unless heavier pitching is specified;
   b. are properly bedded to even planes on approved loam or sand, wedged together with stone chips and grouted with cement mortar to a depth of 65mm below the surface.

6.5 Hand packed rubble

1. Hand packed rubble is used where specified and consists of sound igneous, metamorphic or approved sedimentary rock which will not disintegrate in water.
2. The stones are undressed and are not less than 0.015 to 0.02 cubic metres, except stones for wedging.
3. Large stones are selected for the lower row and for the downstream face and are so interlocked and wedged that no single stone can be dislodged.
4. Stones are laid with the side of greatest area perpendicular to the surface of the work and thoroughly wedged with stone chips.
5. Hand packed rubble is either dry packed, dry packed with cement grouted face or solid grouted with cement mortar as indicated on the approved drawings.
6. Mortar for grouting is composed of one part cement to three parts sand.
7. In the case of solid grouted hand packed rubble, stones are laid for their full depth in mortar and all interstices filled with mortar.
8. In the case of grouted face, mortar is worked between the stones to a depth of at least 75mm.
9. The joints are finished by being pointed in a workmanlike manner and stones thoroughly cleaned. After grouting, the mortar is kept moist and shaded for at least 48 hours.

6.6 Concrete surround

1. If drains under pavements have less than 600mm clear cover (from top of pipe to finished pavement level) they are to be surrounded with grade N10 concrete.

Part 7 Inter-allotment drainage system

7.1 Pipe bedding and backfill

1. Pipes are bedded:
   a. as shown in the approved drawings;
   b. on clean sharp river sand or other approved bedding;
   c. with a minimum bed depth of 75mm.

7.2 Pipe materials

1. Pipe materials used for inter-allotment drainage are:
   a. uPVC sewer pipe minimum class SN8; or
   b. uPVC drainage pipe PLASCOR or equivalent, of equivalent class to uPVC sewer class SN8; or
   c. RC pipe class 2 rubber ring jointed; or
   d. FRC pipe class 1 rubber ring jointed; or
   e. uPVC pipes, that may be either rubber ring jointed or solvent weld jointed.

2. Standard manufacturer's fittings are used with all the above pipes.
3. Saddles are not used.

7.3 Inspection manholes

1. Pre-cast systems are constructed by embedding the lower precast shaft section into a wet cast-in-situ concrete base.
2. Cut outs for pipe penetrations are made using concrete saws or drills in such a manner as to minimise damage to the pre-cast units.
3. Lids to cast-in-situ manholes are light duty, close fitting bolt down cast iron or galvanised steel, concrete infill type (Gatic Light Duty, polycrete broadsteel access covers or similar) of approximately the same internal dimensions as the manhole.
4. Lids to FRC and RCP manholes are the manufacturer's proprietary concrete or concrete infill types.
5. Infill concrete is Grade N25.
6. Lids match the finished surface ground slope and sit 25-50mm proud.
7. Lids are marked "*stormwater*" impressed into the concrete infill.

7.4 Footpath crossing - outfall to kerb

1. Where the discharge of an inter-allotment drainage system is into the kerb and channel:
   a. steel rectangular hollow sections separated by 25mm minimum spacers welded together and hot dip galvanised are used and are placed on compacted sand bedding;
   b. the opening is either formed at the time of kerb and channel construction or saw cut and reinstated neatly with mortar.

Part 8 Restoration

8.1 General standards

1. All buildings, fences, gardens, walls, paved surfaces, paths and other structures, grass and trees and other property are restored to a condition equivalent to that in which they were found before the commencement of works.
2. Initial cleaning up of the works is carried out as soon as backfilling is completed and restorations are completed within seven days.

8.2 Asphalt pavements

1. Saw cuts are made across the road surface at least 150mm clear of the trench wall prior to excavation.
2. All trenches across either asphalt or bitumen road pavements are restored with asphalt to a standard of finish existing before the work was commenced.
3. The surface of the restored gravel pavement between the saw cuts is:
   a. dried;
   b. given a thorough brooming;
   c. uniformly covered with a fine sprayed coating of bitumen emulsion;
   d. covered with a minimum 50mm layer of asphalt so as to join smoothly to the existing pavement.
4. The restored surface does not pond water and the variation from a string line stretched across the trench does not exceed 5mm.

8.3 Kerb and channel

1. Every care is taken to protect the kerb and channel from damage during the construction of the main kerb and channel is protected from damage.
2. When crossing the kerb and channel to lay the pressure main, the water supply infrastructure is burrowed under the kerb and channel.

8.4 Concrete pavements

1. Prior to excavation across concrete pavements, saw cuts are made for the full width of the concrete at least 150mm clear of the trench walls.
2. The depth of the reinstated concrete is not less than the depth of concrete section removed and is not less than 100mm and the concrete is Grade N20.
3. The surface finish of the reinstated section matches the adjoining sections with a neat, even joint.

8.5 Grassed areas

1. In grassed areas, the top 75mm to 80mm of backfilling is carried out with topsoil material which is free of stones and noxious weeds and is at least equivalent to the existing topsoil in the area being restored.
2. The grassed area is returfed with turf that has been stripped and stockpiled from the site.

8.6 Connection to water supply infrastructure

1. All connections to the existing water supply infrastructure are carried out by the local government.
2. All necessary fittings and joints are prepared ready for insertion in the line.

Part 9 Contractual provisions

9.1 Excavation in rock

1. The actual quantity of rock excavated is to be measured and calculated by the Superintendent from the width of the trench as shown on approved drawings and depths of rock measured along the trench.

9.2 Drainage of bedding material

1. Payment for drainage of bedding material is deemed to be included in the Contract Sum for construction of stormwater drainage including pipe jointing.

Standard specification No. 4 (Water supply infrastructure) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 4 - Water supply infrastructure 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving water supply.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Materials

1. Materials used in water supply infrastructure comply with the SEQ Accepted Products and Materials in the South East Queensland Water Supply and Sewerage Design and Construction Code.

2.1 Accreditation of pipe layers

1. Where the pipe manufacturer has a formal quality assurance program in place for the laying of its pipes and associated materials, the contractor is to ensure that at least one person who has been accredited to that program is present at the site during all pipe laying activities.

2.2 Storage of materials

1. Unless otherwise specified construction of water supply infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 3 Excavation

3.1 Excavation

1. Construction of water supply infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 4 Laying and jointing of pipes

4.1 General standards

1. Construction of water supply infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code .

4.2 Laying and jointing of pipes

1. Construction of water supply infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 5 Backfilling

5.1 Backfilling

1. Construction of water supply infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 6 Valves and hydrants

6.1 Valves and hydrants

1. Construction of water supply infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 7 Restoration

7.1 General standards

1. All buildings, fences, gardens, walls, paved surfaces, paths and other structures, grass, trees and other property are restored to a condition equivalent to that in which they were found before the commencement of works.
2. Initial cleaning up of the works is carried out as soon as backfilling is completed and restoration is completed within seven days.

7.2 Restoration

1. Construction of water supply infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 8 Inspection and testing

8.1 Hydraulic pressure testing

1. If water is extracted from the water supply system for the purposes of flushing and disinfection, the water abstracted is to be metered with a metered hydrant standpipe obtained from the local government at the contractor's cost.

2. Testing complies with the South East Queensland Water Supply and Sewerage Design and Construction Code.

8.2 Flushing and disinfection

1. Water is extracted from the water supply infrastructure:
   a. via a material hydrant stand pipe;
   b. with the approval of the local government;
   c. at the cost of the person extracting the water.
2. Flushing and disinfection complies with the South East Queensland Water Supply and Sewerage Design and Construction Code.

8.3 Connection to existing live mains

1. Water is extracted from the water supply infrastructure:
   a. via a metered hydrant stand pipe;
   b. with the approval of the local government;
   c. at the cost of the person extracting the water.
2. Testing complies with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Standard specification No. 5 (Sewerage infrastructure) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 5 - Sewerage specification 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving sewerage infrastructure.

1.4 Interpretation of terms

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of

Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Materials

2.1 Materials

1. Materials used in sewerage infrastructure shall comply with the SEQ Accepted Products and Materials in the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 3 Construction

3.1 Accreditation of pipe layers

1. Where the pipe manufacturer has a formal quality assurance program in place for the laying of its pipes and associated materials, the contractor is to ensure at least one person who has been accredited to that program is present at the site during all pipe laying activities.

3.2 Construction

1. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

3.3 Alignment and levels of a sewerage reticulation main

1. A sewerage reticulation main is constructed to the alignment and invert levels shown on the approved drawings.
2. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

3.4 Alignment and levels of a sewer rising main

1. A sewer rising main is constructed to the alignment and invert levels shown on the approved drawings.
2. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 4 Excavation

4.1 Excavation

1. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 5 Laying and jointing of pipes

5.1 Laying and jointing of pipes

1. All pipe lines are constructed of pipes of such sizes and laid to such levels and grades as specified in the approved drawings.
2. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 6 Backfilling

6.1 Backfilling

1. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 7 Manholes

7.1 General standards

1. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

7.2 Step irons or ladders

1. Step irons or ladders are not to be incorporated into sewer manholes unless approved by a specific design request in consultation with the Water Operations Branch.

7.3 Manhole covers

1. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 8 Restoration

8.1 General standards

1. All buildings, fences, gardens, walls, paved surfaces, paths and other structures, grass and trees and other property are restored to a condition equivalent to that in which they were found before the commencement of work.
2. Initial cleaning up of the work is carried out as soon as backfilling is completed and restoration is completed within 7 days.
3. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 9 Pumping stations

9.1 Pumping stations

1. Construction of sewerage infrastructure shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.

Part 10 Inspection and testing

10.1 Testing of sewers

1. Testing shall comply with the South East Queensland Water Supply and Sewerage Design and Construction Code.
2. Before the Contractor advises the local government that any pipelines are ready for an inspection, the Contractor must ensure the as constructed information regarding the location and level is available and provided to the local government.
3. The as constructed information for the purpose of this clause is the information agreed by the Contractor and the local government, before any work is backfilled.
4. If any work is backfilled before the as constructed material is obtained, no payment is to be made to the Contractor for that work until the work has been re-excavated and exposed and the relevant as constructed information obtained.
5. Hydraulic pressure testing is to be carried out by the Contractor at its own risk and expense, and the Contractor is to provide all the labour together with all pumps, engines, pipes, temporary valves, plugs or flanges as may be necessary.
6. Temporary thrust blocks associated with testing are to be removed by the Contractor upon completion of testing unless otherwise directed by the local government.

Standard specification No. 6 (Pavements) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 6 - Pavements 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving pavement.

1.4 Interpretation of standard specification

1.4.1 Interpretation of terms

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance SC1.2 - Administrative definitions of Schedule 1 of the

planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

1.4.2 Definitions

1. Despite the specifications of this standard specification, if the approved drawings specify a minimum soaked CBR value for the structural pavement materials, the value is determined unless otherwise specified:
   a. at the degree of compaction specified in Table 6.1.1 - Compaction and moisture control standards of this standard specification;
   b. after a four day soaking period.
2. The properties of the materials specified in this standard specification, are those of the material in the finished compacted pavement.

Part 2 Pavement material

2.1 Pavement material

1. The pavement material:
   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.

2.2 Pavement material specification

1. In the assessment of a material to determine its suitability for a specific function, the following properties of the material are assessed:
   a. fines component - the fraction of the total material which passes the AS 0.425mm sieve in accordance with Table 2.2.1 - Atterberg limits and fines ratio of this standard specification;
   b. coarse component - the fraction of the total material which is retained on the AS 0.425mm sieve in accordance with Table 2.2.2 - Mechanical properties of coarse component of this standard specification;
   c. particle size distribution - the distribution of various fractions of material within the total product and the grading curve reasonably smooth and free from sharp irregularities in accordance with Table 2.2.4 - Grading types of this standard specification;
   d. material durability and strength in accordance with Table 2.2.3 - Durability and strength criteria for various source material groups and Table 2.2.5 - Strength specification of this standard specification.

Table 2.2.1 - Atterberg limits and fines ratio

Column 1 Property	Column 2 Test method	Column 3 Base course		Column 4 Sub-base	
		Minimum	Maximum	Minimum	Maximum
Liquid limit (Ll).	Q104A (1)	-	25	-	28
Plasticity index (Pi).	Q105 (1)	3	6	3	8
Linear shrinkage (Ls).	Q106 (1)	1	4	1	8
Pi x% passing 0.425mm sieve.	-	-	150	-	200
Ls x% passing 0.425mm sieve.	-	-	85	-	110
Dust ratio.	-	0.30 -	0.55	0.30 -	0.65

(1) Queensland Transport test procedures.

Table 2.2.2 - Mechanical properties of coarse component

Column 1 Property	Column 2 Test	Column 3 Base course		Column 4 Sub-base	
	Method	Min	Max	Min	Max
Crushed particles.	Q215	70	-	70	-
Flakiness index.	Q201A	-	35	-	40

Table 2.2.3 - Durability and strength criteria for various source material groups

Column 1 Source material group	Column 2 Degradation factor (minimum)		Column 3 10% fines (Wet) (minimum)		Column 4 Wet/dry variation (minimum)	
Test method	Q208B		Q250B		Q205C	
	Base	Sub-base	Base	Sub-base	Base	Sub-base

Acid igneous.	40	30	115	85	40	45
Intermediate igneous.	45	35	125	90	35	40
Basic igneous.	50	40	135	100	30	35
Metamorphic.	45	35	125	90	35	40
Sedimentary - Duricrust.	40	30	115	85	40	45

Table 2.2.4 - Grading types

Column 1 **Sieve size** **(mm)**	**Column 2** **Percentage by weight passing sieve**		
	Grading B	**Grading C**	**Grading D (Sub-base only)**
75	-	-	-
53	100	100	-
37.5	85 - 100	100	-
19.0	55 - 90	80 - 100	100
9.5	40 - 70	55 - 90	80 - 100
4.75	28 - 55	40 - 70	55 - 90
2.36	20 - 45	30 - 55	40 - 70
0.425	10 - 25	12 - 30	20 - 40
0.075	4 - 15	5 - 20	8 - 25

Table 2.2.5 - Strength specification

Column 1 **Pavement material**	**Column 2** **Test**	**Column 3** **Minimum CBR value**
Sub-grade replacement.	*AS 1289.0-2000**	10
Sub-base (for roads below minor urban collector roads).	*AS 1289.0-2000**	45
Sub-base (for minor urban collector (access permitted) and higher).	*AS 1289.0-2000**	60
Base (for roads minor urban collector and below).	*AS 1289.0-2000**	60
Base (for urban collector roads (access permitted) and higher).	*AS 1289.0-2000**	80a

* *AS1289.0-2000 Methods of testing soils for engineering purposes - General requirements and list of methods*

Part 3 Material compliance tests

3.1 General requirements

1. Pavement material compliance testing is carried out by a NATA registered or equivalent accredited soils testing laboratory.
2. Pavement material accepted for use as sub-base and base courses complies with the test values listed under section 2.2 - Pavement material specification of this standard specification.
3. One complete set of pavement material compliance tests is carried out for each material type for each 500 tonnes of material with additional testing carried out if the material source or supplier changes.
4. Prior to the use of road base material, the developer is to submit current certified evidence obtained within the last twelve months, from a Geo-technical consultant indicating that the proposed unbound material does not contain Sulphate amounts in excess of quantities that may induce Sulphate blistering in the bitumen surfacing.
5. A compliance testing certificate is forwarded to the local government prior to the commencement of construction of any pavement course.

3.2 Test methods

1. Testing procedures to determine compliance of the pavement material with section 2.2 - Pavement material specification of this standard specification are carried out in accordance with:
   a. for all coarse component, fines component and particle size distributions, the Queensland Transport test procedures, as indicated in Table 2.2.1 to Table 2.2.5 of this standard specification;
   b. for the California Bearing Ratio (CBR) test, *AS 1289.0-2000 Methods of testing soils for engineering purposes - General requirements and list of methods*.

Part 4 Pavement preparation and construction

4.1 Pavement preparation

1. Work on the pavement does not commence until the subgrade has been inspected and approved by the local government.

4.2 Pavement construction

1. No pavement course is placed until the previous course, that is the subgrade, sub-base, base or existing pavement, has been inspected by the local government.

2. Pavement materials are transported, after the incorporation of water, from the stockpile or processing plant to the spreading area without segregation.
3. The paving material is spread in uniform loose layers on the prepared subgrade, sub-base or base by use of a spreader box or a mechanical spreader.
4. The material is shaped as necessary and compacted to conform with the grades and cross-sections, specified tolerances and degree of compaction as indicated in this standard specification.
5. When water is incorporated into the paving material on the site, it is uniformly mixed to the full depth of the layer to be compacted to bring the material within a range of moisture content at which the specified degree of compaction can be achieved.
6. When two or more separate types of materials are mixed to produce a pavement material conforming with the standard specification, the separate materials, including any necessary water, may be uniformly mixed at the source by an approved process or may be uniformly mixed on the existing pavement with the approval of the local government.
7. A steel wheel, vibratory or pneumatic tyred roller or other approved compaction equipment or a combination thereof, is to follow directly behind the spreading and shaping equipment.
8. Under no circumstances are the pavement materials allowed to dry out before compaction.
9. If during the course of compaction, drying of the pavement material occurs, the surface is lightly sprayed so the pavement material moisture content is maintained such that compaction is achieved.
10. Where the required compacted thickness of any pavement course is 200mm or less, the pavement material is spread and compacted in one layer.
11. Where the required compacted thickness of any pavement course is more than 200mm, the pavement material is compacted in two or more layers each not less than 75mm compacted thickness and not greater than 150mm compacted thickness.
12. If a pavement layer has been compacted to the specified degree of compaction, but shows signs of deformation under proof rolling, then further work to improve the stability and density of the pavement material is necessary before subsequent layers can be placed.
13. The compaction criteria for each course is in accordance with Table 5.1.1 - Tolerance on the alignment, grade and crossfall of this standard specification.
14. After compaction of the pavement material, the whole of the surface is graded, trimmed, watered and rolled to produce a hard, tight, dense, even surface, free of lenses and caking, in accordance with the tolerances specified in Table 5.1.1 - Tolerance on the alignment, grade and crossfall of this standard specification.
15. The compacted surface of the pavement material presents as particles of stone in a matrix of fine material such that:
    a. there is not an excessive proportion of stone in that the pavement material is deficient in fines;
    b. there is not an excessive proportion of fines in that the pavement material has excessive fines or a fatty area.
16. The action of a power broom does not remove an excessive quantity of material from the surface.
17. Compaction testing of the top layer of the base course is not undertaken until the surface has passed the above criteria.
18. Bitumen surfacing does not proceed until the profile, surface, compaction, quality and finish of the pavement has been approved by the local government.
19. If the pavement, for any reason, loses the required quality, stability, density or finish before the surfacing is complete, it is recompacted.
20. Use a loaded water truck, with a single rear axle, and with a gross mass of not less than 15 tonne, or a similar vehicle approved by the local government, for proof rolling. No visible movement shall occur under the rear axle when proof rolling.

Part 5 Tolerance on the alignment, grade and crossfall

5.1 Tolerance on the alignment, grade and crossfall

1. The finished pavement complies with the alignment and dimensions shown on the approved drawings or within the tolerances specified in Table 5.1.1 - Tolerance on the alignment, grade and crossfall of this standard specification.

Table 5.1.1 - Tolerance on the alignment, grade and crossfall

Column 1 Course	Column 2 Design level tolerance	Column 3 Thickness tolerance	Column 4 Shape tolerance
Sub-grade.	+10mm -30mm	N/A N/A	N/A N/A
Sub-base.	+10mm -10mm	+40mm -20mm	25mm in 3 metres maximum
Base.	+15mm -10mm	+15mm -15mm	15mm in 3 metres maximum
Wearing course.	+10mm - 5mm	+15mm - 0mm	7mm in 3metres maximum

2. The mean crossfall of the surface of the finished pavement does not deviate from the crossfall shown in the approved drawings by more than ±0.5 percent.
3. Despite the above tolerances and those specified in Standard specification No. 1 - Earthworks 2015, the compacted depth of the pavement is not less than that shown in the approved drawings.
4. When the section of the road to be constructed adjoins a section which has been constructed and bitumen surfaced, the grade level at the end of the work conforms to that at the previously constructed section.
5. If the section under construction does not adjoin a previously constructed section, the ends of the new formation are joined to the existing surface level by means of a ramp at a grade which does not vary from the plan gradient by more than 1 in 20.
6. A ramp is joined to the new surface level and to the existing surface level by an easy vertical curve.

Part 6 Construction compliance testing

6.1 Construction compliance testing

1. Despite compliance of the pavement material to the requirements in section 2.2 - Pavement material specification of this standard specification, acceptance or otherwise of the pavement is based on the compacted material incorporated in the work.
2. Each pavement layer is tested for compaction and degree of saturation in accordance with Table 6.1.1 - Compaction and moisture control standards of this standard specification.
3. Each compacted pavement course is tested for soaked California Bearing Ratio, grading, Atterberg limits and fines ratio values in accordance with section 2.2 - Pavement material specification of this standard specification.

4. The material compliance testing is carried out by a NATA registered soils testing laboratory.
5. A compliance testing certificate is forwarded to the local government prior to the commencement of construction of any subsequent course.

Table 6.1.1 - Compaction and moisture control standards

Column 1 **Course**	**Column 2** **Degree of compaction**	**Column 3** **Degree of saturation** **Maximum**
Subgrade	95% Standard Compaction	-
Sub-base	95% Modified Compaction	65%
Base	98% Modified Compaction	65%

6. Modified compaction may be used in some circumstances, depending on material type and site as determined by the local government.

Part 7 Testing frequency

7.1 Material quality tests

1. Soaked C.B.R., grading, Atterberg limit tests and fines ratio values tests are carried out on the sub-base and the base course material at a frequency of 1 test per course or 500m^3, whichever requires the greater number of tests.
2. All coarse component, fines component and particle size distributions tests are carried out in accordance with Queensland Transport test procedures as indicated in Table 2.2.1 to Table 2.2.5 of this standard specification.
3. The California Bearing Ratio test is carried out in accordance with *AS 1289.0-2000 Methods of testing soils for engineering purposes - General requirements and list of methods,* and the specified type and degree of compaction noted in Table 6.1.1 - Compaction and moisture control standards of this standard specification.

7.2 Compaction testing and degree of saturation

1. A compaction test is required on the subgrade, sub-base and base layers at a frequency of 1 test per 100 linear metres of two lane construction, subject to a minimum of two tests per job.
2. A compaction test is carried out in accordance with *AS 1289.0-2000 Methods of testing soils for engineering purposes - General requirements and list of methods*.
3. When compaction testing is carried out on the sub-base and base layers, the degree of saturation of the material tested is determined by the following procedure:

$$\text{Degree of saturation (\%)} = \frac{W}{\frac{DW}{Dd} - \frac{1}{Gs}}$$

Where:
DW is the 1.0t/m^3 density of water
Dd is the in-situ dry density of layer tested t/m^3
Gs is the specific gravity of material tested (Q109)
W is the in-situ moisture content of layer tested

4. Compaction testing is not carried out on the pavement material while the material to be tested is still green but is tested after the material has cured and a hard, tight, dense, even surface free of lenses and caking has been produced.
5. A pavement layer is not covered by any subsequent layer or wearing course if the degrees of compaction and saturation are outside the limits given in Table 6.1.1 - Compaction and moisture control standards of this standard specification.
6. The testing frequency in section 7.2(1) of this standard specification is based upon a 'not one to fail' basis and failure to comply with the criteria in section 7.2(1) of this standard specification will result in the removal or reworking of the failed section or further in-situ testing where compaction test results are within 2 percent of the specified criteria.
7. When a nuclear moisture density gauge is used to determine the in-situ density and moisture content of a pavement material, verification that the gauge's density and moisture calibration equation are appropriate for the material type are undertaken by carrying out sand replacement tests as required in Section 3: Field Calibration Procedures of the Queensland Nuclear Testing Manual, 2012, Amendment 5 January 2014.
8. The use of visual appraisal for determining the suitability of the calibration equation for a particular material type is not undertaken until field calibrations on similar material are made available to the local government for consideration.
9. All retest results are submitted to the local government prior to the sealing of the pavement material.
10. Regardless of compliance with the testing, the pavement layer does not suffer deformation under proof rolling as defined in section 5.4 of *AS 3798:2007 Guidelines on earthworks for commercial and residential developments*.

7.3 Test locations

1. Compaction test locations which are indicative of the general condition of the pavement are selected by the geotechnical testing authority.
2. Only levels 1 or 2 type commissions of a geotechnical testing authority as defined in appendix B of *AS 3798:2007 Guidelines on earthworks for commercial and residential developments,* are undertaken.
3. A sample taken from the compacted pavement for material compliance testing is sampled from an area which is representative of the material quality and consistency.

Standard specification No. 7 (Concrete) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 7 - Concrete 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving the use of Portland Cement concrete and ordinary reinforced concrete and mass concrete.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.

2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification; and
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Materials

2.1 Materials

1. Unless otherwise stated, all concrete is composed of Portland Cement, fine aggregate, coarse aggregate, additives if approved and water proportioned and mixed as specified in this standard specification and *AS 1379-2007 and Supp 1-2008 Specification and supply of concrete*.
2. All cement used:
   a. is Type GP Portland Cement of approved brand and Australian manufacture, unless otherwise stated;
   b. complies with *AS 1379-2007 Specification and supply of concrete, AS 1379-1997/Amdt 1-2000 Specification and supply of concrete*.
3. Water is free from matter harmful to concrete and complies with *AS 1379-1997 Specification and supply of concrete*, *AS 1379-2007/Amdt 1-2000 Specification and supply of concrete*.
4. Fine aggregate consists of:
   a. natural sand or, a combination of natural and manufactured sand containing not less than 50 percent natural sands;
   b. particles which are clean hard and durable and comply with *AS 2758.1-1998 Aggregates and rock for engineering purposes - Concrete aggregates*.
5. Coarse aggregate:
   a. is a maximum size of 40mm and consists of clean, durable, uncrushed gravel, crushed stone, or combinations thereof;
   b. is free from coatings of clay or dirt, organic and other deleterious matter;
   c. complies with *AS 2758.1-1998 Aggregates and rock for engineering purposes - Concrete aggregates*.
6. Fly ash may be used in concrete if:
   a. an intention to use fly ash either separately or as blended cement is notified to the local government together with the proposed proportions when details of the mix design are submitted;
   b. fly ash complies with *AS 3582.1-1998 Supplementary cementitious materials for use with portland and blended cement - Fly ash (incorporating Amdt 1-1999)* and is obtained from an approved source;
   c. fly ash is used in accordance with *AS 3582.1-1998 Supplementary cementitious materials for use with portland and blended cement - Fly ash (incorporating Amdt 1-1999)*.
7. Admixtures in concrete are used only with the written approval of the local government and comply in all ways with *AS 1478.1-2000 Chemical admixtures for concrete, mortar and grout - Admixtures for concrete*.
8. Calcium chloride is not used as an admixture.
9. Where air entrainment is allowed, the air content is within the range 3 to 5 percent and a suitable air content gauging device is available so that the air content of the freshly mixed concrete is accurately determined and recorded.

2.2 Classes of concrete

1. Concrete is classified in accordance with AS 1379-2007 and Supp 1-2008 Specification and supply of concrete.
2. The minimum cementitious content and maximum water/cementitious ratio shall be as shown in Table 2.2.1 - Minimum cementitious content of this standard specification for the strength grade shown in the drawings.

Table 2.2.1 - Minimum cementitious content

Exposure classification	Minimum cementitious content (kg/m3)	Maximum water cementitious ratio	Strength grade (Mpa)
B1	320	0.56	32
B2	390	0.46	40
C	450	0.4	50

2.3 Preliminary mixes

1. If insufficient history is available for the specified mix from an approved supplier, preliminary mixes for all grades of concrete are designed, made and tested.

2.4 Consistency

1. The consistency and workability of concrete is such that:
   a. it complies with the limits specified in Table 2.4.1 - Slump values for plain and reinforced concreteof this standard specification;
   b. can be handled and transported without segregation and can be placed, worked and compacted to achieve the desired finish and quality into all corners, angles and narrow sections of forms and around reinforcement.
2. The consistency of the concrete is checked by use of a slump cone in accordance with *AS 1012.1-1993 Methods of testing concrete - Sampling of fresh concrete*.
3. No extra water is added to the concrete on site unless:
   a. the amount of the water being added is measured and recorded;
   b. the concrete is thoroughly remixed and a slump test taken to ensure the consistency is still within the specified limits in this standard specification.

Table 2.4.1 - Slump values for plain and reinforced concrete

Characteristic strength (Mpa)/Application	Target Slump range
20/Cast Insitu	70 - 120
25/Cast Insitu	70 - 120

32/Cast Insitu	70 - 150
40/Cast Insitu	60 - 150
50/Cast Insitu	50 - 150
32 - 50/Pumped concrete	100 - 150
32 - 50/Sprayed concrete	Slump to suit equipment
32 - 50/Extruded concrete	Slump to suit equipment
32 - 50/Tremie concrete	150 - 180 in dry conditions or 180 - 220 in wet conditions
32 - 50/Precast concrete elements	80 - 180

2.5 Batching

1. Concrete is not batched onsite.
2. Ready mixed concrete is supplied by a manufacturer:
   a. approved by the local government;
   b. which has an accredited quality assurance system.
3. The production, delivery and testing of ready mixed concrete is carried out in accordance with the requirements of *AS 1379-2007* and *Supp 1-2008 Specification and supply of concrete,* except as otherwise specified.

Part 3 Sampling and testing

3.1 Sampling and testing

1. The concrete is sampled and tested in accordance with *AS 1012.1-1993 Methods of testing concrete - Sampling of fresh concrete,* by an approved NATA registered laboratory and the results are provided to the local government.

3.2 Delivery dockets

1. Copies of “delivery dockets” or other similar documentation issued by the manufacturer of the concrete are supplied to the local government which contain the following information:
   a. the name of the manufacturer and the place of manufacture of the concrete;
   b. the serial number of the certificate;
   c. the date of supply of the concrete;
   d. the name of the user;
   e. the project name and location;
   f. the delivery vehicle identification;
   g. the quantity of concrete covered by the certificate;
   h. the specified class and strength grade of the concrete; and
   i. the specified slump values;
   j. the maximum nominal size of the aggregate;
   k. the time of commencement of the mixing of the concrete;
   l. the time of delivery to the site;
   m. a copy of the plant control results if requested.
2. If project assessment is required, it is carried out in accordance with AS 3600-2009 Concrete structures (incorporating *Amdt 1-2010*).

3.3 Rejection

1. Plastic and hardened concrete is rejected in accordance with the criteria in AS 3600-2009 Concrete structures (incorporating *Amdt 1-2010*).
2. All rejected concrete is removed from site and made good.

Part 4 Placing and compacting

4.1 Placing and compacting

1. All concrete is placed in dry conditions and no concrete is placed until the formwork, falsework, and reinforcing materials have been inspected and approved by the local government.
2. Concrete is placed in a continuous manner between approved construction joints so as to avoid placement against concrete which has taken an initial set.
3. Any troughs and chutes used as aids in placing concrete are arranged and used in a manner that does not cause segregation.
4. Water is not used to facilitate the movement of concrete along troughs or chutes but all troughs and chutes are kept clean and free of coating of hardened concrete by flushing thoroughly with water which is discharged well clear of concrete in place.
5. Pneumatic placers and concrete pumps are only used if:
   a. approved by the local government;
   b. the equipment is arranged so that freshly placed concrete is not damaged by vibration;
   c. the delivery end of the pipe terminates in a fitting of an approved design which prevents the segregation of the concrete;
   d. after the completion of any concreting operations, the equipment is thoroughly cleaned.
6. Concrete is not dropped from a height exceeding 1.5 metres or in such a manner so as to cause segregation or loss of material.
7. After the initial set of the concrete, the forms are not jarred and no strain is placed on the ends of projecting reinforcing bars.
8. All concrete is thoroughly compacted during and immediately after depositing.
9. Concrete other than no-fines concrete is compacted with high frequency internal vibrators in the manner described in this standard specification.
10. Hand compaction in lieu of mechanical vibration is allowed only on works as an emergency measure when approved by the local government.
11. External form vibrators are not permitted.
12. Internal vibrators:
    a. are of a type, capable of transmitting vibration to the concrete at frequencies of not less than 8,000 impulses per minute at such an intensity as to visibly effect a 25mm slump concrete at a radius of 300mm;

b. for grades of concrete of N32 and stronger are capable of transmitting vibration to the concrete at frequencies of not less than 12,000 impulses per minute at such an intensity as to visibly effect a zero slump concrete at a radius of 300mm;
c. are of sufficient number to properly compact each batch immediately after it is placed in the forms where the minimum number of vibrators provided depends on the rate of placing concrete but in no case are there less than 1 vibrator for each $4m^3$ of concrete or part thereof placed per hour, with a minimum of 2 vibrators;
d. are used such that:
    i. a vibrator is inserted into the concrete at successive positions not more than 450mm apart and vibration continues at each position until air bubbles cease to emerge when it is then withdrawn slowly;
    ii. a vibrator is inserted so as to thoroughly compact the concrete around the reinforcement and embedded fixtures and into the corner and angles of the forms;
    iii. vibration is applied at the point of deposit and in the area of freshly deposited concrete;
    iv. where more than one layer is being placed in a continuous operation, the vibrator is inserted through the layer into the layer below;
    v. vibration is not applied to sections or layers of concrete which have hardened to the degree that the concrete ceases to be plastic under vibration;
    vi. vibration is not applied directly to reinforcement.

4.2 Weather conditions

1. Where the ambient temperature is likely to exceed 30°C, all practical precautions are taken to maintain the concrete at a temperature not exceeding 30°C at the time of placing to prevent shrinkage, settlement and presetting cracks, including:
    a. the placement of the concrete at a time of day when the concrete temperature is likely to be below 30°C;
    b. the shading of aggregate stockpiles;
    c. the addition of chilled water to the concrete;
    d. the insulating or burying of pipe lines;
    e. the painting of water tanks white;
    f. the cooling of formwork by damping with water sprays;
    g. the shading of work areas;
    h. the erection of wind breaks;
    i. a reduction in the time for placing and finishing;
    j. the application of an evaporation retardant such as aliphatic alcohol.
2. No concrete with a temperature higher than 30°C is placed unless otherwise approved by the local government.
3. No concrete is placed when the shade temperature is likely to be less than 5°C during or within 2 hours of placement.

4.3 Placing time limit

1. Ready mixed concrete is placed and compacted within 1 hour 15 minutes of charging the mixer for concrete temperatures up to 30°C and within 30 minutes of charging the mixer.
2. The quantity of concrete delivered and the timing of delivery is such that the placing operation is continuous.

4.4 Placing under water

1. Concrete is only placed under water if:
    a. approved by the local government;
    b. where the conditions are such that cofferdams or cylinders can be sealed only by placing concrete under water, the work is carried out under the immediate supervision of the local government;
    c. the quantity of cement in the concrete is increased by 10 percent above the minimum cement quantity for the approved mix;
    d. concrete is not placed in running water and cofferdams or cylinders are sufficiently tight to maintain still water at the location of the placement;
    e. the pumping has ceased and the water level is constant when placement commences;
    f. the concrete is placed carefully in a compact mass in its final position by a tremie or by other approved means;
    g. the concrete seals on the bottom of cylinders are not disturbed after being deposited and the placing is regulated so as to continually maintain an approximately horizontal surface and no tamping or vibration takes place;
    h. when a tremie is used, it consists of a watertight tube fitted with a valve or other device so that at no time does concrete in the tube come in contact with water when it is being filled;
    i. the means of supporting the tremie is such as to permit free movement of the discharge end and to permit its being lowered rapidly when necessary to choke off or retard the flow of concrete;
    j. no water enters the tremie tube;
    k. the discharge end of the tremie tube is completely submerged in concrete at all times and the tremie tube is always filled to a height to overcome the head of water;
    l. cofferdams or cylinders are not dewatered until at least 48 hours after the completion of placing the concrete seal;
    m. after dewatering, the top of the concrete seal has all laitance and weak concrete removed and is thoroughly scabbled and cleaned before subsequent placement of concrete.

4.5 Construction joints

1. The use of construction joints shown on the approved drawings in the concrete work requires the prior approval of the local government.
2. The edges of all construction joints which are exposed to view are carefully finished true to line and level.
3. At horizontal construction joints along all exposed faces, dressed timber strips approximately 25mm square are attached to the inner face of the form and the surface of the lower concrete lift is stopped slightly above the lower edge of the strips so as to provide a uniformly straight edge along the joint when the strips are removed prior to placing the next lift.
4. The surface of the joint is prepared by removing all laitance and sufficient surface mortar to expose the coarse aggregate, but leaving it firmly embedded in the mortar matrix, without undercutting, which is achieved by:
    a. the use of sand blasting techniques; or
    b. the use of wire brushes, hand tools and pneumatic tools; or
    c. the use of a “green cutting” technique whereby the surface laitance and mortar is removed from partially hardened concrete by means of a high pressure combined air or water jet directed through a single nozzle onto the concrete; or
    d. the use of surface retarding agents followed by any of the above.
5. Construction joints are dampened prior to the placement of the adjoining concrete.
6. Membrane curing agents are not applied to the surface of any construction joint.
7. The joint is cleaned of any foreign material and contaminants present prior to concreting the next lift and the fit of forms along the construction joint is checked to ensure a mortar-tight joint.

Part 5 Formwork and falsework

5.1 General

1. Formwork is in accordance with *AS 3610-1995 Formwork for concrete, AS 3610-1995/Amdt 1-2003 Formwork for concrete, AS 3610 Supp 1-1990/Amdt 1-1995 Formwork for concrete (Supplement to AS 3610-1990), AS 3610 Supp 2-1996 Formwork for concrete - Commentary (Supplement to AS 3610-1995), AS 3610 Supp 2-1996/Amdt 1-2003 Formwork for concrete - Commentary (Supplement to AS 3610-1995), AS 3610 Supp 1-1995 Formwork for concrete - Blowhole and colour evaluation charts (Supplement to AS 3610-1995)* and *AS 3610.1-2010*.

5.2 Falsework

1. Drawings certified by a Registered Professional Engineer of Queensland for falsework are supplied to the local government prior to any falsework being erected.
2. Falsework which cannot be founded on a satisfactory footing is supported on piling which is spaced, driven and removed in a manner approved by the local government.
3. Falsework may be supported on constructed portions of the substructure provided the structure is not overstressed or rendered unstable.
4. Allowance is made for a deflection during the placement of falsework.

5.3 Formwork

1. All forms are built mortar tight and of sufficient rigidity to prevent distortion by the pressure of the concrete and other loads incident to the construction operations.
2. Forms are:
   a. constructed and maintained so as to prevent warping and the opening of joints due to shrinkage of the timber;
   b. substantial and unyielding;
   c. designed and set so that the finished concrete conforms to the proper dimensions and contours within the tolerances specified in Table 6.4.1 - Tolerances of this standard specification.
3. The design of the forms takes into account the effect of vibration of the concrete as it is placed.
4. When forms are re-used:
   a. their original shape, strength, rigidity, mortar tightness and surface smoothness is maintained at all times;
   b. material previously used in formwork is cleaned off and oiled before re-use;
   c. warped timber is not used.
5. Forms which are unsatisfactory in any respect are not re-used.
6. The formwork and reinforcing is inspected by the local government prior to the placing of the concrete.
7. All timber is free from knotholes, loose knots, cracks, splits, warps and other defects, which would affect the strength of the structure or the appearance of exposed surfaces.
8. For narrow walls and columns where the bottom of the form is otherwise inaccessible, openings are provided so that they may be cleaned before the placing of the concrete, and for purposes of compaction and inspection.
9. All forms are treated with the lightest practical coating of release agent before the reinforcement is placed provided that the release agent is not placed on reinforcement or construction joints.
10. All forms are set and maintained to the line and level designated and remain in place for the periods specified in Table 6.2.1 - Times for removal of formwork of this standard specification.
11. When forms appear to be unsatisfactory in any way, either before or during the placing of concrete, the work does not proceed until the defects have been corrected to the approval of the local government.
12. Metal form ties are of an approved type and, if cast in, are constructed so as to permit their removal to a depth of at least 32mm from the face without injury to the concrete.
13. Ordinary wire ties are not used.
14. Cavities left when the end fitting of ties are removed are as small as possible and are subsequently filled with cement mortar and the surface left sound, smooth and uniform in colour.
15. Form ties are located in a uniform and symmetrical pattern relative to the finished structure.

5.4 Formwork for exposed surfaces

1. Plastic coated plywood, waterproof plywood, timber forms lined with tempered hardboard, or good fitting unwarped metal formwork free from dents is used on exposed surfaces unless otherwise specified and forms with damaged surfaces are not used for exposed surfaces.
2. Joins between form sheeting are vertical or horizontal unless otherwise specified in the approved drawings.

5.5 Formwork for hidden surface

1. Standard metal forms or undressed timber may be used for surfaces that are not exposed in the finished structure.
2. All timber is shot edged or tongue and grooved.

Part 6 Finishing

6.1 Finishing

1. Concrete which is:
   a. normally exposed to view is finished to Class 3 in accordance with *AS 3610-1995 Formwork for concrete, AS 3610-1995/Amdt 1-2003 Formwork for concrete*, AS 3610.1-2010 and is subject to colour control;
   b. not normally exposed to view is finished to Class 4 in accordance with *AS 3610-1995 Formwork for concrete, AS 3610-1995/Amdt 1-2003 Formwork for concrete, AS 3610.1-2010* and is not subject to colour control.
2. All surfaces of concrete that are exposed to view in the completed structure are finished such that:
   a. immediately after the removal of forms, all fins and other projections are ground off, all pockets and honeycombs are cleaned and filled with a stiff cement mortar having the same proportion of cement and sand as the original concrete, and the surface of the patch is ground flush;
   b. decks are roughened slightly by brooming or other approved method before initial set;
   c. kerb and channel, invert crossings, vehicle crossings and industrial crossings are finished with an approved steel finishing tool;

d. footpaths and pram ramps are finished with a wooden float and broomed.

6.2 Removal of forms, falsework and centring

1. The removal of forms is carried out in accordance with *AS 3600-2009 Concrete structures (incorporating Amdt 1-2002, Amdt 2-2004 and Amdt 1-2010*).
2. Forms are not removed from the concrete until the times specified for each type of formula in Table 6.2.1 - Times for removal of formwork of this standard specification have elapsed from the placing of the concrete.
3. If field operations are controlled by cylinder tests, the removal of forms and supports may begin when the strength reaches 70 percent of the specified 28 day strength.
4. Forms are removed with care without hammering and wedging, and so as not to injure the concrete or disturb the remaining supports.
5. Centres are gradually and uniformly lowered in such a manner as to avoid injurious stress in any part of the structure.
6. No load which may cause damage to the work is placed on or against any concrete.

Table 6.2.1 - Times for removal of formwork

Column 1 **Type of construction**	**Column 2** **Period**
Bridge main falsework	On attainment of 70 percent of the specified 28 day cylinder strength, but not less than 7 days.
Other non-prestressed members	7 days
Underside of slabs less than 1.8m span	3 days
Underside of slabs 1.8m span and over	7 days
Walls	24 hours
Column (depending on slenderness)	1 to 2 days
Side of beams and all other parts	24 hours

6.3 Curing

1. Concrete surfaces other than slabs are kept continually moist for a period of not less than 7 days.
2. Slabs are kept continually moist for a period of not less than 14 days.
3. Concrete surfaces are kept moist by spraying with:
   a. an approved curing compound; or
   b. water sprays or wet sand in which case the surfaces are kept moist 24 hours a day for the full period specified without any breaks at weekends or holidays.
4. Curing is commenced immediately on completion of the finishing of exposed surfaces or within 30 minutes of removal of the forms from other surfaces.
5. The only curing compound which is used is a paraffin wax emulsion in water which is applied at the rate recommended by the manufacturer and complies with *AS 3799-1998 Liquid membrane-forming curing compounds for concrete.*
6. Slabs are sprayed with the compound as soon as possible after finishing and before plastic cracking occurs, and are then immediately covered.
7. If the covering is lifted by wind or other action, the area uncovered is re-sprayed and the covering replaced.
8. Any curing compound used is compatible with any specified applied finish.
9. If curing was not applied efficiently, the local government may order the cutting of cores for the testing of the concrete insitu, irrespective of whether test cylinders had been taken previously and irrespective of the test results on such cylinders.
10. All finishing operations shall be completed prior to the application of any curing. The finishing operations shall be such as to provide a dense surface free from visible surface cracking. The concrete surface shall be reworked as necessary to eliminate plastic cracking after the initial set has taken place and before the commencement of curing.

6.4 Dimensional tolerances

1. Where tolerances are not stated in the approved drawings for any individual structure or feature thereof, deviations from established lines, grades and dimensions are not greater than the tolerances listed in Table 6.4.1 - Tolerances of this standard specification and are applied to the completed work.
2. Forms are set and maintained so as to ensure completed work within the tolerance limits.

Table 6.4.1 - Tolerances

Column 1 **Item measures**	**Column 2** **Tolerance (mm)**
Size of members or thickness of slab:	+7mm -0
Cover of concrete over reinforcement:	+7mm -3mm
Departure from place in exposed surfaces: gradual: sudden:	 +7mm in 3,000mm -2mm
Departure from contract dimension where other tolerances do not apply: 0-20 metres Over 20 metres	 +7mm +13mm

Part 7 Contractual provisions

7.1 Cost of testing

1. The cost of testing the concrete in accordance with *AS 3600-2009 Concrete structures (incorporating Amdt 1-2010*) is to be borne by the Contractor and is to be deemed to be included in the Contract Sum.

Part 8 Shotcrete and stone pitching

1. Shotcrete and stone pitching shall be completed in accordance with Transport and Main Roads Technical *Specification MRTS03 - Drainage, Retaining Structures and Protective Treatments.*

Standard Specification No. 8 (Minor concrete works) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard Specification No. 8 - Minor concrete works 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure *a*nd as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving the use of cast in-situ concrete for minor concrete works:
   a. a kerb;
   b. a kerb and channel;
   c. a crossover;
   d. a path;
   e. a traffic island;
   f. a headwall.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;

b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.

3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Kerb and channel

2.1 Kerb and channel

1. Kerb and channel complies with standard drawing number R-0080 and is one of the following profiles: B1, B2, SM5, M3, Median and Invert.
2. Machine finished (wet kerb) is required for all kerb and channel construction.
3. Machine finished (dry mix kerb) and hand finished kerb are only permitted if approved by the local government.

2.2 Pavement under kerb and kerb and channel

1. Where pavement thickness exceeds 175mm in depth, the pavement extends under the kerb.
2. Where the pavement thickness does not exceed 175mm in depth, the kerb and channel is firmly bedded on 100mm road base aggregate compacted to 95 percent modified dry density as required under *AS 1289.0-2000 Methods of testing soils for engineering purposes - General requirements and list of methods*.
3. No concrete is placed until the foundations have been approved by the local government.

2.3 Concrete for kerb and kerb and channel

1. Concrete for kerb and kerb and channel is 32 MPa strength grade complying with the requirements of AS 1379-2007:
   a. Slump values for the concrete are:
      i. machine finished (dry kerb) - 12mm minimum - 40mm maximum;
      ii. hand finished - 40mm minimum - 80mm maximum;
      iii. machine finished (wet kerb) - 12mm minimum - 40mm maximum.
2. All kerb and channel to be constructed with wet mix concrete placed with a suitable kerb machine unless otherwise approved by the local government.

2.4 Construction

1. Kerb and channel is constructed by an approved continuous slip-form extrusion kerb and channel machine true to line and grade, and to the profile specified in the standard drawings.
2. The machine is fitted with a tamper and automatic level control capable of maintaining the correct line and level and any kerb and channel not true to line or with noticeable kinks, bends or other faults or not of the required dimensions may be rejected and, if rejected, is broken out and removed from the site.
3. Concrete is thoroughly compacted.
4. A contraction joint is provided at 4 metre centres which is finished square and at right angles to the section of kerb or kerb and channel.
5. The kerb or kerb and channel at a contraction joint is guillotined to the full depth of the concrete and re-finished with a jointing tool to form neat joint lines not exceeding 3mm in width and 6mm in depth.
6. In the case of kerb, a joint is cut and cork jointing is inserted every 20 metres with a cut joint midway between cork joints and jointing is placed in such a manner as to dissect the kerb for its full thickness.
7. Provide stormwater kerb adaptors provided for all stormwater connections to kerb in accordance with standard drawing IPWEAQ R-0081.
8. Finishing is free from any holes or roughness.
9. The channel is shaped in accordance with the approved drawings.
10. Notwithstanding the allowable tolerances, the invert of the channel is finished true to grade and alignment and channelling in which water is found to pond is not accepted and is removed immediately.
11. The allowable tolerance to kerb or kerb and channel is +10mm/-10mm on grade levels always provided that:
12. The difference between the deviations from the correct levels at any two points 30 metres apart does not exceed 30mm;
13. The deviation from a straight edge laid parallel to the centreline does not exceed 10mm in 3 metres;
14. Crossfall is maintained within +/- 0.50 percent of the design;
15. The allowable lateral tolerance is +50mm and -20mm relative to the pavement centreline, with positive being in the direction to make the pavement wider.
16. A concrete test per 100 lineal metres.
17. The kerb or kerb and channel is inspected by the local government for damage at the pre-seal stage and any damaged sections are replaced as directed by the local government.

2.5 Jointing to existing kerb or kerb and channel

1. The concrete kerb or kerb and channel joins neatly with the existing kerb or kerb and channel over a minimal transitional length of 2 metres.

2.6 Kerb and channel crossings

1. A vehicular crossing of a verge for entry to a lot is constructed in accordance with standard drawings IPWEA RS-050, IPWEA RS-051 or IPWEA RS-052 whichever is applicable.
2. The foundation for a crossover is at least equivalent to that for kerb and channel in the same location as specified in section 2.2 - Pavement under kerb and kerb and channel of this standard specification.
3. A vehicular crossover of one lot does not encroach on the frontage of an adjacent lot.
4. Concrete kerb ramps are provided at all locations where a concrete or paved path intersects with a kerbed road.
5. The kerb ramp is:
   a. a Type 1 kerb ramp which is constructed in accordance with standard drawing LCC 8-00314 where a concrete or paved path intersects with a kerbed road in a location where the requirements for a Type 2 Kerb Ramp is not met;
   b. a Type 2 kerb ramp which is constructed in accordance with standard drawing LCC 8-00315 where a concrete or paved path intersects with a kerbed roadway in a location which is:

i. in the immediate vicinity of a development involving more than one business activity centre; or
ii. in the immediate vicinity of an educational establishment; or
iii. in the immediate vicinity of a community facility; or
iv. at any other location requested by people with disabilities and approved by the local government; or
v. at a location identified as having a significant concentration of people with disabilities residing within the area;

c. a Type 3 kerb ramp which is constructed in accordance with standard drawing LCC 8-00316 where the Type 2 kerb ramp criteria applies and the verge is fully paved or concreted over its entire width.

Part 3 Paths

3.1 Paths

1. A concrete path is constructed in accordance with standard drawing IPWEAQ R-0065 including the following:
   a. thickness:
      i. 100mm; or
      ii. 125mm at a residential driveway; or
      iii. 175mm at a commercial driveway;
   b. concrete - grade N25 Mpa/20;
   c. reinforcement:
      i. SL62; or
      ii. SL72 for driveways;
   d. finish - broomed;
   e. expansion joints - R12, 300mm long at 300mm centres centrally located.
2. Foundations for a concrete path is thoroughly compacted by watering and rolling or ramming and are thoroughly damp, but not muddy, when concrete is placed thereon.
3. No concrete is placed until the foundations have been approved by the local government.
4. Contraction joints:
   a. are provided at centres matching the width of the footpath and not more than 3.0 metres;
   b. are formed by a jointing tool;
   c. do not exceed 35mm in depth or 6mm in width;
   d. are at right angles to the edge of the path.
5. Expansion joints:
   a. are placed at 15 metre centres except for 2.0m footpath which can be 16m to match dimension multiplier;
   b. are at right angles to the edge of the path;
   c. extend for the full depth of the concrete path and are 10mm in width.
6. The expansion joint is filled with a double sided foam joint and is dowelled together with a R12 (plain galvanised) bar 300mm long centrally located and half the bar is greased and encased in a 20mm O.D. PVC sleeve with end cap. Dowels are placed 150mm off edge and at 300mm maximum centres.
7. Steel reinforcement is:
   a. a minimum of F62 grade;
   b. centrally placed;
   c. supported so that it does not touch the foundation at any point.
8. The cross fall of the concrete path is 2.5 percent towards the kerb and channel as shown on standard drawing LCC 8-00305 except that in the case where the level of the property at the alignment is level with or lower than that of the top of the kerb, the path is graded such that it achieves a level of at least 110mm above the top of the kerb within 1 metre of the property alignment.
9. Table 3.1.1 - Joint spacing of this standard specification reflects the contraction joint spacing and expansion requirements.

Table 3.1.1 - Joint spacing

Path width	Contraction joint spacing	Expansion
1.2	1.2	15
1.5	1.5	15
2.0	2.0	16
2.5	2.5	15
3.0	3.0	15

Part 4 Traffic islands and medians and headwalls

4.1 Traffic islands and medians

1. A semi mountable kerb is provided on a traffic island (adjacent to traffic signals and pedestrian crossings, where a barrier kerb is used), unless otherwise shown on the approved drawings.
2. An infill that is not subject to traffic is in accordance with the following:
   a. thickness - 100mm;
   b. concrete - N25 Mpa/20;
   c. finish - steel float and broom finish and texture coated with approved product to specified colour and pattern.
3. A raised kerbed island less than $12m^2$ or 2 metres wide between the kerb faces is constructed with a 100mm thickness, N25 reinforced concrete on a compacted sand base.
4. A raised kerb island greater than $12m^2$ or 2 metres wide is:
   a. landscaped or provided with another suitable surface treatment;
   b. provided with a water service conduit at 80 metre intervals so that there is a minimum of one service per median.
5. If the fall across an island is greater than 1 in 4, the island is surfaced with concrete.
6. If an island is landscaped:
   a. sub-soil drainage is connected to an underground drainage system;
   b. plastic sheeting is to be installed to extend 200mm below subgrade level and above bitumen level in accordance with standard drawing IPWEAQ R-0141 (alternative 1).

7. Expansion joints are installed to coincide with the cork joints in the kerb unless directed otherwise.
8. Contraction joints are at 4 metre centres.
9. Concrete median infills are founded on a minimum 50mm of compacted sand.
10. Where a pedestrian crossing is proposed across a traffic island or a median, the traffic island or median is bisected to allow crossing at the level of the pavement.

4.2 Headwalls

1. Precast headwall units are permissible unless otherwise specified.
2. A cast insitu headwall is to be in accordance with Department of Transport and Main Roads drawing numbers 1303, 1304, 1305 and 1306.

Part 5 Contractual provisions

5.1 Payment and measurement

1. Measurement of kerb or kerb and channel is to be exclusive of any vehicle crossings, pram ramps and precast backstones for stormwater gullies.

Part 6 Supplementary specifications for kerb and channel rehabilitation projects

6.1 Removal of existing kerb and channel

1. Sections of existing kerb and channel identified as requiring replacement shall be removed and disposed of off-site.
2. The interface with existing kerb and channel shall be saw cut square to the kerb face to provide a neat, straight cut surface. Chipping or spalling of the existing kerb will not be accepted.
3. The kerb and channel shall be carefully removed to minimise disturbance to adjoining areas including pavement.

6.2 Preparation of gravel base

1. The areas under the removed sections of kerb and channel shall be excavated to a minimum of 150mm and backfilled with class 2.1 gravel trimmed and compacted to 95 percent modified compaction. Where directed this depth may be increased.
2. The base shall be hard and free from deflection under loading.

6.3 Subsoil drainage

1. Where an outlet can be achieved subsoil drainage shall be constructed under or directly behind back of kerb and channel.
2. Reinstates existing subsoil drainage if damaged during work.

6.4 Pouring of new kerb, kerb and channel

6.4.1 Machine poured kerb & channel

1. Where a kerb and channel machine is used to place the replacement kerb and channel, a 20MPa kerb mix with maximum aggregate size of between 5mm and 10mm shall be used.
2. A minimum slump of 12mm shall be adopted for this mix. The concrete shall be fully compacted and finished with a high strength sand/cement slurry to the profile as specified.

6.4.2 Hand placed kerb and channel

1. Where the replacement kerb and channel is placed and finished by "hand" an N25/20 grade concrete shall be used with a minimum 40mm and maximum 80mm slump.
2. The concrete shall be fully compacted with vibratory equipment, shaped and trowel finished to match the profile of the adjoining kerb and channel or to a profile as otherwise specified.
3. Transitions between different kerb types shall be done over a distance of at least 2.0 metres.

6.5 Reinstatement

6.5.1 Backfill behind kerb & channel

1. When suitably cured, the kerb and channel shall be backfilled with a suitable granular material, compacted and finished with 50mm of topsoil and turfed with a minimum 'B' grade couch turf. Excavated pavement material may be reused as kerb backfill.
2. The turfed area shall be maintained until the grass roots have established into the topsoil.

6.5.2 Backfill of pavement in front of kerb and channel

1. When the kerb and channel has cured sufficiently, the pavement in front of the kerb shall be backfilled with type 6 asphalt (20mm mix) in compacted layers of up to 80mm. Pavement backfill shall be finished 25mm below the lip of kerb and channel to allow for the subsequent overlay of pavement.

6.6 Kerb adapters

1. Proprietary kerb adapters shall be placed in the kerb and channel and securely fixed in place using either a high strength sand mortar or concrete.

6.7 Rehabilitation at residential driveways

1. Where the kerb and channel is to be replaced at concrete driveways and there is a laid-back crossover in the existing driveway, the crossover will be reinstated in accordance with the local government standard drawings R0050, R0051 and R0052.
2. Driveways shall be saw cut neatly and squarely at a point up to 1m from the existing invert of kerb and channel (unless directed otherwise) and replaced with a new crossover consisting of N25/20 concrete (minimum 40mm, maximum 80mm slump) 125mm thick with a single layer of F72 mesh placed centrally and laid from invert to the cut face of the driveway, for the full width of the existing driveway.
3. Where the new kerb and channel at the drive way is mountable kerb (types M1 or M3) the existing driveway shall be cut back a maximum of 300mm from back of kerb and channel and finished to the top of the new M3 kerb and channel.
4. All new slabs at driveways shall be dowelled horizontally, to existing driveway slab with galvanised R12 dowels 300mm long at 300mm centres.

Standard specification No. 9 (Reinforcement) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 9 - Reinforcement 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving the use of bar and steel wire fabric reinforcement in concrete, road transport infrastructure and incidental concrete construction.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Materials for reinforcement

2.1 Materials for reinforcement

1. All materials for reinforcement comply with:
   a. *AS ISO 1302-2005 Geometrical product specifications (GPS) - Indication of surface texture in technical product documentation: Steel reinforcing bar*;
   b. *AS/NZS 4671:2001 Steel reinforcing materials (Amdt 1 see DR 02474): Hard-drawn steel reinforcing bar*;
   c. *AS/NZS 4671:2001 Steel reinforcing materials (Amdt 1 see DR 02474): Reinforcing wire fabric*;
   d. *AS 3600-2009 Concrete structures (incorporating Amdt 1-2010): Concrete structures code*;
   e. *ASTM C1116 Standard Specification for Fibre Reinforced Concrete and Shotcrete*.
2. The manufacturer's test certificates are provided to the local government.
3. Where specified in the approved drawings, reinforcement is galvanised to *AS/NZS 4680:2006 Hot-dip galvanized (zinc) coatings on fabricated ferrous articles* and *AS/NZS 4792:2006 Hot-dip galvanized (zinc) coatings on ferrous hollow sections, applied by a continuous or a specialized process*, and the galvanised reinforcing bars are passivated in a 0.2 percent sodium dichromate solution applied by the galvaniser.

Part 3 Protection

3.1 Protection

1. The reinforcement is protected from damage at all times.
2. During storage, reinforcement is stacked in racks or on timber above ground and kept clear of any contamination.
3. If accidental contamination occurs, the reinforcement is cleaned as specified in section 4.1 - Cutting and bending of this standard specification.

Part 4 Cutting and bending

4.1 Cutting and bending

1. Reinforcement is free of kinks or other unwanted deformations and is cut to length and bent in accordance with the approved drawings.
2. Fabric reinforcement shipped in rolls, is straightened into flat sheets before use.
3. All bends in the reinforcement are made in accordance with *AS 3600-2009 Concrete structures (incorporating Amdt 1-2010)*, unless otherwise shown in the approved drawings.
4. If a deformed bar has been bent and subsequently bent in the reverse direction or straightened, it is not bent again within 20 bar diameters of the previous bend.
5. After cutting and bending, bars are bundled or stored in a manner which permits clear identification of their bending schedule mark.
6. Reinforcement is only bent hot on the site if:
   a. authorised by the local government;
   b. the steel is heated uniformly through and beyond the portion to be bent;
   c. the temperature does not exceed 600ºC;
   d. approved temperature indicating crayons or equivalent are used to determine the temperature;
   e. the bar is not cooled by quenching or compressed air blast;
   f. the design yield strength of the steel after bending is taken as 250 Mpa if the temperature of the bar exceeds 450ºC.
7. Reinforcement is fabricated to the shape and dimensions shown in the approved drawings and within the following tolerances:
   a. on any overall dimension for bars and fabric except where used as a fitment:
      i. length up to 600mm, 25mm, +0; or
      ii. length over 600mm, 40mm, +0; or
   b. on any overall dimension of bars or fabric used as a fitment:
      i. for deformed bars and fabric, 15mm, +0; or
      ii. for plain round bars and wire, 10mm, +0; or
   c. on the overall offset dimension of a cranked column bar -0,+10mm; or
   d. for the sawn or machined end of a straight bar intended for use as an end-bearing splice, the angular deviation from square measured in relation to the end 300mm is within 2 degrees.

Part 5 Surface condition of reinforcement

5.1 Surface condition of reinforcement

1. At the time concrete is placed, reinforcement is free from mud, oil, grease, other non-metallic coatings and loose rust which reduces the bond between the concrete and the reinforcement. Rust is not deemed to be loose if on rubbing with the thumb it leaves only a stain.
2. A deformed bar complying with *AS ISO 1302-2005 Geometrical product specifications (GPS) - Indication of surface texture in technical product documentation*, or a welded wire fabric complying with *AS/NZS 4671:2001 and Amdt 1-2003 Steel reinforcing materials*, which have mill scale, rust or both, are deemed to comply if, for a specimen which has been wire-brushed by hand, the dimensions of cross-section, including the height of deformations and the mass, are not less than the dimensions and mass required by *AS ISO 1302-2005 Geometrical product specifications (GPS) - Indication of surface texture in technical product documentation,* or *AS/NZS 4671:2001 and Amdt 1-2003 Steel reinforcing materials,* as applicable.
3. Any reinforcement projecting from a previous concreting operation is cleaned free of adhering concrete or loose slurry prior to any further embedment.
4. Reinforcement which has been submerged by tidal or flood water is cleaned with a high pressure fresh water jet prior to pouring concrete.

Part 6 Placing and fixing

6.1 Placing and fixing

1. Reinforcement is placed in position as shown in the approved drawings.
2. In the case of bar reinforcement, the bars are tied together by wiring, with each intersection using annealed wire not less than 1.25mm in diameter or such other appropriate fastening device as may be approved by the local government, provided that where the bar spacing is 300mm or less, alternate intersections only need to be tied.
3. Clearance from the form is maintained by use of an approved chair.

4. The shape of the chair is such that there is minimum obstruction to the formation of the homogeneous concrete both within and around the chair.
5. Tubular or cylindrical types of chairs are not used.
6. Bar chairs that are suitable for soffit use only are not used against side forms.
7. Bar chairs are of sufficient structural strength to support the weight of reinforcement and workmen at the temperatures experienced on the site.
8. Plastic tipped metal chairs are not approved for any locations other than those where the loading on the chairs is such that there is no possibility of the metal on the tips of the feet of the chairs becoming exposed.
9. Precast mortar blocks are not used.
10. Blocks manufactured from vibrated concrete of strength equivalent to that of the main concrete are used if:
    a. the size and shape is approved by the local government;
    b. the blocks have suitable fixing wires cast in.
11. Layers of bars are separated by means of approved bar spacers.
12. Stirrups and ligatures pass around the main reinforcement and are securely tied to it.
13. The system of fixing forms a rigid cage which maintains dimensional tolerances under the loads experienced during the placement of concrete.
14. The welding of reinforcement to form a rigid cage is used if:
    a. approved by the local government;
    b. the welding is in accordance with *AS/NZS 1554.3:2008 Structural steel welding - Welding of reinforcing steel*;
    c. the tack welds:
        i. do not substantially reduce the cross-section of the reinforcing steel nor adversely affect its strength;
        ii. have a throat thickness not less than 4mm;
        iii. have a length not less than the diameter of the smaller bar;
    d. the welding is not carried out within 75mm of any portion of a bar which has been bent or will be bent;
    e. not more than one-third of the main reinforcement at any cross-section is so welded;
    f. hard drawn wire and fabric reinforcement are not welded or heated.

Part 7 Tolerance on position of reinforcement

7.1 Tolerance on position of reinforcement

1. The deviation from the specified position of reinforcement and tendons do not exceed:
    a. for positions controlled by cover:
        i. in beams, girders, slabs, columns and walls, -5mm and +10mm;
        ii. in slabs-on-ground including footings of walls and culverts, -10mm and +20mm;
        iii. in footings cast in the ground where the depth of the footing is 500mm or more, -20mm and +40mm;
    b. for positions not controlled by cover:
        i. the location of reinforcement on a profile, 10mm;
        ii. the position of the ends of reinforcement along the line of the bar, 50mm;
        iii. the spacing of bars in walls and slabs and of fitments in beams and columns, whichever is the greater of:
            A. 10 percent of the specified spacing; or
            B. 15mm, whichever is the greater.

Part 8 Splicing

8.1 Splicing

1. The splicing of reinforcement occurs only in the locations shown in the approved drawings.
2. Where practical, splices in bar reinforcement are staggered.
3. Reinforcement is spliced by lapping, welding or approved mechanical splices.
4. Fabric reinforcement is lap spliced only.
5. The length of lap splices in bar reinforcement is as shown in the approved drawings.
6. All reinforcement is spliced to maintain a specified clear cover to the surface of the concrete.
7. Splicing of fabric reinforcement is achieved so that the two outermost transverse wires of one sheet of fabric overlap the outermost transverse wire of the sheet being lapped.
8. The splicing of bar reinforcement by welding only occurs if:
    a. approved by the local government;
    b. all welding of reinforcement is carried out in accordance with *AS/NZS 1554.3:2008 Structural steel welding - Welding of reinforcing steel*;
    c. all welding electrodes used comply with *AS/NZS 1553.1:1995 Covered electrodes for welding - Low carbon steel electrodes for manual metal-arc welding of carbon steels and carbon-manganese steels* or *AS/NZS 2717.1:1996 Welding - Electrodes - Gas metal arc - Ferritic steel electrodes*;
    d. splices are made by butt or by fillet welding where butt welds are qualified complete penetration joints in accordance with *AS/NZS 1554.3:2002 Structural steel welding - Welding of reinforcing steel, AS/NZS 4856-2006 and AS/NZS 4857-2006*;
    e. welders who are proved competent by tests, and are approved in writing by the local government are used;
    f. each welder proposed to be used for the splicing of bar reinforcement by welding is tested with 2 pieces such that:
        i. each test piece is 300mm long with a joint of the type proposed to be used at the centre;
        ii. test pieces are prepared from the same size and grade of reinforcement as that to be welded on the job;
        iii. welding of test pieces is carried out on the job;
        iv. welding of test pieces is carried out using the equipment and consumables to be used on the job and the least advantageous welding position likely to be experienced in the works;
        v. all information regarding the welding of test pieces required by the local government is provided to the local government;
        vi. one test piece is tested in tension;
        vii. the tensile test piece when ruptured under tensile load allows an ultimate strength at least equal to that of the parent metal;
        viii. the other test piece is tested as described in *AS/NZS 1554.3:2002 Structural steel welding - Welding of reinforcing steel, AS/NZS 4856-2006 and AS/NZS 4857-2006*;
        ix. the testing is conducted by an approved laboratory;
        x. in the event of the failure of any of the test pieces to meet the above requirements, 4 further test pieces are made and tested;
        xi. two of the test pieces are tested in tension and the remaining two in bending;
        xii. if any of the re-tests fail, the welder is deemed to have failed the test and is not used on the work.

Part 9 Substitutions

9.1 Substitutions

1. Different sizes of reinforcement are only substituted if the structure is not adversely affected by the change and an application for the approval of the substitution is made at least 4 weeks before the day on which the reinforcement is to be placed.

Part 10 Fibre reinforcement

10.1 Fibre reinforcement

1. Fibre reinforcement is only incorporated into the works if:
   a. approved by the local government;
   b. it meets all the requirements of *ASTM C1116 Standard Specification for Fibre Reinforced Concrete and Shotcrete*;
   c. it is used in accordance with the manufacturer's specifications;
   d. it is polypropylene fibre;
   e. it is not used to replace structural reinforcement.

Part 11 Contractual provisions

11.1 Substitution

1. If different sizes of reinforcement are substituted in accordance with section 9.1 - Substitutions of this standard specification, the Contractor is not entitled to any additional payment as a result of the substitution.

11.2 Measurement and payment

1. Reinforcement quantities is to be determined as follows:
   a. for bar reinforcement, the quantity in tonnes is to be the calculated mass of the various sizes of each grade of bar (plain or deformed) as shown on the approved drawings and incorporated in the reinforcement;
   b. where a continuous bar or welded or other type of splice is used instead of a lapped splice, the mass will be calculated as for a lapped splice;
   c. the mass is to be calculated from Table 11.2.1 - Unit mass of reinforcement of this standard specification;
   d. for wire fabric reinforcement:
      i. where scheduled, measurement is to be in square metres, as shown on the approved drawings and incorporated in the reinforcement; or
      ii. where not scheduled, the mass of fabric reinforcement will be included with bar reinforcement;
   e. no allowance will be made for laps.

Table 11.2.1 - Unit mass of reinforcement

Bar Size (mm)	Mass (kg/m)
10	0.62
12	0.89
16	1.58
20	2.47
24	3.55
28	4.83
32	6.31
36	7.99
40	9.86

Standard specification No. 10 (Provision for traffic) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 10 - Provision for Traffic 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving the control of vehicle and pedestrian traffic.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Traffic control

2.1 Traffic management plan

1. A traffic management plan for the works is provided to the local government prior to the commencement of the work which:
   a. sets out the safety measures, signs, speed limits and personnel which will be involved in maintaining the protection and control of vehicular and pedestrian traffic for the duration of the works;
   b. complies with the requirements of the Queensland Manual of Uniform Traffic Control Devices (QMUTCD) and any statutory requirements.

2. Work which is likely to reduce traffic flow:
   a. is carried out between 9.30 am and 2.30 pm only;
   b. is organised so as to cause minimum disruption to pedestrians and access to adjacent premises;
   c. ensures that one lane of traffic under traffic control remains open at all times across a road.
3. Any variation to the traffic management plan made during the work, is provided to the local government.

2.2 Traffic control devices

1. A traffic control device:
   a. complies with the requirements of the QMUTCD;
   b. is maintained in an effective and clean condition at all times;
   c. is placed in accordance with the requirements of the QMUTCD.
2. A traffic control device which is damaged or worn, or which does not conform to the standard specification is not used.

2.3 Detouring of traffic

1. If traffic is to be detoured away from the work via an existing road:
   a. the arrangements are to be approved by the local government;
   b. the arrangements are to provide for:
      i. matters as the issuing of public notices in respect of the detour, any repair or upgrading work which may be required prior to the detouring of traffic on the roads concerned;
      ii. the maintenance of the roads concerned during the detour period;
      iii. the inspection of the route for adequacy for the entire length of the detour;
      iv. any restoration work which may be necessary following cessation of the detour period.

2.4 Entrances to private properties

1. The work is carried out in a manner so that an existing entrance to premises affected by the work are either maintained in a useable condition during the period of the work or alternative entrance arrangements are made which are acceptable to the residents concerned.
2. The work does not block an entrance to premises for a period exceeding 24 hours.
3. Any damage to an entrance to premises is made good at the completion of the work.

2.5 Dust control

1. Adequate precautions are taken to minimise dust or dust-related conditions which may affect the safety and general comfort of any person.
2. Regular applications of water or other palliative measures are carried out along the sections of the work and side-tracks traversed by the travelling public.
3. Measures are taken to minimise dust or rectify any structures affected by dust.

2.6 Pedestrian movements

1. Pedestrian traffic is to be provided for in accordance with the requirements of the QMUTCD.
2. Where pedestrian traffic has to cross the work site, appropriately constructed and protected crossings are provided.
3. Signs and warning lamps are to be installed and adequate illumination provided to identify and illuminate pedestrian access.

2.7 Traffic controller qualifications

1. Where a traffic controller is used to control traffic around or through the works, the traffic controller is trained and certified in accordance with the Queensland Transport's *"Code of Practice for Traffic Controllers"*.

2.8 Temporary pavement marking

1. Temporary pavement markings are provided in accordance with a traffic management plan.
2. Temporary pavement markings comply with the QMUTCD, using a proprietary brand removable reflective tape.
3. Temporary pavement markings are to be maintained during the works and removed at the end of the works.
4. Details of proposed temporary pavement markings are submitted to the local government for approval at least two working days prior to the proposed installation of the temporary pavement.

2.9 Maintenance outside normal working hours

1. A traffic control device and side-track is inspected outside normal working hours to ascertain its effectiveness and any corrective action that is necessary in respect of the traffic control device or side-track is carried out immediately.

2.10 Side-tracks

1. Where a side-track is constructed to divert traffic around the work:
   a. a side-track is aligned, formed, graded and drained so as to provide for safe, comfortable passage of vehicles at the indicated speed limit with a surface crossfall not less than 4 percent;
   b. not less than 6m vertical clearance is provided from the trafficked surface to any overhanging obstacle;
   c. the widening of a side-track is provided at crests, transitions and curves;
   d. if the normal width of the side-track is less than 6 metres, suitable passing facilities, not less than 30 metres in length and providing an available width of not less than 6m, are located at minimum intervals of 800 metres along the side-track and at locations where conditions are such that the sight distance is effectively greater than 100 metres;
   e. if a waterway is encountered along the route of the side-track:
      i. an adequate culvert crossing or adequately paved floodway is constructed for at least the full width of the side-track;

ii. the edges of the culvert crossings and paved floodways are delineated effectively both day and night, using appropriate delineators mounted on approved guide posts;
iii. depth indicator posts are installed which permit assessment of the maximum depth of water above the surface of the side-track;
iv. waterway crossing materials are removed and are not disposed of on-site;
v. the waterway is restored to its original profile and cross-section following the closure of the side-track;

f. the side-track is paved and sealed;
g. the side-track is maintained in a safe, trafficable condition for the duration of their use during the construction of the work;
h. side-track materials are removed and the area is restored to its original profile and cross-section following closure of the side-track;
i. the location of a side-track is to be approved by the local government.

Part 3 Contractual provisions

3.1 Speed limits

1. The Contractor is not to impose a restricted speed limit on traffic on the Site without the approval of the Superintendent, which approval is to be sought at least 21 days prior to the proposed imposition of the restricted speed limit.

3.2 Detouring of traffic

1. The Contractor is to only detour traffic on the Site, if the Contractor has:
   a. provided the Superintendent with details of the proposed detour within seven days of commencement of the detour;
   b. obtained the Superintendent's approval to detour traffic prior to the commencement of detouring.

3.3 Maintenance outside working hours

1. Prior to the commencement of work under the Contract, the Contractor is to notify the Superintendent of the name, address and telephone number of a supervisor who can be contacted at any time and who has the authority to carry out immediate repairs to and maintenance of traffic control devices and side-tracks.
2. If the supervisor nominated by the Contractor is replaced, the Contractor is to immediately notify the Superintendent of the new supervisor's name, address and telephone number.

Part 4 Permanent line marking

4.1 Permanent line marking

1. Work shall include the following:
   a. all longitudinal line markings;
   b. transverse lines and other markings, including but not limited to:
      i. diagonal and chevron markings;
      ii. messages on the pavement including words, numerals, arrows and symbols.
2. The removal of painted road markings, unless otherwise approved by the local government, shall be carried out with abrasive blasting techniques and/or cold planning/grinding. The Contractor shall remove the nominated road markings as specified on the drawings regardless of the colour, number of coats, type and age of paint. Blasting shall be carried out until at least 90 percent of the original areas of each road marking have been removed.
3. The Contractor shall clean up and remove from the roadway all materials and debris from the operations and leave the roadway clear for use by the public.
4. Beads shall be applied uniformly to all markings and shall be applied to the paint prior to the surface skinning to produce an uniform, properly bonded coverage over the entire marking.
5. The minimum application rates for the paint and glass beads is specified in Table 4.1 - Application rate for beads and paint of this standard specification.

Table 4.1 - Application rate for beads and paint

Work type	Coverage (minimum per coat)	Wet application rate
Longitudinal lines - first coat (Type B drop-on beads).	> 300g/m²	0.375 l/m² ±25

6. All pavement markings shall be uniformly and neatly applied and finished with sharp edges. Longitudinal markings shall have a smooth and even appearance located within the tolerances specified. New markings shall be smoothly transitioned to match existing markings at the limits of the work.
7. All completed pavement markings shall be uniform in appearance, texture, width and thickness and the surface shall be free from un-beaded areas, traffic damage or other defects. Markings shall be straight or with smooth even curves where intended. All edges shall have a clean sharp cut off. Any marking material beyond the defined marking shall be removed to leave a neat marking on the wearing surface of the pavement.
8. All transverse pavement marking shall be installed in thermoplastic line marking paint. Bus zones and loading zones shall be yellow thermoplastic line marking paint.

Standard specification No. 11 (Construction) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 11 - Construction 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Environmental protection

2.1 Protection of plants to be retained

1. If an area which is identified in a development approval as an area not to be disturbed:

a. the area is pegged and flagged prior to the pre-start meeting;
b. plants, including individual trees, that abut the limit of work and storage or access areas, are fenced with star pickets and orange para webbing running the entire length of the limit of the work, with the pickets placed a minimum of one metre from the trunk of a tree;
c. warning signs are displayed in prominent positions on the premises, warning that the pegged area and fenced vegetation is to be protected.

2.2 Work near a tree

1. When work is carried out near a tree which is to be retained:
   a. topsoil is not removed from within the pegged or fenced vegetation enclosure or within the perimeter of any tree canopy;
   b. a concentrated water flow is diverted away from a root zone by the construction of a temporary drain or other method;
   c. any temporary drain is removed at the acceptance of the work off-maintenance by the local government;
   d. the area within the perimeter of a tree canopy is not used for storage, stockpiling, dumping or access;
   e. excavation around the tree roots is carried out with hand tools;
   f. visible tree roots that extend beyond temporary enclosures are not cut or damaged;
   g. excavations around tree roots are backfilled (but not compacted) with excavated soil, finishing with topsoil to finished grade;
   h. backfill does not exceed 100mm above the original ground surface around base of tree trunks;
   i. immediately after backfilling, the root zone of a tree is thoroughly watered to eliminate all air pockets.

2.3 Damage to plants

1. If damage is caused to plants in an area that is not to be disturbed, the damaged plants are to be repaired or replaced.
2. In section 2.3(1) of this standard specification, 'damaged' means:
   a. the destruction of a plant; or
   b. the breaking of branches or roots; or
   c. the debarking of trunks or limbs; or
   d. the contamination of root zone soil or plants from drifting sprays, dust or contaminated stormwater flows; or
   e. the damage by the placement of fill or building materials within the canopy perimeter or otherwise.
3. Work that is carried out on a tree is done by an approved tree arborist.
4. Where repair work to damaged plants is impractical or is attempted and fails then, the tree and root system is removed and the area reinstated and the plants replaced and established with replacement plants of the same species and similar size.

2.4 Erosion and sedimentation

1. All work associated with erosion and sediment control is in accordance with the *Soil Erosion and Sediment Control Engineering Guidelines* unless otherwise specified.
2. An erosion and sediment control plan for the works is prepared in accordance with section AF of the *Soil Erosion and Sediment Control Engineering Guidelines,* and is approved by the local government prior to the commencement of works.

2.5 Temporary erosion and sediment control measures

1. A temporary erosion and sediment control measure is in accordance with section A5 of the *Soil Erosion and Sediment Control Guidelines*.
2. Where construction work involves trenching or other ground disturbance within ten metres of existing downstream or downhill properties, turfing of the disturbed areas is the minimum requirement for the protection of the downstream properties.
3. An erosion control device is designed to minimise erosion at a construction site and consequently decrease downstream sediment transport.
4. A sediment control device is designed to remove sediment from runoff before it leaves the site.
5. A temporary erosion and sediment control measure is to be properly maintained in order to remain functional.

2.6 Permanent erosion and sediment control measures

1. A permanent erosion and sediment control measure is in accordance with section A5 of the *Soil Erosion and Sediment Control Guidelines*.

2.7 Construction of erosion and sediment control measures

1. The construction of an erosion and sediment control measure is carried out in such a manner that erosion and water pollution are minimised.
2. Access is provided and maintained from within the road reserve for cleaning out an erosion and sediment control measure.
3. The sediment removed from such erosion and sediment control measure is disposed of at locations where it will not again erode onto the construction areas or into a waterway.
4. A temporary erosion and sediment control measure is removed when revegetation has established on formerly exposed areas.

2.8 Maintenance of erosion and sediment control measures

1. Any erosion and sediment control measure used is cleaned out until the acceptance of the works off-maintenance by the local government.
2. Any temporary erosion and sedimentation control measure is inspected daily and after each rain period and during periods of prolonged rainfall and any defects revealed by such inspections are rectified immediately and these works are cleaned, repaired and augmented as required to ensure effective control thereafter.
3. Any erosion and sediment control measure is cleaned out whenever the accumulated sediment has reduced the capacity of the erosion and sediment control measures by 25 percent.
4. The removal of the sediment is done in such a manner so as to restore the erosion and sediment control measure and not to damage the erosion and sediment control measure.

2.9 Trucking

1. Any material adhering to the wheels, tracks, or body of a vehicle or machinery leaving the site of the work is effectively removed, prior to the vehicle or machinery entering onto a public road.
2. A vehicle carting material off the site has its loads covered.
3. Any material dropped or tracked onto a road as a result of the works is cleaned up as soon as practicable.

Part 3 Operational requirements

3.1 Dial before you dig

1. Before the commencement of any excavation work, current information on the location of underground services is obtained from the “Dial before you dig” service and the relevant service authorities.
2. The location of all underground services contained within the premises identified pursuant to section 3.1(1) of this standard specification are clearly marked on the ground.
3. The exact location and level of all services that may conflict with the work is determined by pot holing.

3.2 Hours of construction

1. Subject to any other requirements in this standard specification, construction activity does not:
   a. take place outside the hours of 6.30 am to 6.30 pm on Monday to Saturday;
   b. take place on Sundays or public holidays.

3.3 Blasting

1. Blasting is permitted where blasting operations comply with the conditions of an approval or licence.

3.4 Workplace Health and Safety Act 2011

1. Work complies with the requirements of the *Workplace Health and Safety Act 2011.*

3.5 Work within a road reserve

1. Work within a road proceeds without interruption to traffic and any steps necessary for the protection of the public during construction are taken.
2. A traffic control device is erected in accordance with the Queensland Manual of Uniform Traffic Control Devices (QMUTCD) and *Standard Specification No. 10 - Provision for Traffic*.
3. An open trench is constructed as shown in the approved drawings.
4. A trench is not left open overnight except where:
   a. it cannot be avoided;
   b. the work is protected and delineated in accordance with QMUTCD.
5. Work in a road is carried out so as not to detrimentally affect the existing drainage provisions of the road.
6. Prior to an excavation across a sealed road pavement, a straight saw cut is made in the asphalt surface at least 150mm clear of the trench wall and the saw cut edges are maintained as neat, straight edges during the work.

3.6 Work within a park

1. Work within a park is confined to the extent of the works plus an additional six metre wide construction swathe.
2. A temporary barrier fence or marker is erected to define the limits of the construction swathe.
3. Development is limited to the area of the construction swathe.
4. Where it is necessary to clear bushland within a construction swathe, the area is rehabilitated on completion of the work by re-establishing native species of an equivalent density and type to that which existed before the work commenced.

3.7 Existing fences

1. A fence, other than a fence which is specifically noted for removal, is maintained at all times and special care is taken to prevent the straying of stock if grazing is carried out on adjoining premises.
2. If a fence is required to be cut or moved, a temporary fence is erected, if necessary, for stock containment.
3. Where a fence is cut for access:
   a. wire is drawn tight to the end post and suitably strutted;
   b. a gate is provided for closure after working hours or when no work is underway on the premises.
4. A fence which is damaged during the execution of the work is repaired immediately.
5. A fence which is cut or removed during the execution of the work is to be replaced and reinstated to its original alignment and condition on the completion of the work.

3.8 Bench marks and survey pegs

1. A bench mark or survey peg is not to be disturbed during construction.

Part 4 Contractual provisions

4.1 Protection of plants

1. Any peg, fence and warning signs used to protect plants in an area not to be disturbed during the construction of the Works is to be removed by the Contractor at the commencement of the defects liability period.
2. The Contractor is not to perform work on a tree, including canopy or pruning and the repair or removal of a branch without the approval of the Superintendent.

4.2 Work within road reserve

1. Open cut excavation across an existing road pavement is only to be carried out with the written approval of the Superintendent.

4.3 Disposal of surplus spoil

1. Surplus soil remaining at the completion of back filling operations remains the property of the Principal unless otherwise directed by the Superintendent.
2. Surplus soil is to be disposed of at a site approved by the Superintendent.
3. If a direction is given by the Superintendent pursuant to section 4.3(1) of this standard specification, the cost of such work is deemed to be included in the Contract Sum.

Standard specification No. 12 (Sub-soil drainage) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 12 - Sub-Soil Drainage 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving sub-soil drainage.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Location of sub-soil drainage pipe

2.1 Timing of construction

1. Sub-soil drainage is constructed either after:
   a. preparation of the pavement box; or
   b. sub-grade material has been placed and compacted.

2.2 Location of a longitudinal sub-soil drainage pipe

1. Where a kerb and channel is constructed a sub-soil drainage pipe is constructed:
   a. immediately below the back of the kerb in accordance with standard drawing IPWEAQ R-0140;
   b. at least 150mm below the finished sub-grade level.
2. Where a sub-soil drainage pipe is specified in a landscaped area:
   a. it is located as specified in the approved drawings;
   b. it is at a depth of not less than 600mm below the finished surface level;
   c. it is at a grade not less than 1 percent;
   d. filter material is placed to a height of 100mm below the finished surface level.

2.3 Location of a transverse sub-soil drainage pipe

1. Where a transverse drain or mitre drain is used it is located to intersect a longitudinal drain at approximately 45 degrees to its direction of fall.

2.4 Excavation for a sub-soil drainage pipe

1. A trench for a sub-soil drainage pipe is excavated to:
   a. 50mm below the invert level of the sub-soil drainage pipe;
   b. a gradient which is specified in the approved drawings or which is a minimum of 1 percent if the gradient is not specified in the approved drawings.
2. A trench is to be a minimum of 100mm wider than the outside diameter of the sub-soil drainage pipe.

2.5 Types of sub-soil drainage pipes

1. A sub-soil drainage pipe is a class 400 perforated corrugated PVC pipe Type 1 in accordance with AS 2439.1-2007 Perforated plastics drainage and effluent pipe and fittings - Perforated drainage pipe and associated fittings.
2. The diameter of a sub-soil drainage pipe is a minimum of 100mm and the perforations do not exceed 1.1mm in width and 7.4mm in length.
3. A strip drain which is a proprietary product:
   a. comprises a regular patterned cusp-shaped plastic core of nominal thickness not less than 40mm encased by a non-woven geotextile which permits the passage of high volume water flows;
   b. has a crush strength not less than 100 kPa.

Part 3 Bedding and filter materials

3.1 General standards

1. The filter and bedding material has:
   a. a Type 1 grading as specified in Table 3.2.1 - Filter material type 1 grading of this standard specification; or
   b. a Type 2 grading as specified in Table 3.3.1 - Filter material type 2 grading of this standard specification or as specified in the approved drawings.

3.2 Filter material type 1

1. The sub-soil drainage pipe is bedded on a minimum of 50mm of graded filter material.
2. The filter material:
   a. comprises a 10mm one size aggregate;
   b. consists of clean, hard, tough, durable, uncoated material of uniform quality;
   c. complies with the grading specified in Table 3.2.1 - Filter material type 1 grading of this standard specification;
   d. completely wrap filter material in geotextile of type and grade specified in standard drawings.
3. The trench is backfilled to the sub-grade level with the filter material.

Table 3.2.1 - Filter material type 1 grading

Column 1 Sieve	Column 2 % Passing
19.0mm	100
13.2mm	90-100
9.50mm	40-70
4.75mm	0-15
2.36mm	0-5
75um	0-2

3.3 Filter material type 2

1. The sub-soil drainage pipe is fully enclosed in a non-woven proprietary brand geotextile sock and is bedded on a minimum of 50mm of graded filter material.
2. The filter material:
   a. comprises a coarse sand;
   b. consists of clean, hard, tough, durable and uncoated material of uniform quality;
   c. complies with the grading specified in Table 3.3.1 - Filter material type 2 grading of this standard specification;
   d. completely wrap filter material in geotextile of type and grade specified in standard drawings.
3. The trench is backfilled to the sub-grade level with the filter material.

Table 3.3.1 - Filter material type 2 grading

Column 1 Sieve	Column 2 % Passing
9.50mm	100
4.75mm	99-95
2.36mm	98-70
1.8mm	88-33
600um	63-12
300um	15-5
75um	2-0

Part 4 Construction

4.1 Pipe laying of a sub-soil drainage pipe

1. A sub-soil drainage pipe is laid on a prepared filter bed to ensure a uniform grade.

4.2 Compaction of backfill

1. The backfill material in an excavation for a sub-soil drainage pipe is compacted to the specified density for the subgrade or the pavement directly adjacent.

4.3 Outlet for a sub-soil drainage pipe

1. A sub-soil drainage pipe:
   a. is connected to a gully pit, as specified in standard drawing IPWEAQ R-0140; or
   b. discharges to a culvert head wall or an open channel below the edge of the road shoulder or at the edge of an embankment.
2. If a sub-soil drainage pipe is not connected into a gully pit or a culvert headwall, a concrete headwall is provided to the sub-soil drainage pipe.
3. The headwall is at least 100mm thick and extends for a minimum of 150mm on all sides of the pipe.
4. Where the outlet is through a batter, the surface of the headwall conforms to the batter slope.

4.4 Free inlets

1. A sub-soil drainage pipe which has a free inlet, that is an open pipe end, is constructed in accordance with standard drawing IPWEAQ R-0140.

4.5 Clean outs

1. A clean out is:
   a. located at the head of the sub-soil drainage pipe and at subsequent spacings not exceeding 60 metres as specified in standard drawing IPWEAQ R-0140;
   b. located at a gully pit, where it is constructed with a cap or a plug as specified in standard drawing IPWEAQ R-0140.
2. A marker is installed in the kerb adjacent to each clean out surface box.

4.6 Joining

1. A sub-soil drainage pipe is joined in accordance with the manufacturer's recommendations.
2. The connection of a clean out pipe or the joining of an additional pipe is made with an approved proprietary brand 45 degree tee connection.

4.7 Treatment of islands and speed control devices

1. A mitre drain is constructed in an island or a speed control device, to drain the sub-surface water from the structure into the nearest gully pit or manhole.
2. A landscaped or partly landscaped island has perimeter sub-soil drainage which discharges into the nearest gully pit or manhole in accordance with standard drawing IPWEAQ R-0141.

Standard specification No. 13 (Asphaltic concrete surfacing) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 13 - Asphaltic concrete surfacing 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or
   b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving the asphaltic concrete surfacing of a pavement.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to “local government” will be read as “Principal”.

Part 2 Standards and properties of asphalt

2.1 Type of asphalt

1. The type of asphalt used complies with Table 2.1.1 - Asphalt types of this standard specification.

Table 2.1.1 - Asphalt types

Column 1	Column 2	Column 3

Thickness of asphalt (mm)	Application of asphalt	Type of asphalt
30	Correction material for low volume roads.	1
35	Resurfacing an existing sealed pavement or surfacing new work.	2
50	Surfacing of a new pavement on a major urban collector (access permitted) road or above.	3
50+	Structural layer for high traffic roads	4

2.2 General standards

1. Asphaltic concrete surfacing complies with:
   a. AS 2150-2005 Hot mix asphalt - A guide to good practice;
   b. AS 2891-2008 Methods of sampling and testing asphalt - Sampling of asphalt;
   c. Queensland Transport Test Methods Q302A, Q302B, Q305, Q306B, Q308A, Q311 and Q314;
   d. MRTS 30 - Dens graded and open graded asphalt.

2.3 Aggregates

1. Coarse aggregates and fine aggregates used in the asphaltic concrete mix comply with the requirements of Appendix K of *AS 2150-2005 Hot mix asphalt - A guide to good practice*.

2.4 Bitumen binder

1. The binder used in the asphaltic concrete mix is bitumen Class 320 which complies with *AS 2008-1997 Residual bitumen for pavements*, unless Class 170 is specified.

2.5 Modified binder

1. The bitumen binder may be modified by the addition of various agents (such as S.B.S. or E.V.A. polymers) to enhance the properties of the asphalt for specialised applications to provide for:
   a. decreased crack reflection;
   b. greater tolerance of deflections;
   c. increased durability.
2. Modified binders which are based on Class 170 bitumen are:
   a. provided only when specified;
   b. used in accordance with the manufacturer's directions.

2.6 Asphalt mix properties

1. The properties of asphalt mix comply with Table 2.6.1 - Asphalt mix properties of this standard specification when tested in accordance with column 3.
2. Asphalt complies with Main Roads Technical Standard MRTS 30 - Dense Graded and Open Graded Asphalt.

Table 2.6.1 - Asphalt mix properties

Column 1 Mix property	Column 2 Description	Column 3 Test method	Column 4 General limits
Aggregate grading	The general limits of aggregate grading within which the job mix is to be designed and produced	Q308A	Refer MRTS 30 - Dense Graded and Open Graded Asphalt (Table 10.3.1 Grading limits for combined aggregate and filler).
Bitumen content	Bitumen content expressed as a percentage by mass of total mix. (Class 320 bitumen)	Q308A	Refer to MRTS30 Dense Graded and Open Graded Asphalt Specification (Table 10.3.2 Asphalt Mix Design Requirements).
Stability	Stability of the compacted mix as tested by the Marshall Method (50 blows each end)	Q305	Refer to MRTS30 Dense Graded and Open Graded Asphalt Specification (Table 10.3.2 Asphalt Mix Design Requirements).
Flow	Flow of the compacted mix as tested by the Marshall Method (50 blows each end)	Q305	Refer to MRTS30 Dense Graded and Open Graded Asphalt Specification (Table 10.3.2 Asphalt Mix Design Requirements).
Air voids	Percentage air voids in the compacted mix as tested by the Marshall Method (50 blows each end)	Q305. Q306B. Q311	3% - 5%

2.7 Asphalt mix testing

1. A sample of the mix of production asphalt at the asphalt plant is taken at the rate of one sample per lot where a lot is 400 tonnes or one work shift, whichever gives the greater number of lots.
2. A sample of the mix of production asphalt is prepared and tested in accordance with the following test methods:
   a. compacted density of dense graded asphalt (two parts only) - Q306B; or
   b. binder content and aggregate grading of asphalt - Q308A; or
   c. voids calculations for compacted asphalt - Q311.
3. The assessment of the acceptability of a lot of production asphalt is based on the number of defect points associated with the requirements for grading and bitumen content specified in Table 2.6.1 - Asphalt mix properties of this standard specification where:

a. the number of defect points per lot is calculated as specified in Table 2.7.1 - Calculation of defects of this standard specification as the total number of defects in the sample representing the lot;
b. the “Job Reference Density” is calculated as the average of the results of test Q306B for all samples taken for a particular job.

Table 2.7.1 - Calculation of defects

Column 1 Measurement	Column 2 Variations outside the limits specified in Table 2.6.1—Asphalt mix properties	Column 3 Defect points
% Passing 9.5mm sieve and larger sieves	1 or 2 occurrences	1
% Passing 4.75 and 2.36mm sieves	1 or 2 occurrences	1
% Passing 0.600 and 0.300	1 or 2 occurrences	1
% Passing 0.150mm sieves	3 occurrences	2
% Passing 0.075mm sieve	Each 0.5% reported result	1
Bitumen content %	Each 0.1% reported result	1

4. A lot is acceptable if the lot:
   a. has no defects; or
   b. has a number of defect points up to a total of two provided the necessary action to prevent recurrence of the defects has been taken; or
   c. has a number of defect points between two and six (inclusive) provided it is used for a reduced level of service and the necessary action to prevent recurrence of the defects is taken.
5. A lot is not acceptable if it has a number of defect points above six.

Part 3 Application of asphalt

3.1 Temperature

1. The asphalt mix temperature is controlled so that it is between 135ºC and 175ºC when loaded into the delivery truck.
2. The mix temperature is between 110ºC and 165ºC immediately behind the paver with compaction commencing before the temperature of the mix falls below a minimum of 95ºC.
3. Appropriate adjustments to the temperatures stated section 3.1(1) and (2) of this standard specification, are required when using Class 170 bitumen or a modified binder.

3.2 Preparation of pavement

1. The pavement to be surfaced is prepared, in the case of:
   a. a gravel pavement by ensuring that:
      i. the surface is primed with cutback bitumen in order to aid adhesion between the base and the asphalt surface at least two days prior to the asphalt being laid;
      ii. the prime is sprayed at a rate of 1.0 litres/m^2 unless otherwise varied by the local government to suit individual site conditions;
      iii. emulsion primes or primer seals be used if approved by the local government and if applied according to advice of the manufacturer;
   b. a surfaced pavement, by ensuring that:
      i. a tack coat of bitumen emulsion is applied to ensure adhesion between the existing layer and that to be placed;
      ii. the tack coat is allowed to “break” prior to the asphalt being laid;
      iii. the tack coat is sprayed at a rate of 0.3 litres/m^2 unless otherwise varied by the local government to suit individual site conditions;
   c. all pavements, by ensuring that the surface is free of loose material.
2. Emulsion primes may be used in the case of gravel pavements if approved by the local government and if applied according to advice of the manufacturer.

3.3 Spreading

1. A paver run with associated handwork is set out so that the compaction equipment has access onto the surface immediately spreading is completed.
2. The number of joints, both longitudinal and transverse, are kept to a minimum and care is taken to ensure that as many of the joints as practicable are hot joints and not within the wheel paths.

3.4 Compaction

1. Compaction is commenced as soon as possible after spreading, and is completed in the shortest possible time except in the event of significant deformation or an irregularity occurring under the action of the roller in which case, rolling is delayed.
2. The mix is compacted to a dense, smooth mat.

3.5 Compacted asphalt testing

1. For compaction testing, a lot is the same as for a production lot and compaction testing is undertaken in accordance with Q302A, Q302B, Q306B and Q314.
2. After completion of each job, core samples are taken from the compacted asphalt at the rate of one core per 1000m^2 of asphalt laid, but with a minimum of three cores per job.
3. The relative compaction of each core is determined as a percentage of the “Job Reference Density” to the nearest .01 percent.
4. Compacted asphalt is acceptable if in the case of:
   a. Type 3 Asphalt, it has a mean relative compaction which is equal to or greater than 95 percent;
   b. Type 2 Asphalt, it has a mean relative compaction which is equal or greater than 93 percent;
   c. Type 1 Asphalt, it is supplied and laid in a dense, smooth mat of asphalt free of surface irregularities and imperfections.

Part 4 Contractual provisions

4.1 Reduction in the contract value of compacted asphalt

1. If the Superintendent accepts compacted asphalt that does not comply with section 3.5(4) (Compacted asphalt testing) of this standard specification in that the lot has a mean relative compaction greater than 90 percent, but less than 95 percent, the Superintendent is to reduce any part of the Contract Sum payable to the Contractor in relation to that asphalt work proportionately to the value of the non-complying compacted asphalt, calculated in accordance with the following formula:

   Percentage reduction = 2.5 x (95 percent - mean relative compaction percent).

2. If the Superintendent accepts compacted asphalt that does not comply with section 3.5(4)(b) (Compacted asphalt testing) of this standard specification in that the lot has a mean relative compaction greater than 90 percent, but less than 93 percent, the Superintendent is to reduce any part of the Contract Sum payable to the Contractor in relation to that asphalt work proportionately to the value of the non-complying compacted asphalt, calculated in accordance with the following formula:

   Percentage reduction = 2.5 percent (93 percent - mean relative compaction percent).

3. Section (1) and (2) will only apply in the case where the local government is the Superintendent.

Standard specification No. 14 (Sprayed bitumen surfacing) 2015

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Part 1 Introduction

1.1 Title

1. This standard specification may be cited as Standard specification No. 14 - Sprayed bitumen surfacing 2015.

1.2 Purpose of the standard specification

1. This standard specification forms part of Planning scheme policy 5 - Infrastructure and as such specifies assessment provisions in respect of which an application for development approval for development being work specified in section 1.3 - Application of the standard specification of this standard specification is assessed.
2. This standard specification may also form part of a contract:
   a. of which the local government is a principal; or

b. of which the local government is not a principal as a result of a development approval granted by the local government.

1.3 Application of the standard specification

1. This standard specification applies to work being engineering work involving the spray bitumen surfacing of a pavement.
2. The work comprises one or more of the following processes:
   a. application of primer, with or without cover material, followed by binder and aggregate;
   b. single application of binder with single application of aggregate;
   c. single application of binder with separate applications of coarse and fine aggregate;
   d. double applications of binder and aggregate.

1.4 Interpretation of standard specification

1. If this standard specification forms part of a contract, a term used in this standard specification which:
   a. is defined in this standard specification has the meaning given in this standard specification;
   b. is not defined in this standard specification but is defined in the contract, has the meaning given in the contract;
   c. is not defined in this standard specification or the contract, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
2. If this standard specification is used to assess development, a term used in this standard specification which:
   a. is defined in this standard specification, has the meaning given in this standard specification;
   b. is not defined in this standard specification, has the meaning given in accordance with SC1.2 - Administrative definitions of Schedule 1 of the planning scheme.
3. If this standard specification forms part of a contract in which the local government is a principal then, for the purpose of that contract, all references to "local government" will be read as "Principal".

Part 2 Materials

2.1 Pavement materials

1. The materials and workmanship in respect of sprayed bitumen surfacing comply with:
   a. *AS 1141.0-1999 Methods for sampling and testing aggregates - List of methods*;
   b. *AS 1289.0-2000 Methods of testing soils for engineering purposes - General requirements and list of methods*;
   c. *AS 2008-1997 Residual bitumen for pavements;*
   d. *MRS 11- Sprayed Bituminous Surfacing (Excluding Emulsion);*
   e. *MRS 12 - Sprayed Bituminous Emulsion Surfacing*.

Part 3 Supply and delivery of aggregate

3.1 General standards

1. Aggregate consists of clean, dry, hard, tough, sound crushed stone of uniform quality, which is free from dust, clay, dirt and other deleterious matter and an excess of flat or laminated pieces.
2. Aggregate is of such a nature that when it is thoroughly coated with bituminous material proposed for the work, the coating does not slough off upon contact with water.

3.2 Particle size distribution (grading)

1. The particle size distributions for the relevant nominal sizes of aggregate are given in Table 3.2.1 - Particle size distributions of this standard specification.

Table 3.2.1 - Particle size distributions

Column 1 **AS sieve size (mm)**	**Column 2** **Percentage passing by mass for each nominal size**					
	20mm	**16mm**	**14mm**	**10mm**	**7mm**	**5mm**
26.50	100	-	-	-	-	-
19.00	85-100	100	100	-	-	-
16.00	-	85-100	-	-	-	-
13.20	0-20	0-60	85-100	100	-	-
9.50	0-5	0-15	0-30	85-100	100	-
6.70	-	-	0-5	0-30	85-100	100
4.75	-	-	-	0-8	0-30	85-100
2.36	0-0.5	0-0.5	0-0.5	0-1	0-10	0-30
1.18	-	-	-	-	0-5	0-5

3.3 Particle quality

1. The cover aggregate properties comply with the requirements of Table 3.3.1 - Particle qualityof this standard specification.

Table 3.3.1 - Particle quality

Column 1 **Property**		**Column 2** **Value**
Flakiness index (nominal sizes 10mm)	-	30
Ten percent fines value (Wet)	Kn minimum	175
Wet/dry strength variation	% maximum	30
Proportion of weak particles	% maximum	1
Crushed Particles	% minimum	80

3.4 Precoating

1. All aggregate used in sprayed bituminous surfacing is precoated with a suitable precoating material which permits good adhesion of the aggregate to the binder and provides a dust free aggregate.
2. The precoating material is applied by a fine spray or other convenient method to ensure uniform distribution over the surface of the aggregate.
3. Immediately on completion of precoating, each particle is damp but with no tendency for any fluid to flow or drip from a particle suspended between the fingers.
4. Prior to precoating, care is taken so that the screenings are in a clean state.
5. The suitability of the precoating material is checked by means of the Queensland Transport test method No. Q212C and the percentage of stripping as determined by this test method does not exceed 3 percent.
6. Precoating of aggregates is carried out at least one week before bituminous surfacing is commenced.

3.5 Delivery

1. Delivery of materials, if in stockpiles, takes place between 00 am to 5.00 pm, Monday to Saturday, inclusive.
2. Aggregate is tipped on level ground in orderly piles, clear of traffic, drains and property.
3. A separate stockpile is made for each nominal size of aggregate at least fifteen metres from the adjoining stockpile.
4. A site selected for stockpiling is:
   a. on firm, well drained ground approved by the local government;
   b. is cleared for the area of the stockpile and a surrounding area of five metres.
5. Aggregate for use in bituminous surfacing work is not delivered to the site before the approval of the local government.

Part 4 Supply and delivery of bituminous material

4.1 General standards

1. Grades of cutback bitumen comply with those set out in Table 4.1.1 - Cutback bitumen grades of this standard specification.
2. Bitumen complies with *AS 2008-1997 Residual bitumen for pavements*.
3. Emulsion primes, primer seals may be used if approved by the local government and if applied according to advice of manufacturer.

Table 4.1.1 - Cutback bitumen grades

Column 1 **Grade**	**Column 2** **Parts of bitumen cutter to 100 parts of Class 170 bitumen (at 15^0C)**
AMC00	127
AMC0	78
AMC1	51
AMC2	37
AMC3	27
AMC4	19
MC5	12
MC6	7
MC7	3

4.2 Storage and transport

1. Bituminous material is stored and transported in purpose-built containers in such a way that contamination does not occur.
2. If it is necessary to change the type of material in a container and there is a chance of contamination, the container is completely drained and, if necessary, cleaned with a suitable solvent.

4.3 Heating

1. Cutback bitumen with greater than 70 parts of cutter oil to 100 parts of bitumen, is not heated.
2. Other grades of cutback bitumen are not heated without the prior approval of the local government which will only be given in circumstances where the requirement could not have been anticipated and if the heating is in accordance with approved heating procedures.
3. Binder is heated to a temperature necessary to carry out the operations of cutting if required or spraying.
4. A binder is not damaged by overheating.

4.4 Incorporation of additives or modified bitumen

1. Volatile additives, such as cutter oil and flux oil, are not heated and are introduced into the sprayer tank through the sprayer's pumping system.
2. Volatile additives are not added to the top of hot bitumen.
3. Non-volatile additives, such as an adhesion agent, are introduced into the sprayer tank in a safe manner and in accordance with any relevant standards or manufacturer's instructions.
4. After the introduction of an additive to the sprayer, the bituminous material is circulated sufficiently to ensure an homogenous mixture result.

Part 5 Preparation prior to spraying

5.1 Surface preparation

1. The surface that is prepared includes:
   a. the surface to be sprayed;
   b. an area which is the lesser of:
      i. 250mm beyond the surface to be sprayed; or
      ii. an area which extends to the edge of the formation.
2. The preparation work is carried out in a manner which:
   a. promotes the adhesion of the bituminous material to the surface of the pavement;
   b. involves initial treatment where there is no existing bitumen treatment such that:
      i. all foreign and loose material, including lenses of pavement material, are removed from the surface;
      ii. the surface is swept with a road broom until the larger particles in the surface of the pavement are slightly exposed without dislodgement and excessive erosion of the surrounding finer material;
      iii. a light watering is carried out just prior to spraying; or
   c. involves re-treatment where there is an existing bituminous treatment such that:
      i. all foreign and loose material is removed from the surface;
      ii. the surface is swept with a road broom;
      iii. where a prime coat has been covered by a cover material, all the cover material is swept off without damage to the prime coat;
   d. provides all foreign or loose material is removed from the road formation and utilised or disposed of in a neat manner without any disruption to a service or a waterway.

5.2 Protection of services

1. All necessary precautions are taken to prevent any bituminous material or other material used on the work from entering or adhering to any road furniture or roadside facility.
2. If any bituminous material does adhere to any road furniture or roadside facility, the bituminous material is removed so that the road furniture or roadside facility is left in the condition in which it was found.

5.3 Setting out

1. Marks on the pavement surface are set out to permit the spraying of bituminous material on the required sections of pavement and in accordance with the requirements of this standard specification.
2. The work is set out so that longitudinal joints coincide with lane lines and so that tapers are sprayed separately, unless shown otherwise in the approved drawings.
3. The start and finish point of each spray run is marked.

5.4 Programming spray runs

1. Operations are programmed to ensure that:
   a. sufficient loaded aggregate trucks are ready to follow the sprayer to cover the spray run immediately;
   b. the minimum specified rolling is achieved on the day of spraying.

Part 6 Restrictions to spraying

6.1 Pavement surface temperature

1. Spraying does not commence until the temperature on the surface of the pavement is above 20°C, for at least 1 hour before spraying commences.
2. Spraying does not continue unless all operations up to completion of the minimum rolling, can be completed before the temperature on the pavement surface drops below 20°C.

6.2 Weather conditions

1. Spraying does not take place during rain or if rain is imminent.

6.3 Period between bituminous treatments

1. The minimum period between a prime and a seal is two days for AMC00 and three days for other primes.

Part 7 Spraying

7.1 General standards

1. The bituminous material is sprayed in a uniform manner and in a way which promotes adhesion of the material to the pavement surface and to the cover aggregate.
2. The design of the application rates of bitumen are submitted for approval to the local government at least two weeks prior to the commencement of sealing.

7.2 Method of application

1. Bituminous materials are applied by means of the mechanically operated spray bar of a bitumen sprayer except in areas where the use of the above is not possible, the hand spraying lance from the sprayer may be used.

7.3 Spray runs

1. All joints, transverse and longitudinal, abut neatly and uniformly to adjacent spray runs, without gap or overlap.
2. Unless otherwise specified, spraying on each spray run starts on a protective strip of approved heavy paper, with a nominal width of 500mm which is laid across the pavement surface for the full width of the spray run and held securely in place.
3. The sprayer commences moving at a sufficient distance in advance of the protective strip to ensure that the road spray for correct application is attained prior to the commencement of spraying.
4. The spraying for each spray run terminates on the protective strip of paper as specified in section 7.3(2) of this standard specification.
5. After spraying, the protective strips of paper are removed ensuring no excess bituminous material is deposited on the pavement surface and the strips of paper are removed from the site of the work at the end of each day's operation.

7.4 Spraying temperature

1. Bituminous material is sprayed at a temperature which produces a viscosity similar to the viscosity of the fluid used for sprayer calibration.
2. Spraying temperature ranges comply with those given in Table 7.4.1 - Spraying temperature range of this standard specification.
3. Spraying does not occur if the temperature of the bituminous material is outside the relevant range given in Table 7.4.1 - Spraying temperature rangeof this standard specification.

Table 7.4.1 - Spraying temperature range

Column 1 **Material**	**Column 2** **Grade**	**Column 3** **Spraying temperature range (^{0}C)**	
		Minimum	**Maximum**
Cutback	AMC00	Ambient	Ambient
Bitumen	AMC0	35.00	55.00
	AMC1	60.00	80.00
	AMC2	75.00	100.00
	AMC3	95.00	115.00
	AMC4	110.00	135.00

	MC5	120.00	150.00
	MC6	135.00	160.00
	MC7	150.00	175.00
	Class 170	160.00	190.00
	Class 320	170.00	195.00

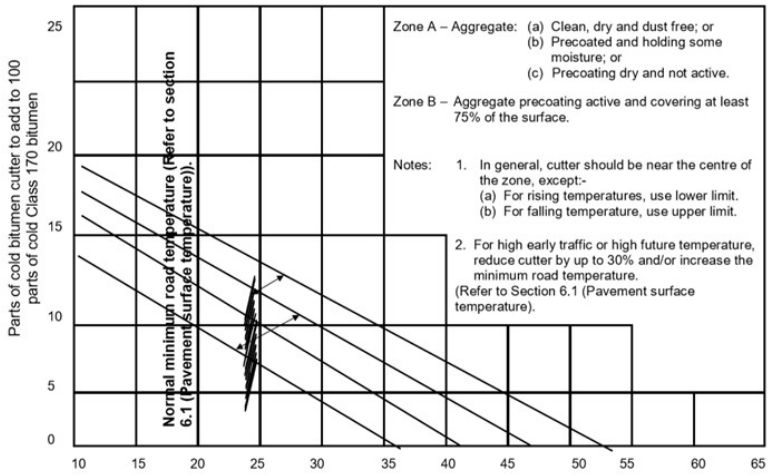
7.5 Defects during spraying

1. Spraying ceases immediately if any defect develops in the spraying equipment or operation and does not recommence until the fault has been rectified.

7.6 Cutting back bitumen

1. Where cutter oil is required to be added to the bitumen for seal or reseal work, the amount of cutter oil is determined in accordance with Figure 7.6.1 - Bitumen cutting chart of this standard specification.
2. Incorporation of cutter oil into the bitumen is carried out in accordance with section 3.4 - Precoating of this standard specification.

Figure 7.6.1 - Bitumen cutting chart



Anticipated road temperature at time of spreading aggregate (˚C).

7.7 Spray rate

1. The design spray rates approved by the local government and the actual spray rates are the quantities measured in litres per m^2, at 15˚C.
2. The allowable bituminous materials are listed in Table 7.7.1 - Allowable bituminous materials of this standard specification for the relevant operation.
3. The actual spray rate is within ± 5% of the design spray rate.
4. To comply with actual spray rate adjustments are made to the operation of the sprayer to account for:
   a. the increased volume of the material sprayed where the temperature of the material is higher than 15°C;
   b. the increased volume of the material sprayed where there are other materials in the bituminous material not listed in Table 7.7.1 - Allowable bituminous materials of this standard specification for the relevant operation, such as cutter oil or an adhesion agent in a sealing operation.

Table 7.7.1 - Allowable bituminous materials

Column 1 **Operations**	**Column 2** **Bituminous materials to be included in the spray rate**
Prime	Cutback bitumen.
Seal	Bitumen or modified bitumen.
Reseal	Bitumen or modified bitumen.(1)

7.8 Quantities retained in sprayer tank

1. To ensure a uniform spray rate, each sprayer run is programmed so that at least 250 litres of bituminous material is retained in the tank at the completion of the spray run.

Part 8 Spreading prime cover material

8.1 General standards

1. The prime cover material is spread so as to produce a complete and even distribution.
2. Wet cover material is not used.

8.2 Spread rate

1. The design spread rate is submitted to the local government prior to the commencement of the spreading operation.
2. The design rate may be adjusted during the spreading operation to ensure a completely even distribution.

8.3 Time limit

1. At least two hours elapse between priming and the application of the cover material to permit penetration of the prime, unless the local government determines that traffic requirements dictate otherwise.

8.4 Spreading

1. Spreading of cover material is carried out with an aggregate spreader.
2. Bare or insufficiently covered areas are re-treated as soon as possible with a further light run, or by hand spreading.
3. The actual spread rate does not vary from the ordered spread rate by more than ± 10%.

8.5 Removal of excess cover material

1. All excess cover material is:
   a. lightly swept from the pavement surface with a road broom;
   b. completely removed from the road formation;
   c. utilised or disposed of as approved by the local government in a neat manner without any disruption to other services or waterways.

Part 9 Spreading cover aggregate

9.1 General standards

1. The cover aggregate is spread in a uniform manner which produces a dense tight mat and also ensures that the bituminous binder adheres to the stone.
2. Wet (free surface water) cover aggregate is not used.
3. The design of the application rates of aggregate are submitted for approval to the local government at least two weeks prior to the commencement of sealing.

9.2 Spread rate for cover aggregate

1. The spread rate for cover aggregate is as specified in section 8.2 - Spread rate of this standard specification.

9.3 Time limit

1. The spreading of cover aggregate commences as soon as possible after the spraying of the binder.

9.4 Spreading

1. The spreading of cover aggregate is carried out with an aggregate spreader.
2. Cover aggregate is spread so that, after compaction, it forms a single layer on the pavement surface with the aggregate in shoulder-to-shoulder contact.
3. Every attempt is made to achieve the above spread pattern on the first spreading pass.
4. Bare or insufficiently covered areas are re-treated as soon as possible with a further light spreading run or by hand spreading.
5. Overspreading or underspreading of the aggregate is avoided.
6. If there is an uneven distribution of cover aggregate, it is drag broomed until it is evenly distributed without dislodgement of any embedded cover aggregate.
7. Cover aggregate is spread so that the actual spread rate is:
   a. not less than the specified spread rate; or
   b. greater than 5 percent above the specified spread rate.
8. Any initial underspreading is rectified in accordance with this section.

9.5 Rolling

1. After satisfactory spreading, one or two passes of a steel-wheel roller are applied, prior to multi-tyred rolling.
2. The cover aggregate is rolled with multi-tyred rollers at the minimum rate of one (1) hour for each 1,200 litres of bituminous material sprayed.
3. There are sufficient multi-tyred rollers on site and in use to complete the specified minimum amount of rolling on the same day as the spraying operation.
4. Where the specified minimum rolling cannot be completed on the day of the spraying operation, then the minimum amount of rolling may be completed on subsequent working days, provided that at least 75 percent of the specified minimum amount of rolling is completed on the day of spraying.
5. Moist cover aggregate is not rolled until it has dried sufficiently to promote adhesion.

9.6 Removal of excess cover aggregate

1. All excess cover aggregate is:
   a. lightly swept from the pavement surface with a road broom, without dislodgement of the bedded aggregate;
   b. completely removed from the road formation;
   c. utilised or disposed of as approved by the local government in a neat manner without any disruption to a service or a waterway.
2. Except where the work is being carried out under traffic, the removal of excess cover aggregate is completed before the work is opened to traffic.
3. Where the work is being carried out under traffic, the speed of traffic is adequately controlled until the excess cover aggregate is removed.

9.7 Two applications of cover aggregate with a single application of binder

1. If two (2) applications of cover aggregate are spread with a single application of binder the specifications in Part 9 - Spreading cover aggregate of this standard specification apply except that:
   a. the first application of cover aggregate is spread at a 5 percent to 10 percent reduction to the normal spread rate so that small gaps are left;
   b. the first application of cover aggregate is rolled with a multi-tyred roller for four complete passes;
   c. excess cover aggregate is not removed after the first application.

Part 10 Recording and testing

10.1 Recording details of spraying operations

1. After each spray run, all details of the sealing operations are recorded on a bituminous materials spraying record sheet.
2. The bituminous materials spraying record sheet is signed by the local government.
3. A copy of the completed bituminous materials spraying record sheet is provided to the local government at the end of each day's operation.
4. All volume conversions, in relation to changes in temperature of bituminous materials, are carried out in accordance with the relevant factors listed in Table 10.1.1 - Equivalent volumes at higher temperatures of 1 litre of bituminous material measured at 15°C and Table 10.1.2 - Equivalent volumes at 15°C of 1 litre of bituminous material measured at higher temperatures of this standard specification.

Table 10.1.1 - Equivalent volumes at higher temperatures of 1 litre of bituminous material measured at 15°C

Column 1A Temp (°C)	Column 2A Factor	Column 1B Temp (°C)	Column 2B Factor	Column 1C Temp (°C)	Column 2C Factor
15	1.0000	80	1.0420	145	1.0861

20	1.0030	85	1.0453	150	1.0897
25	1.0062	90	1.0487	155	1.0932
30	1.0094	95	1.0520	160	1.0967
35	1.0126	100	1.0553	165	1.1003
40	1.0158	105	1.0587	170	1.1038
45	1.0191	110	1.0620	175	1.1074
50	1.0223	115	1.0655	180	1.1109
55	1.0256	120	1.0689	185	1.1145
60	1.0288	125	1.0723	190	1.1180
65	1.0321	130	1.0757	195	1.1216
70	1.0354	135	1.0792	200	1.1252
75	1.0387	140	1.0827	205	1.1287

Table 10.1.2 - Equivalent volumes at 15°C of 1 litre of bituminous material measured at higher temperatures

Column 1A Temp (°C)	Column 2A Factor	Column 1B Temp (°C)	Column 2B Factor	Column 1C Temp (°C)	Column 2C Factor
15	1.0000	80	0.9597	145	0.9207
20	0.9969	85	0.9566	150	0.9177
25	0.9938	90	0.9536	155	0.9148
30	0.9907	95	0.9506	160	0.9118
35	0.9876	100	0.9476	165	0.9089
40	0.9844	105	0.9446	170	0.9060
45	0.9813	110	0.9416	175	0.9031
50	0.9782	115	0.9385	180	0.9002
55	0.9751	120	0.9355	185	0.8973
60	0.9720	125	0.9326	190	0.8945
65	0.9689	130	0.9296	195	0.8916
70	0.9658	135	0.9266	200	0.8888
75	0.9627	140	0.9236	205	0.8860

10.2 Construction compliance testing

1. The process requirements are checked for compliance with the specified requirements during and after construction on a lot-by-lot basis where a lot is a spray run or a series of spray runs of size as specified in this standard specification.
2. A lot has an actual spray rate which is within ± 10 percent. of the design spread rate.
3. A lot has an aggregate spread rate which is within -5 percent or +10 percent of the design spread rate.

Part 11 Contractual provisions

11.1 Introduction

1. The design of the application rates for bitumen and aggregate is to be submitted to the Superintendent for approval at least two weeks before the commencement of sealing.

11.2 Supply and delivery of aggregate

1. The Contractor is to supply and deliver aggregate into stockpiles in accordance with the quantities and locations provided to the Contractor by the Superintendent, or if specifically stated, into road vehicles. Unless directed otherwise by the Superintendent, the Contractor is to select and prepare areas for the stockpiling of aggregate.
2. When requested by the Superintendent, the Contractor must submit a representative sample which is suitably labelled for identification and weighs at least 15kg of each nominal size of aggregate to the location nominated by the Superintendent.

11.3 Utilisation of a rejected lot for a reduced level of service

1. If the Superintendent accepts a lot which has an actual spray rate of between +6 and +9 of the design spray rate, the Superintendent is to reduce any part of the Contract Sum payable to the Contractor in relation to that work accepted by the Superintendent proportionately to the value of the non-complying prime, seal and reseal, calculated in accordance with Table 11.3.1 - Reduction in Value, Spray Rate of this standard specification.
2. If the Superintendent accepts a lot which has an aggregate spread rate of between -5% to 0% or +6% to +10% of the design spread rate, the Superintendent is to reduce any part of the Contract Sum payable to the Contractor in relation to that work accepted by the Superintendent proportionately to the value of the non-complying prime, seal and reseal, calculated in accordance with Table 11.3.2 - Reduction in Value, Aggregate Spread Rate of this standard specification.

Table 11.3.1 - Reduction in Value, Spray Rate

% Difference in spray Rate	% Reduction in value
± 6	4
± 7	8
± 8	12
± 9	16
± 10	20

Table 11.3.2 - Reduction in Value, Aggregate Spread Rate

% Difference in spread Rate		% Reduction in value
Less than design	More than design	
-1	+6	2
-2	+7	4
-3	+8	6
-4	+9	8
-5	+10	10

3. One (1) and two (2) will only apply in the case where the local government is the Superintendent.

11.4 Measurement and payment

1. The quantities of prime, seal and reseal in litres at 15ºC is to be determined from the tally of actual quantities of bituminous material sprayed on each spray run, including materials added to the bituminous material to enhance its performance, such as cutter oil and adhesion agent, but not included in Table 7.7.1 - Allowable bituminous materials of this standard specification.
2. The quantity of prime cover material or cover aggregate spread, is to be determined from the tally of quantities of material (in cubic metres) used on each spray run, or the ordered quantity, whichever is the lesser.

SC6.2.6 Planning scheme policy 6 - Management of bushfire hazard

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PART 2 **INFORMATION REQUIREMENT**
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2.1.1 Purpose of the Bushfire hazard assessment report
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2.2.3 Bushfire management plan format

PART 3 **GUIDELINES**
3.1 **Guidelines for satisfying the performance outcomes**

Part 1 Introduction

1.1 Title

1. The planning scheme policy may be cited as Planning scheme policy 6 - Management of bushfire hazard.

1.2 Purpose of this planning scheme policy

1. The purpose of this planning scheme policy is to assist with the implementation of the Logan Planning Scheme 2015 by:
   a. identifying when a Bushfire hazard assessment report is required;
   b. identifying the information requirements for a Bushfire hazard assessment report;
   c. providing guidelines for satisfying the performance outcomes contained in the Bushfire hazard overlay code.

1.3 Structure of this planning scheme policy

1. This planning scheme policy is divided into three parts being:
   a. Part 1: Introduction;
   b. Part 2: Information requirements;
   c. Part 3: Guidelines.

1.4 Commencement

1. This planning scheme policy commences on the date of commencement of the Logan Planning Scheme 2015.

1.5 Relationship to Planning Act 2016

1. This planning scheme policy was made pursuant to the *Sustainable Planning Act 2009*.
2. This planning scheme is amended for alignment with 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 applications for which the Bushfire hazard overlay code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 in Part 5 - Tables of assessment of the planning scheme.

1.7 Competency to prepare a report

1. A person undertaking a bushfire hazard assessments and bushfire managment plans must be suitably qualified and have demonstrated experienced in bushfire hazard assessment.
2. Bushfire management plans are prepared in consultation with relevant stakeholders, including local rural or urban fire brigades and other relevant adjacent land managers plus, where close to the local government boundary, any adjoining local government.

Part 2 Information requirement

2.1 Bushfire hazard assessment report

2.1.1 Purpose of the Bushfire hazard assessment report

1. The purpose of a Bushfire hazard assessment report is to:
   a. review bushfire mapping to determine the actual hazard levels;
   b. produce updated mapping.

2.1.2 Application

1. A Bushfire hazard assessment report is required for development that is:
   a. accepted development (subject to requirements) and assessable development applications for which the Bushfire hazard overlay code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 in Part 5 - Tables of assessment of the planning scheme;
   b. mapped by overlay map OM-03.00 in Schedule 2 - Mapping of the planning scheme as being within or partially within the Bushfire hazard area.

2.1.3 Bushfire hazard assessment report format

1. A bushfire hazard assessment report is required to be prepared in accordance with the methodology in the CSIRO report: A new methodology for state-wide mapping of bushfire prone areas in Queensland by J. Leonard, G. Newnham, K. Opie, R. Blanchi. 2014, CSIRO, Australia.
2. A bushfire hazard assessment report generally includes the following information:
   a. executive summary;
   b. scope of proposed work;
   c. mapping methodology and data sources;
   d. recommendations;
   e. conclusion.

Editor's note - A simplified version of the methodology used to prepare the mapping involves the following steps:

Step 1 - Vegetation hazard classes and potential fuel loads are calculated based on a combination of regional ecosystem maps, foliage project cover maps, land use maps, water body maps and tree plantation maps;

Step 2 - Slope maps are created from a twenty-five (25) metre resolution digital terrain model by calculation of the maximum slope (in degrees) from the central pixel in a group of nine by nine cells to the eight adjoining cells in that group.

Step 3 - Creation of potential severe fire weather maps.

Step 4 - Creation of potential fire line intensity maps by using the above three inputs.

Step 5 - Creation of potential bushfire intensity maps.

Step 6 - Completion of a reliability assessment.

2.2 Bushfire management plan

2.2.1 Purpose of the Bushfire management plan

1. The purpose of a Bushfire management plan is to:
   a. confirm bushfire hazard exposure;
   b. direct where on a site development should be located to minimise exposure for people, property and buildings to bushfire hazard;
   c. determine measures to be utilised to reduce bushfire hazard;
   d. determine measures to be utilised to mitigate any remaining bushfire hazard.

2.2.2 Application

1. A Bushfire management plan is required for:
   a. accepted development (subject to requirements) and assessable development applications for which the Bushfire hazard overlay code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.10.3.1 - Bushfire hazard overlay map OM-03.00 in Part 5 - Tables of assessment of the planning scheme;
   b. development not located in a low bushfire hazard area.

2.2.3 Bushfire management plan format

1. A bushfire management plan is required to be prepared in consultation with local rural or urban fire brigades and other relevant adjacent land managers and adjoining local government.
2. A bushfire management plan generally includes the following information:
   a. executive summary;
   b. scope of proposed work;
   c. bushfire hazard assessment;
   d. proposed development;
   e. exposure to hazard and risk assessment including:
      i. likely direction of bushfire attack;
      ii. environmental values that may limit mitigation options;
      iii. location of evacuation routes and safety zones;
      iv. mapping of risk for the different components of the development;
   f. consultation with stakeholders;
   g. proposed hazard mitigation measures including:
      i. siting of development;
      ii. warning and evacuation procedures;
      iii. protection of high risk buildings with low risk buildings;
      iv. use of fire retardant landscaping;
      v. fire fighting infrastructure;
      vi. asset protection zones and fire breaks;
   h. preferred development area including identification of:
      i. appropriate land uses and their preferred location, including siting preference based on slope;
      ii. road and lot layout;
      iii. fire trails and breaks;

iv. evacuation routes;
v. asset protection zones and treatment;
i. required ongoing hazard management actions including:
i. fire trail and break maintenance;
ii. asset protection zone maintenance;
iii. fire fighting infrastructure maintenance;
iv. fire trail signage;
v. land owner education;
vi. appropriate landscaping and its maintenance;
vii. inspection regime;
j. recommendations;
k. conclusion.

Editor's note - Risk assessments should be consistent with AS/NZS ISO 31000:2009 Risk Management.

Part 3 Guidelines

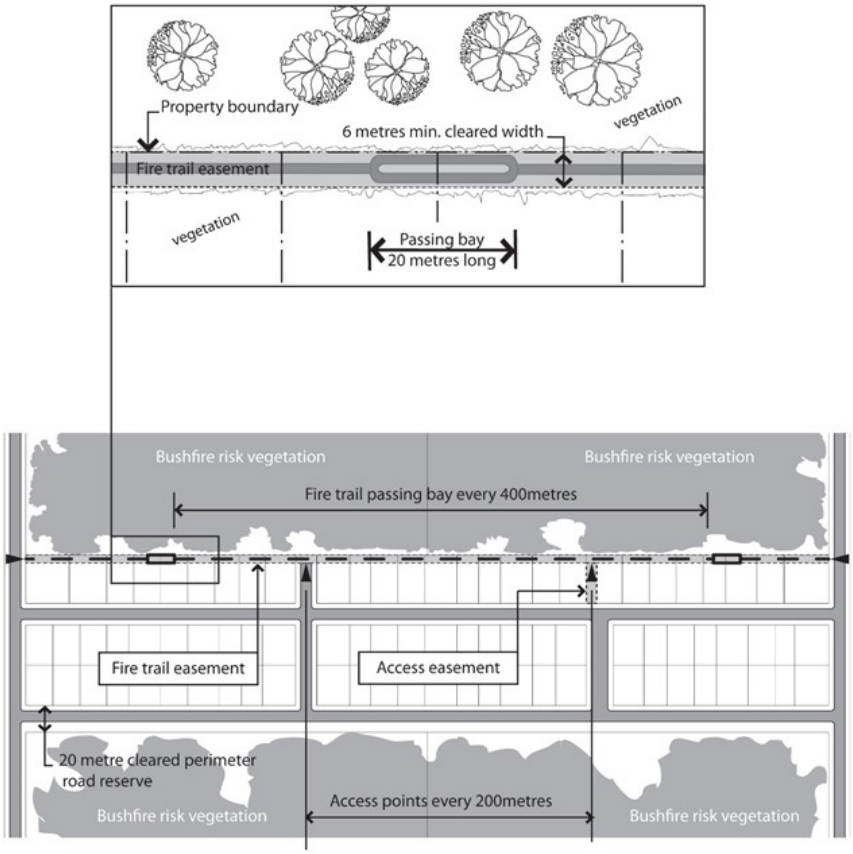
3.1 Guidelines for satisfying the performance outcomes

1. Table 3.1.1 - Guidelines for satisfying the performance outcomes of the Bushfire hazard overlay code in this planning scheme policy identifies in:
   a. column 1, the performance outcomes;
   b. column 2, guidelines for satisfying the performance outcomes.

Table 3.1.1 - Guidelines for satisfying the performance outcomes of the Bushfire hazard overlay code

Column 1	**Column 2**
Performance outcome	**Guidelines**
PO4 Access for fire management and evacuation is provided by access that: a. separates premises from adjoining vegetation; b. is safely accessible by fire fighting vehicles; c. has regular vehicular access points for bushfire management, response and evacuation; d. has regular vehicle passing and turning areas for bushfire management, response and evacuation; e. allows access at all times for fire fighting vehicles; f. allows for maintenance, burning off and bushfire response; g. has vehicular links to an alternative through road; h. is readily maintained.	Where providing a road which separates development from the bushfire prone area is not practical the following alternative solution may be proposed: a. a fire maintenance trail that is constructed and maintained at all times during the use of the premises: i. to have a minimum cleared width of six metres located between the premises and adjoining vegetation; ii. to have a minimum formed width of four metres; iii. to have a maximum gradient of 12.5 percent; iv. to have a vehicular access to a road at each end and at least every 200 metres; v. does not include a dead end; vi. to have a passing or turning area at least every 400 metres; vii. is located on public land or within an access easement granted in favour of the local government or Queensland Fire and Rescue Service. Editor's note - Figure 3.1.1 - Lot layout for bushfire access in this planning scheme policy provides examples of how the performance outcome can be achieved.

Figure 3.1.1 - Lot layout for bushfire access


Property boundary
6 metres min. cleared width
vegetation
Fire trail easement
vegetation
Passing bay
20 metres long
Bushfire risk vegetation
Bushfire risk vegetation
Fire trail passing bay every 400metres
Fire trail easement
Access easement
20 metre cleared perimeter
road reserve
Access points every 200metres
Bushfire risk vegetation
Bushfire risk vegetation

SC6.2.7 Planning scheme policy 7 - Social and health impact assessment

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PART 2 **INFORMATION REQUIREMENT**
2.1 **Social and health impact assessment report**

2.1.1 Purpose
2.1.2 Application
2.1.3 Process and preparation of a social and health impact assessment report

Part 1 Introduction

1.1 Title

1. This planning scheme policy may be cited as Planning scheme policy 7 - Social and health impact assessment.

1.2 Purpose of this planning scheme policy

1. The purpose of this planning scheme policy is to assist with the implementation of the Logan Planning Scheme 2015 by identifying:
   a. the circumstances when a social and health impact assessment should be provided;
   b. the information requirements for the preparation and submission of a social and health impact assessment report.

1.3 Structure of this planning scheme policy

1. This planning scheme policy is divided into two parts, being:
   a. Part 1: Introduction;
   b. Part 2: Information requirement.

1.4 Commencement

1. This planning scheme policy commences on the date of commencement of the Logan Planning Scheme 2015.

1.5 Relationship to *Planning Act 2016*

1. This planning scheme policy was made pursuant to the *Sustainable Planning Act 2009*.
2. This planning scheme policy is amended for alignment with the *Planning Act 2016*.

1.6 Applicability of this planning scheme policy

1. This planning scheme policy applies to:
   a. a material change of use requiring 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 meet 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.

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.

Part 2 Information requirement

2.1 Social and health impact assessment report

2.1.1 Purpose

1. The purpose of the social and health impact assessment report is to assess all potential social and health impacts that may arise during, or as a result of, development.
2. A social and health impact assessment report must include an impact management plan. This plan provides strategies and monitoring mechanisms to help enhance positive social or health impacts and mitigate any negative social or health impacts that may result from development.

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.

Table 2.1.2.1 - Triggers for requiring a social and health impact assessment report

Column 1	**Column 2**
Use	**Criteria**
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 *Liquor Act 1992*; 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 *Liquor Act 1992*.
All uses involving gambling and/or gaming.	All
Brothel; or Detention facility; or Motor sport facility; or Party house; or Rooming accommodation	All
Indoor sport and recreation; or Major sport, recreation and entertainment facility; or Outdoor sport and recreation	If: a. for a metropolitan recreation or metropolitan sport facility; or b. an extension to an existing metropolitan recreation or metropolitan sport facility that is greater than 50 percent of its current size in gross floor area, site area or seating capacity (whichever is the greatest). Editor's note - The hierarchy of sport and recreation facilities is identified in Part 4 - Local government infrastructure plan.
Short-term accommodation	If in the: a. Low density residential zone; or b. Rural residential zone or Rural zone and not a cabin or farm stay or bed and breakfast.
Any use	If the material change of use results in a reduction of ten or more: a. beds in an existing Residential care facility; or b. dwellings/units in an existing Retirement facility; or c. sites within an existing Relocatable home park or Tourist park.

2.1.3 Process and preparation of a social and health impact assessment report

1. A social and health impact assessment report provides a detailed assessment of social and health impacts of development, along with strategies to mitigate potential negative impacts and enhance positive impacts and mechanisms to monitor the effectiveness of the strategies.
2. Table 2.1.3.1 - Social and health impact assessment process in this planning scheme policy identifies the main steps for conducting health and social impact assessment and the reporting requirements.
3. The matters to be addressed by the report should reflect the factors identified in Table 2.1.3.2 - Social and health impacts relevant to development in this planning scheme policy. This table summarises some of the factors known to impact on community wellbeing that are brought about by changes to the built environment. The report should also address any additional impacts that emerge during consultation.

Table 2.1.3.1 - Social and health impact assessment process

Step	**Activity**	**Reporting**
1. Scoping and profiling	a. Define the study boundaries or catchment; b. Establish baseline information on existing conditions against which impacts can be assessed (refer to Table 2.1.3.2 - Social and health impacts relevant to development); c. Identify the community groups and stakeholders likely to be affected; d. Scope the ways in which stakeholders may be affected; e. Identify and collect other existing data relating to relevant community values, existing infrastructure, other local proposals; f. Conduct a community engagement process that involves all relevant stakeholders; g. Collect any necessary data that is not already available or could not be derived from the community engagement process; h. Research and consider best practice examples for similar projects.	Document existing conditions. Document consultation process and findings.
2. Predicting and assessing	a. Using the baseline data, consider the general trends that are occurring in the locality based on past or comparable experience; b. Predict how the proposed development will negatively and/or positively alter or	Document likely impacts and their rationale. Summarise findings for each

	influence these trends and social conditions in the locality. Using the base-line data, compare social conditions before and after changes resulting from the development; c. Assess the likelihood and significance of each predicted impact and the potential for cumulative impacts; d. Identify and compare possible alternatives (including the "no development" option) and their advantages and disadvantages for different stakeholders.	alternative, including: a. the nature of the impact; b. who is affected; c. the significance of the impact.
3. Evaluating and recommending	a. Identify strategies that may enhance positive impacts and mitigate negative impacts; b. Evaluate alternative enhancement and mitigation strategies in terms of their acceptance by stakeholders, the likelihood of implementation and on-going management, their costs and benefits, and their effect on project viability; c. Make recommendations about: i. whether positive social impacts generally outweigh negative social impacts; ii. whether negative impacts and risks can be satisfactorily mitigated to acceptable levels; iii. the likely effectiveness of strategies to enhance positive impacts.	Report recommendations and their rationale.
4. Management and monitoring	a. Develop an impact management plan that identifies strategies for responding to the identified impacts and will form the basis for determining conditions of approval where relevant. b. The impact management plan should: i. define strategies required to mitigate adverse impacts and enhance positive impacts; ii. develop contingency plans to identify and respond to potential future problems; iii. develop monitoring and response plans (where relevant) for assessing and reporting the performance of the proposed responses; iv. outline community engagement programs relevant to the proposed strategies; v. define strategies for dealing with divergence from the desired outcomes; vi. identify procedures for periodically reviewing and updating the plan (where relevant). c. The impact management plan should contain an ongoing monitoring program which includes: i. key performance indicators; ii. a list of identified impacts and issues; iii. targets and outcomes sought; iv. how monitoring of the impact will be managed; v. responsibilities of monitoring body; vi. timing and frequency of monitoring program.	Impact management plan

Table 2.1.3.2 - Social and health impacts relevant to development[1]

Determinants of community wellbeing	Potential social and health impacts
Population change	Development should consider the impacts it may have on the existing and future age distribution, ethnicity, nature of households and families, income and employment levels, and growth forecasts.
Healthy lifestyle	Development should consider the impacts on the level of physical activity, availability of walking and cycling paths, public transport, and their connectivity, accessibility to indoor and outdoor recreation spaces, parks and availability of communal spaces for social activities and interaction.
Social inclusion and community cohesion	Development should consider the impacts on established community ties and networks, community identity and community character.
Issues relating to cultural heritage and Aboriginal and Torres Strait Islander peoples	Development should consider the impacts on significant places, cultural belonging, characteristics, practices and activities, and cultural values.
Housing	Development should have consideration for housing supply, type and diversity, housing affordability, enabling ageing in place; tenure of housing (ownership/rental, private/public), housing to meet particular community needs (e.g. boarding houses, emergency housing, housing for older people), character and amenity, community integration and community building.
Accessibility	Development should consider the availability of equitable access within individual premises and across the public domain and enhance accessibility for all people including those with restricted mobility.
Community infrastructure	Development should consider the location of services and facilities in proximity to public transport to enhance accessibility. Development should consider the availability/capacity of existing community infrastructure and facilities, opportunities for co-locating services/facilities, and planned or proposed community infrastructure including State government facilities.
Employment, training and economic trends	Development should consider the impacts it may have on employment/unemployment (current status and trends), nature of employment, location and access to employment, natures of skills/level of education, income, and local business development (current status and trends).
Civic participation	Development should consider how development will impact on an individual or group's capacity to participate in the community.
Safety	Development should promote improved perceptions of safety, increased levels of safety and reduce exposure to crimes against the person or property.
Exposure to health risks	Development should have consideration for the impacts on the health and wellbeing of the community, including but not limited to:

	a. availability of shade cover; b. perceptions of safety; c. loss of access to services, facilities and recreation options; d. reduced active transport options; e. aspects of personal hardship and anxiety due to for example being displaced from existing housing. Editor's note - Exposure to noise, air and water pollution; disease risk (including mosquito and midge populations) and other environmental health risks are not within the scope of this document.
Social and health risks resulting from the exposure to the sale and/or consumption of liquor and gaming.	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: a. the perception of safety; b. exposure to crime against the person or property in terms of public disorder, vandalism, public drunkenness, criminal acts, especially crimes of violence; c. increased crime and vandalism, and public drunkenness and disorder impacting on adjoining premises and nearby sensitive facilities due to extended trading hours; d. 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; e. Crime Prevention Through Environmental Design principles. 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 or alcohol or gaming. Sensitive facilities include: • a home or hostel for people with psychiatric illness or intellectual disability; • short term accommodation or refuges for young people; • educational institutions including a school for children/young people who have been expelled or excluded from mainstream schooling; • premises used by welfare groups or for counselling or treatment of alcoholism, other substance abuse or gambling problems; • childcare facilities.

[1] Further information is available in Queensland Health: Young A, McKiernan S, Copeland K (2005) Health, Wellbeing and the Urban Environment: A Summary of Known Relationships, Statewide Health Services Planning, Queensland Health, Brisbane http://www.health.qld.gov.au/partners/seq/sec3.1_full.pdf (28/9/07)

SC6.2.8 Planning scheme policy 8 - Urban Design

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Part 1 Introduction

1.1 Title

1. The planning scheme policy should be cited as Planning scheme policy 8 - Urban Design.

1.2 Purpose of the planning scheme policy

1. The purpose of the planning scheme policy is to assist with the implementation of the Logan Planning Scheme 2015 by providing guidelines about satisfying design based assessment criteria in the Logan Planning Scheme 2015.

1.3 Structure of planning scheme policy

1. The planning scheme policy is divided into two parts being:
   a. Part 1: Introduction;
   b. Part 2: Guidelines.

1.4 Commencement

1. The planning scheme policy commences on the date of commencement of the Logan Planning Scheme 2015.

1.5 Relationship to *Planning Act 2016*

1. The planning scheme policy was made pursuant to the *Sustainable Planning Act 2009*.
2. This planning scheme policy is amended for alignment with the *Planning Act 2016*.

1.6 Applicability of the planning scheme policy

1. The planning scheme policy applies to:
   a. assessable development for material change of use of premises:
      i. in the Centre zone; or
      ii. for a transit oriented development; or
      iii. for a Multiple dwelling; or
      iv. for a Dual occupancy (auxiliary unit); or
      v. for car parking; or
      vi. where higher density development occurs in a lower density residential zone or emerging community zone that:
         A. fronts a road on a transit oriented development corridor as identified in Figure 3.12 - Transit Oriented Development in Part 3 - Strategic Framework of the planning scheme; or
         B. occurs within a walkable catchment of a Transit Oriented Development Hub as identified in Figure 3.12 - Transit oriented development in Part 3 - Strategic framework of the planning scheme;
   b. assessable development for reconfiguring a lot involving the creation of ten or more lots.

1.7 The value of urban design

1. The urban design principles outlined in this document can be applied to both small and large developments ranging from neighbourhood centres and compact urban infill to residential neighbourhoods and greenfield master planned communities.
2. Good urban design plays an important part in creating more attractive, accessible and a safe places with a strong identity and sense of place.
3. Applying urban design principles:
   a. invites green open spaces into our urban areas;
   b. enhances active transport networks that encourage walking, cycling and public transport;
   c. creates a healthy and sustainable environment that connects people to their place and community;
   d. provides lifestyle and housing choice and amenity;
   e. stimulates the economy and facilitates creativity and innovation;
   f. establishes a shared vision that attracts public and private investment.
4. To ensure a holistic approach these urban design guidelines in Part 2 - Guidelines in this planning scheme policy are divided into the following four headings: Context, Connections, Choice and Character.

Part 2 Urban design guidelines

2.1 Context

1. In considering the urban design elements of a development proposal it is important to understand how the development proposal sits within the context of the broader urban area.
2. Context, as shown in Figure 2.1.1 of this planning scheme policy, describes how urban design operates beyond the boundaries of a site and across different spatial scales ranging from the:
   a. district level;
   b. neighbourhood level;
   c. street level.

Figure 2.1.1 - Urban design across different spatial scales



3. Spatial plans that support a range of development proposals provide a tool to consider the context of the broader urban area. They include but are not limited to structure plans, master plans, general planning layouts, land use concept plans, and site analysis plans. These spatial plans can be used to explore how development proposals for centres, multiple dwellings and residential subdivisions (involving the creation of 10 or more lots) are integrated within the context of the urban environment. The spatial plans also demonstrate how a development proposal connects with the surrounding area in relation to the:
   a. landscape structure;
   b. pedestrian, cycle and public transport networks;
   c. the hierarchy of roads and streets.

2.1.1 Spatial plans

1. A number of planning scheme policies provide further guidance in preparing spatial plans that consider the site and the development proposal in the context of the wider urban area. While the planning scheme policies provide technical guidance and primarily identify minimum standards and documentation requirements for various components of a development they also provide a stronger appreciation of the constraints and opportunities of a site in the context of the broader area.
2. The following planning scheme policies offer further guidance for applicants preparing spatial plans:
   a. Planning scheme policy 1 - Crime prevention through environmental design;
   b. Planning scheme policy 3 - Environmental management;
      i. section 3.3 - Waterway and wetland enhancement works;
   c. Planning scheme policy 4 - Heritage;

i. section 2.1.3 - Heritage assessment report format;
d. Planning scheme policy 5 - Infrastructure;
i. section 2.4.1 - Conceptual site based stormwater management plan;
ii. section 2.2.3 - Landscape site analysis;
iii. section 2.2.4 - Landscape concept plan;
iv. section 3.4.1 - Planning guidelines for the movement network;
v. Table 4.2.2 - Street landscape typologies;
vi. section 3.7.3 - Water sensitive urban design;
e. Planning scheme policy 7 - Social and health impact assessment
i. section 2.1.3 - Process and preparation of a social and health impact assessment report.

2.1.2 Context and centres

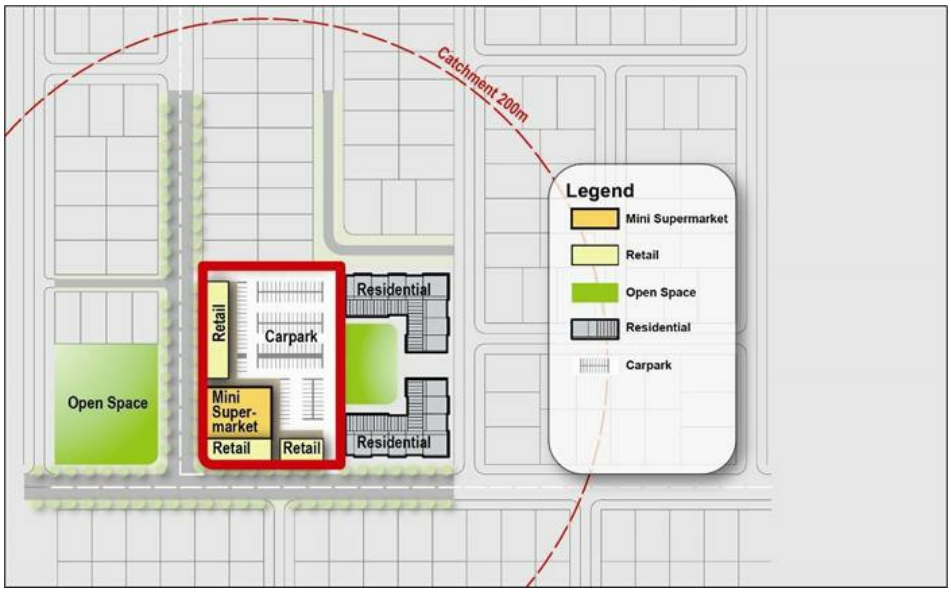
1. Local centres are developed in accordance with the spatial principles expressed in Figure 2.1.2.1 of this planning scheme policy.

Figure 2.1.2.1 - Illustrative local centre layout



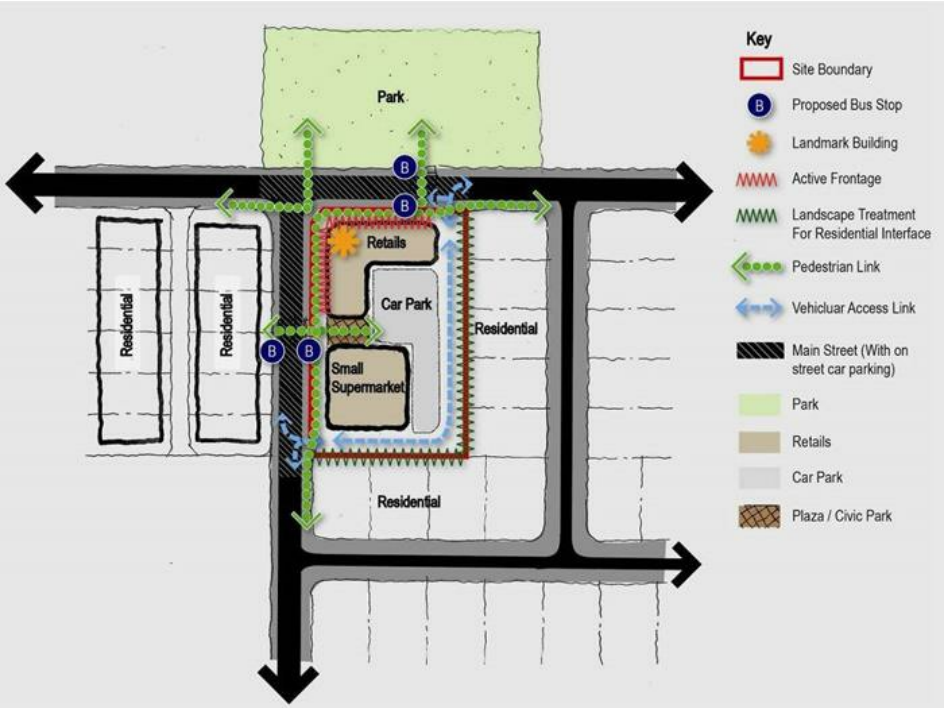
2. Neighbourhood centres are developed in accordance with the spatial principles expressed in Figure 2.1.2.2 of this planning scheme policy.

Figure 2.1.2.2 - Illustrative neighbourhood centre layout



3. Street layouts in and adjoining a centre are:
a. legible and assist pedestrians to move around;
b. permeable providing access, connections and exposure maximising accessibility for all users as illustrated in Figure 2.1.2.3 of this planning scheme policy.

Figure 2.1.2.3 - Site analysis plan illustrating the urban design elements of an active centre design



2.1.3 Context and residential neighbourhoods

1. Residential subdivision is designed to:
   a. provide a permeable block structure as illustrated in Figure 2.1.3.1 of this planning scheme policy;
   b. incorporate a movement network that is simple and legible;
   c. provide pedestrian and cycle permeability that encourages active transport as illustrated in Figure 2.1.3.2 of this planning scheme policy;
   d. integrate landmarks, vegetation, signage and road treatment to increase the legibility of the neighbourhood;
   e. provide grid pattern streets or modified grid pattern streets depending on site characteristics;
   f. only include cul-de-sac designs when no other alternative is available.

Figure 2.1.3.1 - Non-permeable street layout versus permeable street layout

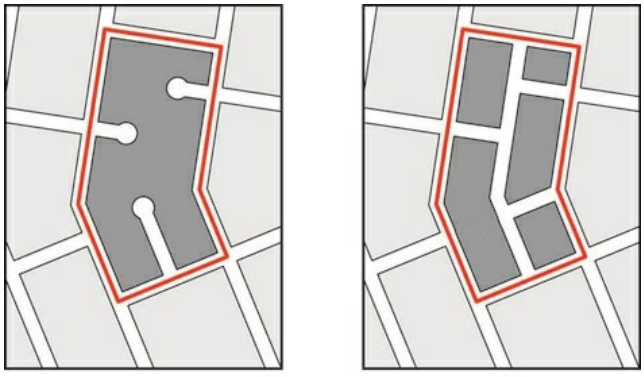
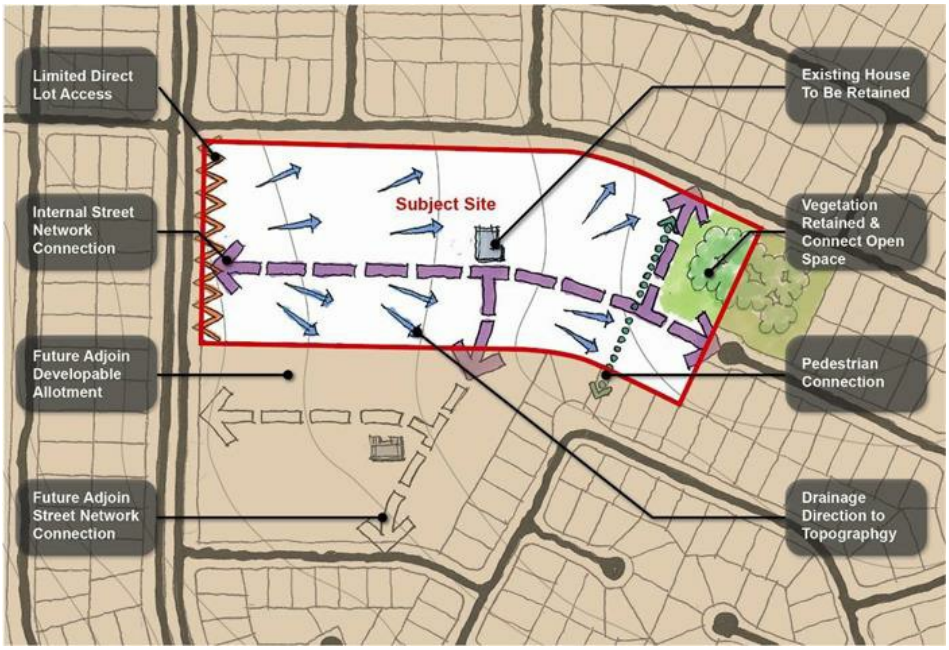


Figure 2.1.3.2 - Walkable and permeable street cul-de-sac layout



2. Reconfiguring a lot provides integrated neighbourhoods that efficiently and effectively integrate the following design elements:
   a. street hierarchy;
   b. access;
   c. open space systems;
   d. landmarks;
   e. drainage flow;
   f. view corridors;
   g. vegetation.
3. Residential blocks and streets are a maximum of 250 metres long to:
   a. provide permeable street layouts;
   b. reduce opportunities for speeding.
4. Residential cul-de-sacs are between 50 metres and 150 metres to:
   a. provide sufficient frontages to address the streets;
   b. create a neighbourhood environment with a comfortable sense of enclosure.
5. Development is in accordance with a site analysis plan that demonstrates how the various design elements are integrated, as illustrated in Figure 2.1.3.3 of this planning scheme policy.

Figure 2.1.3.3 - Example of a site analysis plan



2.2 Connections

1. Connectivity describes spatial principles that are contextual and common to centres, multiple dwellings and residential neighbourhoods (reconfiguring a lot) including:
   a. landscape structure;
   b. pedestrian, cycle and public transport priority;
   c. private motor vehicles and service vehicles.

2.2.1 Landscape structure

1. Logan City is a green city with 80 percent of the city being rural, semi-rural or conservation. It is home to 924 parks, as well as world renowned wetlands and bike trails. A network of open spaces connects to Daisy Hill Conservation Park, Cornubia Forrest and Karawatha Forrest, and provides significant passive and active recreation opportunities for our urban areas.
2. The urban design elements of all new developments should take into account the immediate and wider setting and the role both the local and regional landscape structure plays in creating a healthy and sustainable environment.
3. The regional landscape structure includes our major green open spaces and often correlates with our creeks, rivers and waterways. They form a green backdrop to our urban areas and provide important recreational, restorative, social, flood storage and ecological functions.
4. The local landscape network reconnects residents, workers and visitors to these regional open space assets and includes tree lined and shaded streets, local parks and urban spaces within the natural topography that contributes to a sense of place and local identity.
5. At a local level the landscape structure encourages walking, cycling, social interaction and a diverse range of recreational pursuits. In considering the local landscape structure it is critical that streets are considered a logical extension of this open space network.

2.2.2 Landscape structure and centres

1. Landscaping, as illustrated in Figure 2.2.2.1 of this planning scheme policy, is provided to create an attractive and pleasant environment in a centre and to connect with existing open spaces within and on the edges of our centres.

Figure 2.2.2.1 - Well-landscaped activity centres improve attractiveness



2. Landscaping and lightweight shade structures, as illustrated in Figure 2.2.2.2 of this planning scheme policy are integrated within a centre to:
   a. provide shade and weather protection for pedestrians;
   b. improve the thermal comfort of urban spaces;
   c. enhance views and vistas;
   d. provide shade and visual amenity in car parking areas.

Figure 2.2.2.2 - Landscape treatments and shelters for shading and weather protection



3. Landscaping and public art as illustrated in Figure 2.2.2.3 of this planning scheme policy, are integrated within the centre to:
   a. reflect the valued urban, cultural and landscape character of the area;
   b. contribute to the attractiveness and identity of a centre.

Figure 2.2.2.3 - Incorporation of attractive landscape treatments and public art within centres



2.2.3 Landscape structure and Multiple dwellings

1. Multiple dwellings provide appropriate planting, paving, stormwater management and other landscaping that:
   a. retains significant existing vegetation as illustrated in Figure 2.2.3.1 of this planning scheme policy;
   b. enhances security and safety for residents;
   c. positively contributes to the streetscape;
   d. integrates with topography and slope as illustrated in Figure 2.2.3.1 of this planning scheme policy;
   e. enhances security and safety for residents;
   f. improves the visual aesthetic of the development as illustrated in Figure 2.2.3.2 of this planning scheme policy.

Figure 2.2.3.1 - Residential development retains existing vegetation and integrates with topography and slope



Figure 2.2.3.2 - Landscape that improves the visual aesthetic of the development



2.2.4 Landscape structure and residential neighbourhoods

1. A residential neighbourhood provides visual interest and establishes a local identity and character, as illustrated in Figure 2.2.4.1 of this planning scheme policy, that:
   a. protects significant natural features and landscape amenity values;
   b. integrates natural vegetation and waterways;
   c. incorporates water sensitive urban design elements.

Figure 2.2.4.1 - Integrating the natural landscape and vegetation establishing a local identity and character



2. Residential neighbourhoods incorporate:
   a. clear sightlines along streets, pedestrian and cycle routes;
   b. sufficient passive surveillance of streets and public open space through:
      i. dwelling houses fronting streets and public open space as illustrated in Figure 2.2.4.2 of this planning scheme policy;
      ii. lighting;
      iii. fencing and landscaping.

Figure 2.2.4.2 - Houses fronting public open space



3. A residential neighbourhood achieves its own local identity and sense of place, as illustrated in Figure 2.2.4.3 of this planning scheme policy, through:
   a. landscaping;
   b. the configuration of public spaces;
   c. the relationship between public and private spaces and functions.

Figure 2.2.4.3 - Residential neighbourhoods with their own local identity



4. Street layouts reduce the need for cut and fill by integrating streets with ridges or gullies, as illustrated in Figure 2.2.4.4 of this planning scheme policy.

Figure 2.2.4.4 - Subdivision layout design integrating with topography



2.2.5 Pedestrian, cycle and public transport priority

1. Connectivity and permeability between key attractors, centres and natural assets is a key urban design principle and is integral to the transformation of our city form. Enhancing the active transport network improves the level of connectedness within communities, unlocks key streets, open spaces and individual development sites.
2. In the context of Logan City, transit oriented developments (TODs) represent the convergence of active transport networks including public transport, walking and cycling. The intersection of these networks creates important junctions and nodes of activity that create opportunities to deliver a sense of place and local identity.
3. TODs seek to achieve a more compact urban form through concentrating mixed use developments and higher densities at Logan City's centres, rail and bus stations, and corridors supported by public transport. They are a vital part of Council's strategy to accommodate population growth while protecting our open space assets, environmentally sensitive areas and many of our existing suburbs that are characterised by detached housing. TODs deliver a number of benefits through:
   a. the efficient use of urban land and infrastructure capacity;
   b. encouraging walking and cycling for healthy and active lifestyles;
   c. reduced traffic congestion and travel times;
   d. employment, education, community uses, shopping and entertainment facilities all within a 10 minute walkable catchment.
4. Good urban design outcomes are essential to the implementation of TODs within Logan City.

2.2.6 Pedestrian, cycle and public transport priority and centres

1. Centres incorporate networks and space for pedestrians, cyclists, and public transport users to function in the centre, as illustrated in Figure 2.2.6.1 of this planning scheme policy.

Figure 2.2.6.1 - Public transport facility and pedestrian movement integration



2. Pedestrian amenity is provided in centres through shelters, signage, street furniture, landscaping and crossings, as illustrated in Figure 2.2.6.2 of this planning scheme policy.

Figure 2.2.6.2 - Attractive and well embellished pedestrian-orientated centres



3. Centres are designed to give greater priority to pedestrians and cyclists and reduce the conflict between vehicles, pedestrians and cyclists by providing:
   a. dedicated pedestrian movement networks;
   b. shared zones;
   c. narrow vehicular streets;
   d. pedestrian crossings as illustrated in Figure 2.2.6.3 of this planning scheme policy;
   e. generous footpaths as illustrated in Figure 2.2.6.3 of this planning scheme policy;
   f. all weather protection such as awnings over footpaths and pedestrian crossings.

Figure 2.2.6.3 - Dedicated pedestrian movement networks within centres including the provision of generous footpaths



4. Centres incorporate formal and informal urban spaces, as illustrated in Figure 2.2.6.4 of this planning scheme policy, that:
   a. create a community focus;
   b. allow people to meet and interact;
   c. accommodates a variety of formal and informal activities;
   d. maintains visual links through the centre;
   e. is accessible and safe.

Figure 2.2.6.4 - Integrated urban spaces



5. Centres include a number of design elements, as illustrated in Figure 2.2.6.5 of this planning scheme policy, create an attractive visual aesthetic and assist pedestrians in navigating the centre including:
   a. landmarks;
   b. defined pedestrian paths;
   c. attractive building facades;
   d. usable and attractive public open space;
   e. clearly identifiable entrance and exit points.

Figure 2.2.6.5 - Centre design elements that contribute to a sense of place



6. Awnings are utilised to create shade and active places as illustrated in Figure 2.2.6.6 of this planning scheme policy.

Figure 2.2.6.6 - Integration of awnings and shelters to create active places



7. Buildings entrances are:
   a. highly accessible to pedestrians;
   b. visually obvious from the primary street frontage;
   c. located as close as possible to the street as illustrated in Figure 2.2.6.7 of this planning scheme policy.

Figure 2.2.6.7 - Well designed centre entrances






2.2.7 Pedestrian priority and multiple dwellings

1. Pedestrian entrances:
   a. are clearly identifiable from the street frontage as illustrated in Figure 2.2.7.1 of this planning scheme policy;
   b. provide a sequenced transition from public space on the street, to semi-private space in the common areas, to private space in dwellings.

Figure 2.2.7.1 - Legible entrances to the street





2.2.8 Pedestrian and cycle priority and residential neighbourhoods

1. Streets incorporate pedestrian and cycle amenity through the combination of cycleways, footpaths, street trees, landscaping, and street furniture as illustrated in Figure 2.2.8.1 of this planning scheme policy.

Figure 2.2.8.1 - Incorporation of pedestrian and cycle amenity





2.2.9 Service vehicles and private motor vehicles

1. One of the key challenges for the planning scheme is to maintain the level of vehicular amenity afforded by major pieces of infrastructure whilst creating a series of destinations with a strong local identity and sense of place. Central to this concept is transforming some of our major roads from a road link to a place by decreasing the impact private motor vehicles and services vehicles have on our urban environments.
2. Principles relating to service vehicles and private motor vehicles can be applied across different spatial scales and to individual development sites in relation to the design of service areas, at grade parking areas and multi-level car parking structures.

2.2.10 Service Vehicles, Private Motor Vehicles and Centres

1. To ensure centres give priority to pedestrian activity along 'active frontages' and 'main streets':
   a. high speed vehicle slipways and vehicular access points are minimised;
   b. service vehicles and private motor vehicles access centres via side or rear streets;
   c. where vehicular crossovers are required, their design and materiality prioritise pedestrian movement.
2. The servicing areas of buildings, such as delivery bays and refuse collection points, are sited to minimise:
   a. conflict with pedestrians and cyclists;
   b. visual impacts on building frontages and the streetscape as illustrated in Figure 2.2.10.1 of this planning scheme policy.

Figure 2.2.10.1 - Minimise service bays on building frontages.





3. On-site car parking is located under buildings, beside or behind buildings as illustrated in Figure 2.2.10.2 of this planning scheme policy.

Figure 2.2.10.2 - Discretely located at-grade carparking



4. Car park structures incorporate a range of architectural elements to create an attractive visual aesthetic as illustrated in Figure 2.2.10.3 of this planning scheme policy, through:
   a. articulated façade treatments;
   b. screening;
   c. public art;
   d. artistic wall panels;
   e. landscaping;
   f. active edges at street level.

Figure 2.2.10.3 - Car parking structures incorporating architectural features or activation



2.2.11 Service vehicles, private motor vehicles and Multiple dwellings

1. Vehicle movement area, utility spaces and service areas do not dominate street frontages and pedestrian spaces as illustrated in Figure 2.2.11.1 of this planning scheme policy.

Figure 2.2.11.1 - Car parking entries do not dominate the street



2. Above ground and half basement car parking facilities are screened by architectural devices or soft landscape as illustrated in Figure 2.2.11.2 of this planning scheme policy.

Figure 2.2.11.2 - Above ground and half basement car parking are screened



3. Basement car parking facilities are recommended in apartments that comprise four or more storeys as illustrated in Figure 2.2.11.3 of this planning scheme policy.

Figure 2.2.11.3 - Basement car parking for apartments of four or more storeys



2.2.12 Service vehicles, private motor vehicles and residential neighbourhoods

1. Local residential streets are designed to reduce vehicle speed and provide a pedestrian and cycle friendly environment as illustrated in Figure 2.2.12.1 of this planning scheme policy through:
   a. a narrow road pavement;
   b. traffic islands, chicanes and raised speed humps;
   c. avoiding long straight roads;
   d. landscaped build outs between on street car spaces;
   e. street trees within the verge reducing sight lines;
   f. alternative pavement surfaces.

Editor's note - This provision only applies to local residential streets that include Urban Access Street - Typology 5, Urban Access Road - Typology 6, Urban Neighbourhood Access Road - Typology 7 and Urban Collector Single Carriageway - Typology 8. Refer to section 4.2 - Guidelines for satisfying the landscape code of Planning scheme policy 5 - Infrastructure.

Figure 2.2.12.1 - Road design and devices can influence drivers behaviours within neighbourhood streets



2. Car parking is provided in a manner that:
   a. maintains the amenity of the street;
   b. minimises disturbance to the function of the street and lot access;
   c. integrates with adjoining public open space as illustrated in Figure 2.2.12.2 of this planning scheme policy.

Figure 2.2.12.2 - Car parking in residential communities



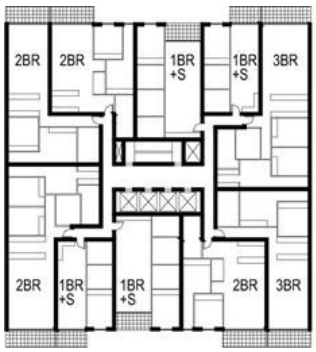
2.3 Choice

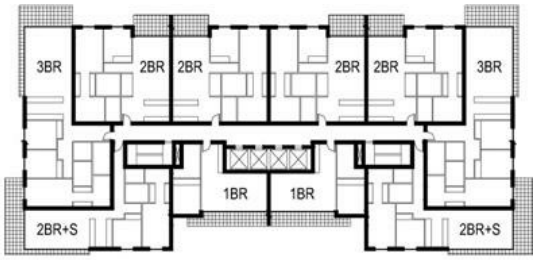
1. Housing choice and diversity is fundamental to good quality urban design. Providing housing choice and diversity allows people to choose a range of lifestyle options in relation to different locations, densities, building sizes, housing types and tenures and active transport options. Housing choice can be extended to different lifestyle options available in our mixed use centres, low to medium residential density zones and low density residential neighbourhoods. It adds activity and vibrancy to our centres and residential neighbourhoods and accommodates a range household sizes.

2.3.1 Centres and Multiple dwellings

1. Multiple dwelling development incorporates a variety of dwelling types and sizes that are integrated throughout the development as illustrated in Figure 2.3.1 of this planning scheme policy.

Figure 2.3.1.1 - Floor plans showing mixed dwelling sizes





2.3.2 A Dual occupancy (auxiliary unit)

1. To broaden the range of dwelling types and sizes, Dual occupancies (auxiliary units) are encouraged in accordance with Figure 2.3.2.1 of this planning scheme policy and include:
   a. a maximum of two bedrooms;
   b. no more than one kitchen;
   c. no more than one living space;
2. A Dual occupancy (auxiliary unit) enhances the character of the street as illustrated in Figure 2.3.2.1 of this planning scheme policy through:
   a. visually integrating with the primary dwelling house;
   b. ensuring that vehicular access and parking are not dominant features of the development when viewed from a road;
   c. being located a maximum of 20 metres from the outermost projection of the dwelling house or primary dwelling;
   d. a primary street setback equal to or greater than the dwelling house or primary dwelling;
   e. together with the dwelling house or primary dwelling, having only one vehicle crossover.

Figure 2.3.2.1 - Examples of Dual occupancies (auxiliary units)



2.3.3 Residential neighbourhoods (reconfiguring a lot)

1. A residential reconfiguring a lot is to include a diverse mix of frontage sizes that creates a variety of lot sizes that:
   a. are suitable to the topography and characteristics of the site;
   b. avoids concentrations of similar sized lots ;
   c. locates larger lots for Dual occupancies at corner locations facilitating two vehicular access points;
   d. facilitates a range of lot frontages, types and sizes as illustrated in Figure 2.3.3.1 and Figure 2.3.3.3 of this planning scheme policy.

Figure 2.3.3.1 - Example of diverse mix of frontage sizes in the Low density residential zone

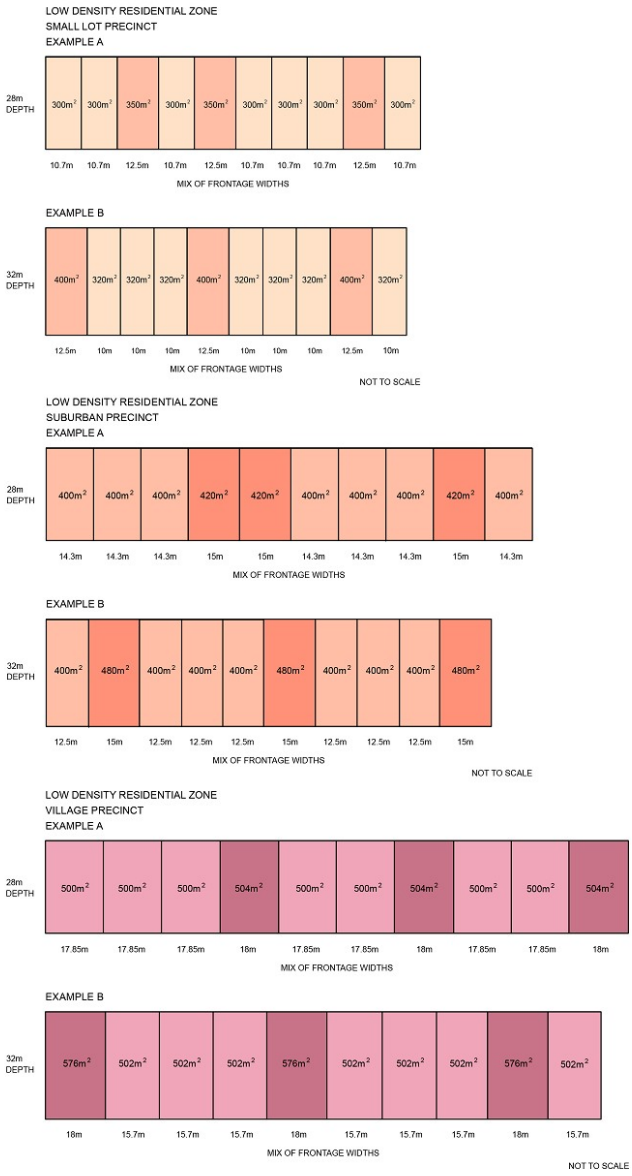


Figure 2.3.3.2 - How to calculate the frontage of a corner lot



Editor's note - Figure 2.3.3.2 How to calculate the frontage of a corner lot demonstrates how the frontage of a corner lot is measured, being from the back of the truncation (point A) along the nominated road frontage to the side boundary of the adjoining lot (point B).

Figure 2.3.3.3 - Example of diverse frontage sizes facilitating a range of housing types



2.4 Character

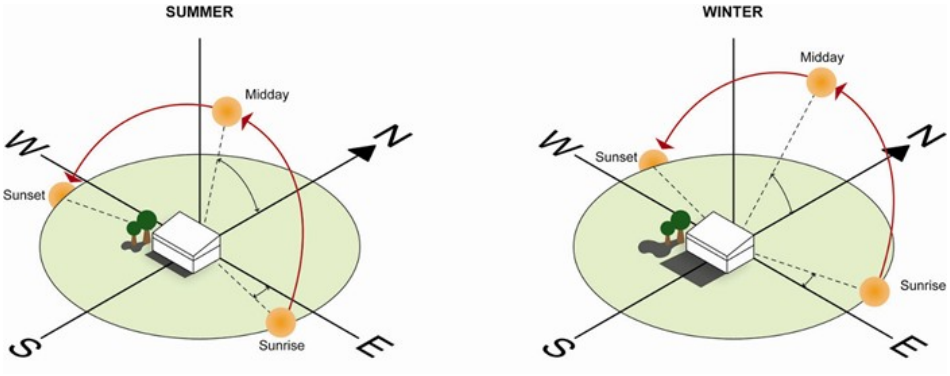
1. Character describes urban design principles relevant to built-form outcomes including:
   a. bulk and scale;
   b. integration;
   c. orientation;
   d. articulation and materials;
   e. amenity (privacy);
2. A well designed building and residential neighbourhood has a direct impact on the liveability of our city, how we move around and engage with others and how we experience our urban environment. Good built form design helps to develop a unique character and local identity for our centres and residential neighbourhoods. It creates opportunities for our local businesses to prosper and thrive contributing to comfortable, engaging and vibrant streets, centres and residential neighbourhoods. Good design is not only critical to our productivity and prosperity but also the health and wellbeing of our residents.

2.4.1 Orientation

2.4.1.1 Centres

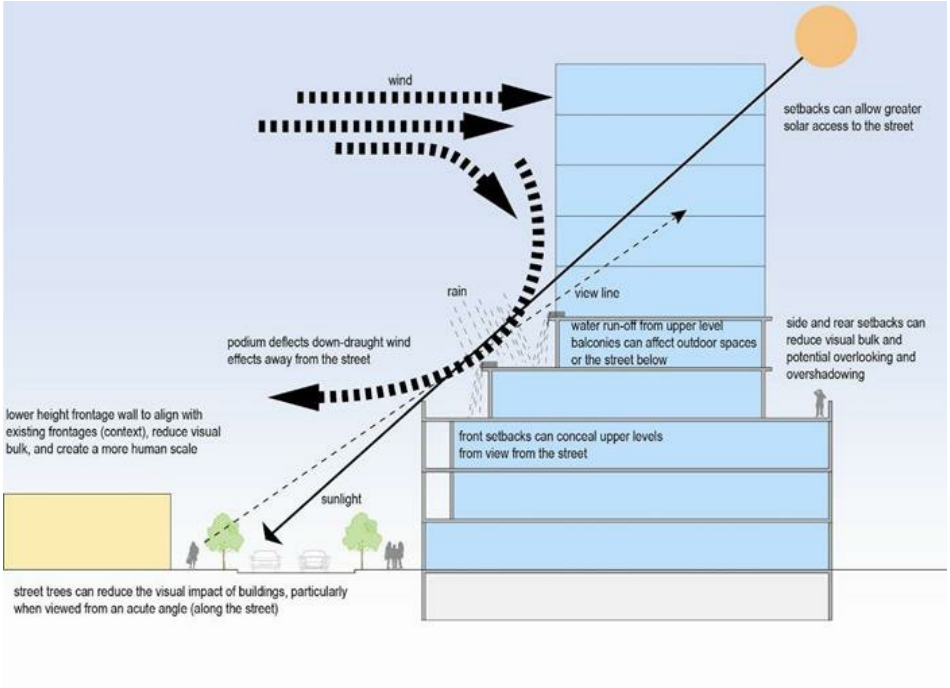
1. The orientation of buildings ensures urban spaces have sufficient access to daylight and sunlight at all times of the year as illustrated in Figure 2.4.1.1.1 of this planning scheme policy.

Figure 2.4.1.1.1 - Solar orientation at different times of the year



2. Buildings are designed to reduce wind turbulence at ground level as illustrated in Figure 2.4.1.1.2 of this planning scheme policy through:
   a. the use of podiums;
   b. tower setbacks at least 10m from the street (above the podium level).

Figure 2.4.1.1.2 - Articulated building form to reduce wind effects

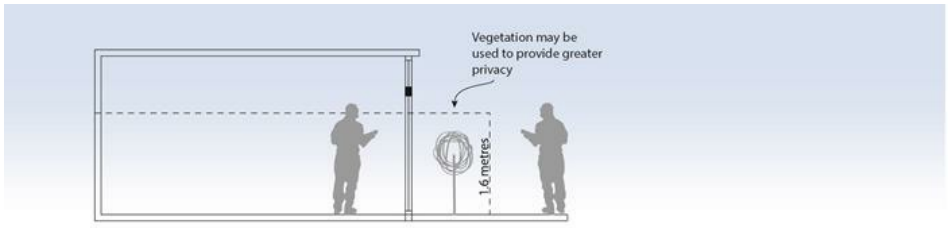


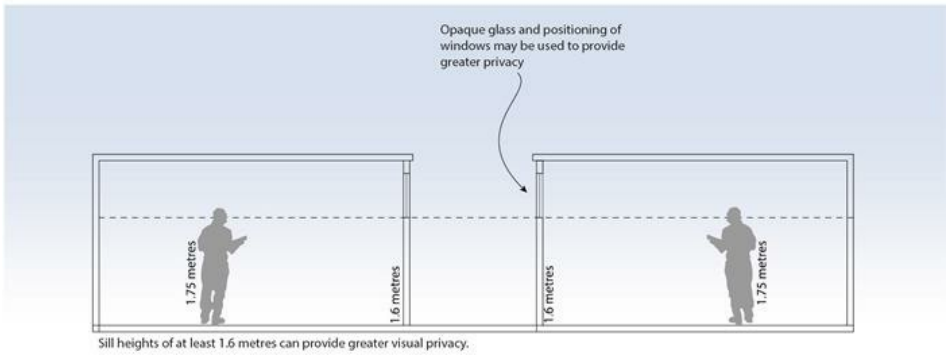
2.4.2 Residential amenity

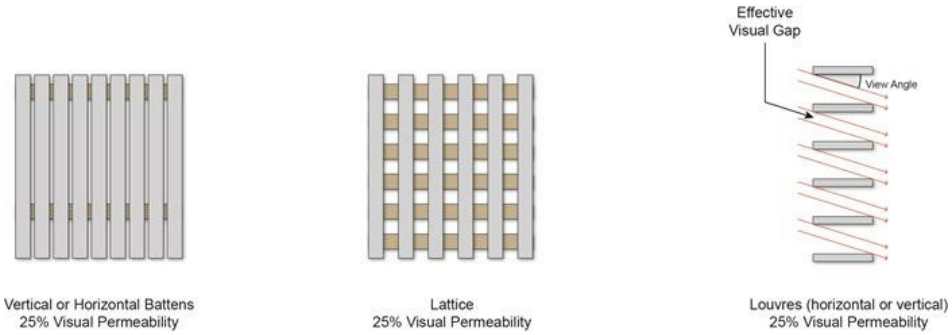
2.4.2.1 Centres and Multiple dwellings

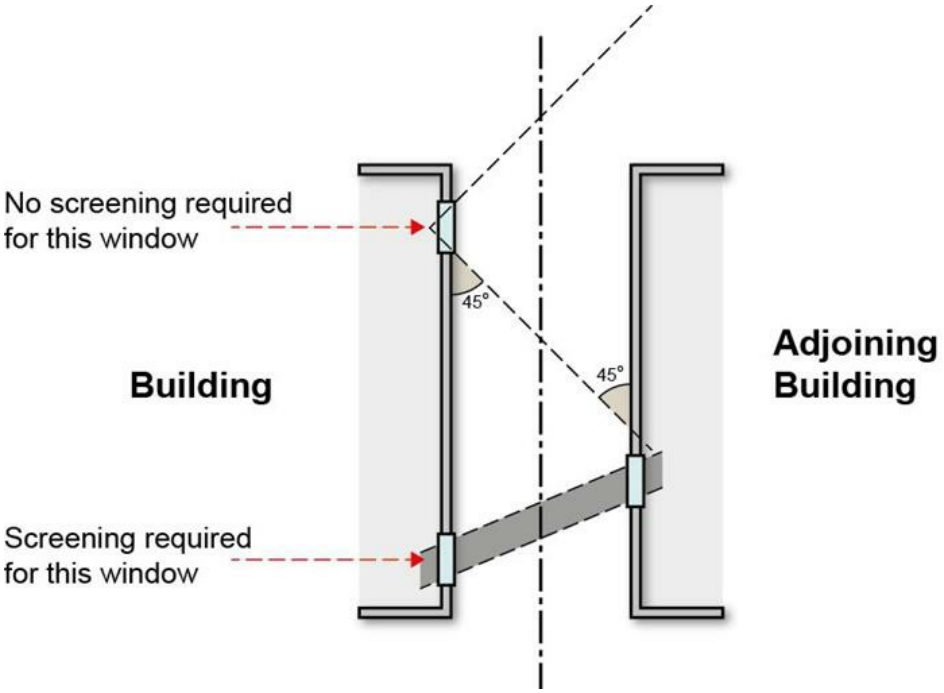
1. Buildings incorporate the following design features to effectively maintain privacy and avoid overlooking of habitable rooms and private open space:
   a. screening, such as vegetation, fences and louvers, as illustrated in Figure 2.4.2.1.1 of this planning scheme policy;
   b. obscured glass;
   c. landscaping;
   d. setbacks; and
   e. orientation and location of living areas.

Figure 2.4.2.1.1 - Positioning of screens and windows







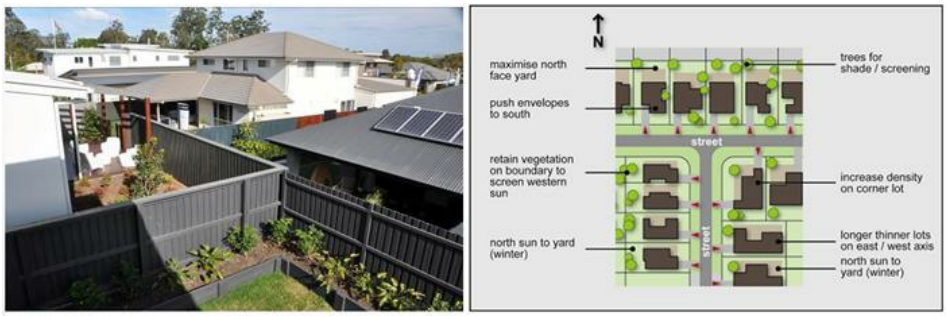


2.4.2.2 Residential neighbourhoods (reconfiguring a lot)

1. Streets and lots are orientated to:
   a. ensure buildings and adjoining private open space receive adequate sunlight;
   b. provide a public 'front' to the road and a private 'back' for amenity;
   c. orientate internal and external living spaces so they can be passively heated or cooled as illustrated in Figure 2.4.2.2.1 of this planning

scheme policy.

Figure 2.4.2.2.1 - Orientation of lots for solar access to internal and external living spaces.



2.4.3 Integration with surrounding buildings

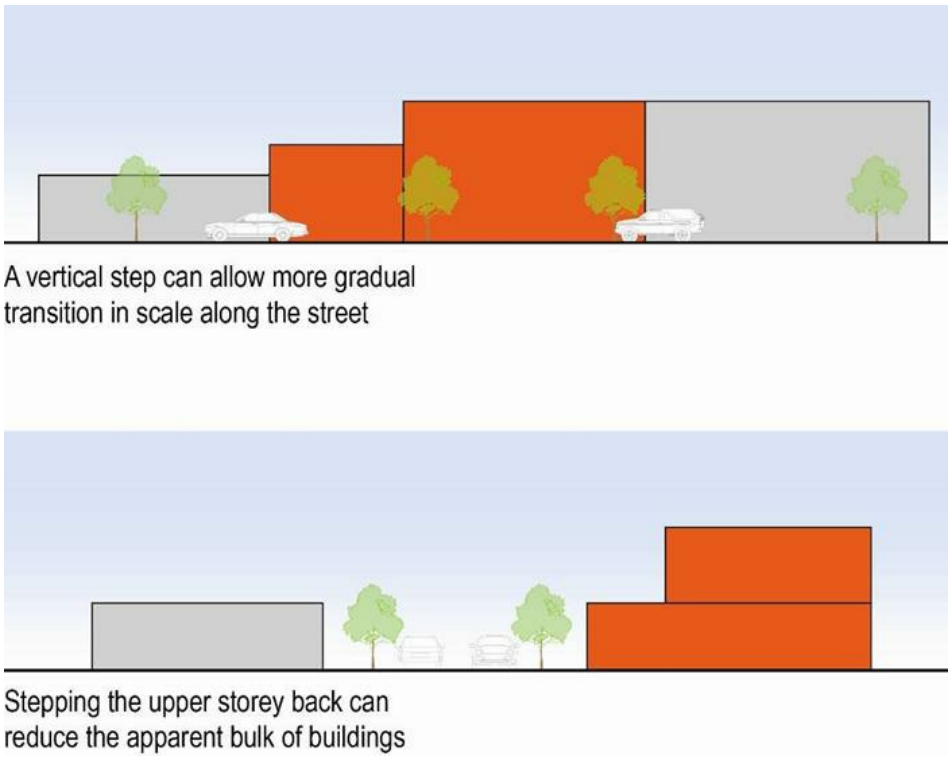
1. Development creates a cohesive streetscape by integrating with:
   a. adjoining land uses;
   b. the scale and character of surrounding buildings as illustrated in Figure 2.4.3.1 of this planning scheme policy;
   c. local topography;
   d. landmarks.

Figure 2.4.3.1 - Integrated built form, scale and character of adjoining sites



2. Where tall buildings adjoin a Low density residential zone and/or a Medium density residential zone or a much smaller building, a transition in scale is provided as illustrated in Figure 2.4.3.2 of this planning scheme policy.

Figure 2.4.3.2 - Integrated built form with transitional building scale and height



2.4.4 Articulation

2.4.4.1 Centres

1. Buildings and urban spaces are designed to achieve a human scale.
2. Buildings are articulated to minimise bulk and scale, as illustrated in Figure 2.4.4.1.1 of this planning scheme policy, by:
   a. providing richness, variety, and articulation in the building form;
   b. incorporating design elements such as roof shapes, roof pitches, roof overhangs, porches, screens, grills, materials, finishes, patterns and detailing;
   c. providing a contemporary and attractive built form;
   d. comprising materials that create an attractive visual aesthetic that are:
      i. varied;
      ii. of high quality;
      iii. durable;
      iv. easy to maintain.

Figure 2.4.4.1.1 - Large buildings with articulated treatments and contemporary and attractive built form



3. Buildings include active frontages, as illustrated in Figure 2.4.4.1.2 of this planning scheme policy, to maximise the interaction between centre uses and activity on the street by:
   a. incorporating minimal building setbacks;
   b. maximising building openings and entrances;
   c. providing opportunities for active uses to 'spill out' onto the footpath;
   d. minimising long blank walls.

Figure 2.4.4.1.2 - Active frontages



4. Mixed use development, comprising residential and commercial uses, incorporate active frontages at the ground floor as illustrated in Figure 2.4.4.1.3 of this planning scheme policy.

Figure 2.4.4.1.3 - Mixed use development with active frontages



5. Landmark buildings are placed on corners or at the end of vistas where they highlight significant locations or important junctions as illustrated in Figure 2.4.4.1.4 of this planning scheme policy.
6. A building on a corner site effectively utilises the prominence of the location, as illustrated in Figure 2.4.4.1.4 of this planning scheme policy, by:
   a. addressing both streets with active frontages;
   b. wrapping windows around the corner of the building at the intersection of the two streets;
   c. orientating the building entrance to address the corner directly.

Figure 2.4.4.1.4 - Landmark buildings



2.4.4.2 Multiple Dwellings

1. Multiple dwellings provide a positive contribution to the streetscape, as illustrated in Figure 2.4.4.2.1 of this planning scheme policy, through:
   a. incorporating articulation through windows and balconies that face the street;
   b. being designed and sited to frame and create a desirable sense of enclosure to the street.
2. Buildings provide:
   a. integrated design elements that create visual interest;
   b. fine grain building articulations;
   c. attractive roof space and articulation;
   d. attractive and functional balconies as illustrated in Figure 2.4.4.2.1 of this planning scheme policy.

Figure 2.4.4.2.1 - Attractive multiple dwelling development orientated towards street frontage



3. Buildings have articulated facades that provide visual interest as illustrated in Figure 2.4.4.2.2 of this planning scheme policy, which is achieved through a combination of:
   a. various materials;
   b. architectural detailing;
   c. entry features;
   d. roof projections.

Figure 2.4.4.2.2 - Articulated façade treatments



4. Buildings incorporate a palette of materials that are:
   a. attractive;
   b. of high quality;
   c. durable;
   d. easy to maintain.
5. Communal open space and private open space, such as balconies, roof terraces and courtyards, are effectively integrated into the building design and façade composition as illustrated in Figure 2.4.4.2.3 of this planning scheme policy.

Figure 2.4.4.2.3 - Integration of communal open space, balconies, roof terraces and courtyards



2.5 Other resources

1. For further assistance in creating destinations with a strong local identity and sense of place refer to the following nationally recognised documents.

2.5.1 Transit oriented developments

1. For further assistance in the planning delivery of transit oriented developments (TODs) principles, refer to the State Government's “Transit oriented development: guide for practitioners in Queensland”.

2.5.2 Creating Places for People: an urban design protocol for Australian Cities

1. *Creating Places for People: an urban design protocol for Australian Cities* is a commitment to best practice urban design. The protocol is a collaboration between peak community and industry organisations, States, Territories, Local Governments, and the Australian Government. It recognises that high quality urban design is “critical to our economy, the liveability of our cities, encourages local businesses to thrive, healthy lifestyles and a cohesive and engaged community”.

2.5.3 Australian Government's Road User Hierarchy

1. The Australian Government's Road User Hierarchy is embedded within the liveability principles of the urban design protocol and prioritises pedestrian movement as the most important mode of transport followed by cycling, public transport, service vehicles and private motor vehicles. Applying the road user hierarchy to new development provides the opportunity to elevate the importance of pedestrians, cyclists and public transport users within our urban environment.

2.5.4 Healthy-by-design Principles

1. The Healthy Spaces and Places manual provides further guidance for local governments designing and planning for new urban environments. This document is a unique collaboration between the Australian Local Government Association, the National Heart Foundation and the Planning Institute of Australia. It provides a number of key design principles to tackle preventable diseases through walking, cycling and use of public transport on a daily basis to encourage active living for a healthier and sustainable community.

SC6.2.9 Planning scheme policy 9 - Waste management

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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

Bin type	Bin capacity	Truck type	Depth (mm)	Width (mm)	Height (mm)
Wheeled Bin	140L	Side Lift	615	535	915
Wheeled Bin	240L	Side Lift	730	585	1060

Wheeled Bin	360L (recycling only)	Side Lift	848	680	1100
Bulk Bin	1,100L	Rear Lift	1088	1196	1320
Bulk Bin	1,500L	Front Lift	1050	1800	1247
Bulk Bin	2,000L	Front Lift	1000	1805	1359
Bulk Bin	3,000L	Front Lift	1499	1800	1600

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 0.81m^2 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)

Drive	6 X 4
Wheel base length	5.330m
Recyclables load capacity	$35m^3$
Vehicle length	10.345m
Vehicle tare and gross mass	14.113t to 23t
Vehicle turning circle radius	10.329m wall to wall 9.615m 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 2.6.3 - Difficult access vehicle - Wheeled bins (140L, 240L & 360L wheeled bins)

Drive	6 X 4
Wheel base length	4.53m
Load capacity	$24m^3$
Vehicle length	8.437m
Vehicle tare and gross mass	12.944t to 23t
Vehicle turning circle radius	8.7m wall to wall 8.0m 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 2.6.4 - 1,100L (and 140L, 240L and 360L recycling) - Refuse collection vehicle (small rear load)

Drive	4 X 2
Load capacity	$8m^3$
Vehicle length	7.615m
Vehicle tare and gross mass	6.196t to 8.5t
Vehicle turning circle radius	8.0m wall to wall 7.3m kerb to kerb
Vehicle travel height	2.374m
Vehicle working height	3.5m (minimum 300mm clearance to be provided from obstructions)

Table 2.6.5 - Hardwaster - Rear load

Drive	6 X 4
Wheel base length	5.58m
Load capacity	$24m^3$
Vehicle length	10.3m
Vehicle tare and gross mass	15.088t to 23t
Vehicle turning circle radius	10.329m wall to wall 9.615m kerb to kerb
Vehicle travel height	3.742m
Vehicle working height	3.742m (minimum 300mm clearance to be provided from obstructions)

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

Drive	6 X 4
Wheel base length	5.180m
Load capacity	$20m^3$
Vehicle length	9.691m
Vehicle tare and gross mass	13.53t to 23t
Vehicle turning circle radius	9.7m wall to wall 9.00m kerb to kerb
Vehicle travel height	3.201m
Vehicle working height	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)

Drive	8 X 4
Load capacity	$31m^3$
Vehicle length	10.312m
Vehicle gross mass	28t
Vehicle turning circle radius	11.00m wall to wall 10.3m kerb to kerb

Vehicle travel height	4.3m
Vehicle working height	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. $2m^2$ for developments under $100m^2$ GFA;
   b. $4m^2$ for developments between $100m^2$ and $2{,}000m^2$ GFA;
   c. an additional $4m^2$ for each retail activities or entertainment activities development over 2,000 m^2 GFA and for every 20,000 m^2 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.

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
kV	Kilovolt
L	Litre
LGIP	Local government infrastructure plan
LPG	Liquid petroleum gas
M1	Pacific Highway
m^2	Square metre
m^3	Cubic metre
mG	Milligauss - multiple of a unit of magnetic field Gauss (unit), equivalent to 1.0 x 10^{-7} tesla
MCU	Material change of use as defined in the *Planning Act 2016*
MRV	Medium rigid vehicle
ROL	Reconfiguring a lot as defined in the *Planning Act 2016*
SEQ	South East Queensland
SRV	Small semi rigid vehicle or ambulance
t	Tonne
TAFE	Technical and further education
the Act	*Planning Act 2016*
the Regulation	*Planning Regulation 2017*
the SP Act	*Sustainable Planning Act 2009* (repealed)
the SP Regulation	*Sustainable Planning Regulation 2009* (repealed)
UDC	Underground Distribution Construction
vpd	Vehicle trips per day
WSUD	Water Sensitive Urban Design

Appendix 2 Table of amendments

Table AP 2.1 - Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption - 12 May 2015 Effective - 18 May 2015	Version 1.1	Minor and Administrative	The amendment corrects a range of administrative and minor matters to generally improve the clarity and consistency of the planning scheme. Refer to Logan Planning Scheme 2015 Minor and Administrative Amendment No. 1.
Adoption - 7 December 2015 Effective - 11 December 2015	Version 2.0	Major	The amendment includes the Loganholme Local Plan into the planning scheme. Refer to Logan Planning Scheme 2015 Loganholme Local Plan Amendment.
Adoption - 18 April 2016 Effective - 6 May 2016	Version 2.1	Minor and Administrative	The amendment corrects a range of administrative and minor matters to generally improve the clarity and consistency of the planning scheme. Refer to Logan Planning Scheme 2015 Minor and Administrative Amendment No. 2.
Adoption - 18 November 2016 Adoption - 25 November 2016 Effective - 9 December 2016	Version 3.0	Minor Major	The Standard Drawings Amendment updates the standard drawings identified in PSP 5 - Infrastructure. The Greenbank Training Area Buffer Overlay Amendment amends the overlay. Refer to the Logan Planning Scheme 2015 Standard Drawings Amendment and Greenbank Training Area Buffer Overlay Amendment.
Adoption - 4 May 2017 Adoption - 4 May 2017 Adoption - 4 May 2017 Effective - 26 May 2017	Version 4.0	Major Administrative Minor	The Local Government Infrastructure Plan (LGIP) amendment replaces the Priority Infrastructure Plan (PIP). The Infrastructure Charges Resolution amendment updates Schedule 4 to reflect the adoption of Infrastructure Charges Resolution (No. 6) 2017. The Domestic Outbuildings amendment clarifies the intent for the regulation of domestic outbuildings in the Dual occupancy and Dwelling house code. Refer to the Logan Planning Scheme 2015 LGIP Amendment, Infrastructure Charges Resolution No. 6 Administrative Amendment and the Domestic Outbuildings Amendment.
Adoption - 23 June 2017 Effective - 3 July 2017	Version 5.0	Alignment	To align the Logan Planning Scheme 2015 with the *Planning Act 2016*.
Adoption - 28 August 2017 Adoption - 28 August 2017 Adoption - 29 August 2017 Effective - 8 September 2017	Version 5.1	Minor Minor and Administrative Major PSP	The Tamarind Street Access Restriction Strip Amendment changes the zone and precinct of the access restriction strip at Lot 2 Tamarind Street, Marsden to reflect an existing development approval. The Minor and Administrative Amendment No. 3 makes various minor and administrative amendments to the planning scheme and planning scheme policies to correct spelling, grammatical errors, cross references, factual matters and to improve clarity and consistency. The Logan Reserve General Planning Layout Amendment amends PSP 5 - Infrastructure to include the Logan Reserve general planning layout. Refer to the Logan Planning Scheme 2015 Tamarind Street Access Restriction Strip Amendment, Minor and Administrative Amendment No 3 and the Logan Reserve General Planning Layout Amendment.
Adoption - 15 May 2019 Effective - 27 May 2019	Version 6.0	Major Major Major	Miscellaneous Major Amendment No. 1 makes various major amendments to multiple sections of the planning scheme and planning scheme policies to improve clarity and consistency. Miscellaneous Major Amendment No. 2 makes various major amendments to multiple sections of the planning scheme and planning scheme policies to improve clarity and consistency.

		Minor Interim LGIP Major PSP Major Major Minor and Administrative	The Logan Reserve Land Use Area Amendment includes the Logan Reserve land use area plan in the Strategic Framework of the planning scheme to establish a framework to guide development in the Logan Reserve Area in an integrated and efficient way. The State Planning Instruments Mapping Alignment Amendment aligns mapping in the planning scheme with state regulatory mapping contained in ShapingSEQ 2017 and the State Planning Policy. The Desired Standards of Service Interim Local Government Infrastructure Plan Amendment improves the desired standards for the planning and design of trunk infrastructure relating to the Park and Land for Community Facilities network by amending Part 4 - Local Government Infrastructure Plan. The Desired Standards of Service Planning Scheme Policy Amendment improves the desired standards for the planning and design of trunk infrastructure relating to the Park and Land for Community Facilities network by amending Planning Scheme Policy 5 - Infrastructure of the Logan Planning Scheme 2015. The Auxiliary Unit Amendment strengthens the siting provisions and establishes minimum standards for lot size, frontage, driveway and on-site parking requirements for Auxiliary units. The Industry Threshold Amendment amends the industry threshold table and levels of assessment for Low and Medium impact industry to reflect industry, developer and community expectations. Minor and Administrative Amendment No. 4 makes corrections in the consolidated planning scheme (version 6.0). These errors have occurred as a consequence of multiple amendments being processed simultaneously and being dependent upon each other.
Adoption - 30 January 2020 Effective - 10 February 2020	Version 7.0	Major	The Park Ridge South and Chambers Flat Land Use Area Amendment introduces land use and infrastructure planning to guide orderly and efficient future urban development in the Park Ridge South and Chambers Flat area.
Adoption - 30 January 2020 Effective - 10 February 2020	Version 7.0	Major PSP	The Park Ridge South and Chambers Flat General Planning Layout Amendment introduces a new general planning layout for the Park Ridge South and Chambers Flat area to Planning Scheme Policy 5 - Infrastructure, to align with the changes being introduced to the planning scheme as part of the Park Ridge South and Chambers Flat Land Use Area amendment.
Adoption - 30 January 2020 Effective - 10 February 2020	Version 7.0	Minor and Administrative	Minor and Administrative Amendment No. 5 makes various minor and administrative amendments to the planning scheme to correct spelling, grammatical errors, formatting, factual matters and to improve clarity and consistency.
Adoption - 30 January 2020 Effective - 10 February 2020	Version 7.0	Alignment	The Residential Overlay Amendment introduces a new overlay affecting residential zones to maintain the consistency of the development assessment process for dwellings, and align the Logan Planning Scheme 2015 with the *Planning Regulation 2017*.
Adoption - 30 January 2020 Effective - 10 February 2020	Version 7.0	Planning Scheme Policy (PSP)	The Planning Scheme Policy 5 - Infrastructure 2019 amendment addresses technical issues and inconsistencies to provide greater certainty and clarity, and improves alignment with current standards and industry best practice.
Adoption - 11 October 2019 Effective - 10 February 2020	Version 7.0	Interim LGIP	LGIP v1.1 Amendment updates the cost estimates to acquire trunk land, specifically for the parks and roads networks; includes trunk work items conditioned as 'necessary trunk'; and updates the planned delivery date and/or cost estimate of certain trunk items based on detailed planning completed since the adoption of the Local Government Infrastructure Plan (LGIP) v1.0 in 2017.
Adoption - 16 September 2020 Effective - 16 November 2020	Version 8.0	Major	The Unlocking Logan's Prosperity amendment makes a series of changes to provide certainty for specific industries, create opportunities for business, reduce red tape and respond to growth in a sustainable way. The amendment establishes criteria for new centres in

			emerging communities and outlines a clear vision for industrial developments.
Adoption - 2 November 2020 Effective - 16 November 2020	Version 8.0	Administrative LGIP	The LGIP Mapping Cadastre 2020 Amendment updates the Local Government Infrastructure Plan maps to align with the State Digital Cadastral Database (December 2019).
Adoption - 2 November 2020 Effective - 16 November 2020	Version 8.0	Minor and Administrative	The Minor, Administrative and Cadastre 2020 Amendment makes minor and administrative changes, updates property boundaries to align with the State Digital Cadastral Database (December 2019), and reflects development approvals.
Adoption - 6 December 2021 Effective - 15 February 2022	Version 8.1	Interim LGIP	The Local Government Infrastructure Plan Interim Amendment (LGIP v1.2) updates the existing and projected demand for the stormwater quantity network, and changes the Schedule of Works for the stormwater and roads networks with updated estimated timing and costs, and to remove or include items to reflect updated priorities.
Adoption - 25 January 2023 Effective - 6 February 2023	Version 9.0	Administrative	The Administrative Amendment 2021 makes administrative amendments to the Logan Planning Scheme 2015 which correct spelling, grammatical or mapping errors, address redundant or outdated terms or links, correct inconsistencies in numbering or references, and change format and presentation.
Adoption - 25 January 2023 Effective - 6 February 2023	Version 9.0	Major	The Mixed Use Zone Amendment provides certainty for business and investors by outlining Council's intention for employment areas through the introduction of four new Mixed use precincts, optimisation of designated employment land and rationalisation of the employment land use mix.
Adoption - 25 January 2023 Effective - 6 February 2023	Version 9.0	Major	The Housing and Lot Diversity Amendment aligns requirements for reconfiguring a lot with community expectations through changes in lot size and frontage regulations. It also establishes frontage diversity requirements for larger scale developments.
Adoption - 25 January 2023 Effective - 6 February 2023	Version 9.0	Major	The Health Care Service Amendment enhances the regulation of Health care services with particular regard to location, design and amenity criteria. Focused provisions also ensure the suitable regulation of pharmacotherapy clinics.
Adoption - 25 January 2023 Effective - 6 February 2023	Version 9.0	Major	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.
Adoption - 30 October 2024 Effective - 11 November 2024	Version 9.1	Administrative LGIP	The Administrative LGIP Amendment 2024 makes administrative amendments to the Local Government Infrastructure Plan which correct a factual matter incorrectly stated.
Adoption - 19 June 2024 Effective - 11 November 2024	Version 9.1	Interim LGIP	The Local Government Infrastructure Plan Interim Amendment (LGIP v1.3) makes various changes to Part 4 and Schedule 3 to incorporate the latest planning assumptions endorsed by Council. This amendment affects all 6 trunk infrastructure networks (water supply, sewerage, stormwater, movement/transport, parks and land for community facilities).
Adoption – 18 June 2025 Effective – 1 July2025	Version 9.2	Minor	The Voluntary Home Buy Back Rezoning Amendment makes changes to the zoning of 32 properties acquired by Logan City Council under the Queensland Reconstruction Authority's Voluntary Home Buy Back Program.