

PUBLIC CONSULTATION GUIDE

LPS2015 - Proposed PSP 5 Amendment



Introduction

This guide provides information to support the public consultation phase for a proposed amendment to the Logan Planning Scheme (LPS) 2015, outlined in the table below.

Planning Scheme Policy 5 – Infrastructure 2019 Amendment	To address technical issues and inconsistencies to provide greater certainty and clarity, and improve alignment with current standards and industry best practice.
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The public consultation phase for this amendments starts on Monday **18 November 2019** and ends on Friday **13 December 2019**, inclusive. During this time information about the proposed amendment is available for review, and submissions supporting or objecting to these changes can be made to Logan City Council. This guide provides:

- An introduction to the Logan Planning Scheme 2015 and the [key changes](#) being proposed to it through this amendment.
- Information about how to review the changes using the [Logan ePlan](#) (online viewer) and [make a submission](#) supporting or objecting to the proposed changes.

About LPS2015

Queensland's planning legislation (*Planning Act 2016*) sets out a framework for the creation and management of policies at state, regional and local levels to manage land use planning, assessment of proposed development and related matters. The Logan Planning Scheme 2015 is the local planning instrument which governs these matters in the City of Logan. There have been multiple amendments adopted since 2015 as part of a program of continuous improvement, to ensure this key policy remains relevant and effective in serving the needs of our growing city.

What's changing in this amendment?

The Planning Scheme Policy 5 – Infrastructure 2019 amendment makes various small changes in Planning Scheme Policy 5 to improve clarity, consistency and the currency of information. For example:

- Removing the need to provide information "on a CD" or in "hardcopies"
- Adding clarity for access lanes in the Design standards for roads
- Updating references to the Queensland Urban Drainage Manual and Australian Rainfall and Runoff methods
- Improving clarity of required standards for allotment and inter-allotment drainage systems.

These changes affect Parts 2, 3 and 5 of Planning Scheme Policy 5. The Table of amendments in Appendix 2 has also been updated to reflect this amendment.

To review the details of the changes you can:

- 1) Review the amendment in the [Logan ePlan](#), an online viewer for the Logan Planning Scheme which includes a facility to 'compare' a proposed amendment against the current scheme (view sections side by side, with changes highlighted); and/or
- 2) Refer to the [List of Changes](#) later in this document.

Next and further information

Council will review and consider all [properly made submissions](#) and notify submitters of how their submission has been dealt with. After further review and approval by the Queensland Government and Council, the amendment may be finalised and adopted as part of a new version of the Logan Planning Scheme in 2020.

For further information or assistance please contact Council using the details in the footer of this document (phone or email), or visit the Planning counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

Logan City Council

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Document Reference: #13301844 Page 1 of 20

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Email: strategicplanning@logan.qld.gov.au

Web: logan.qld.gov.au

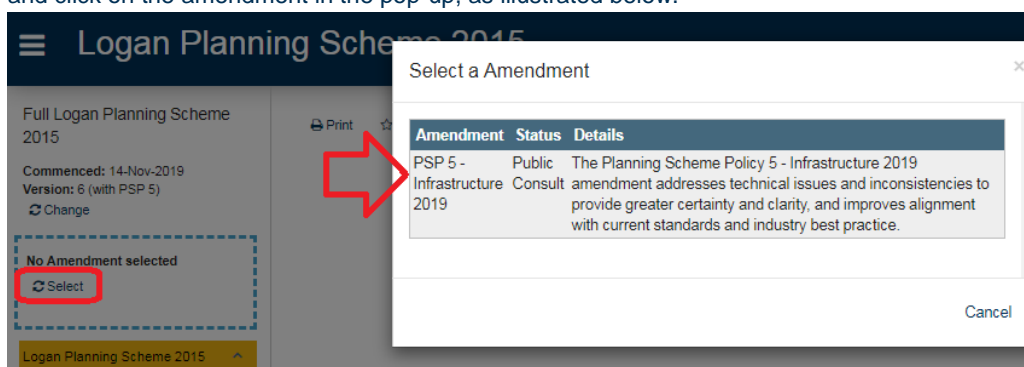
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Reviewing the proposed amendments in the Logan ePlan

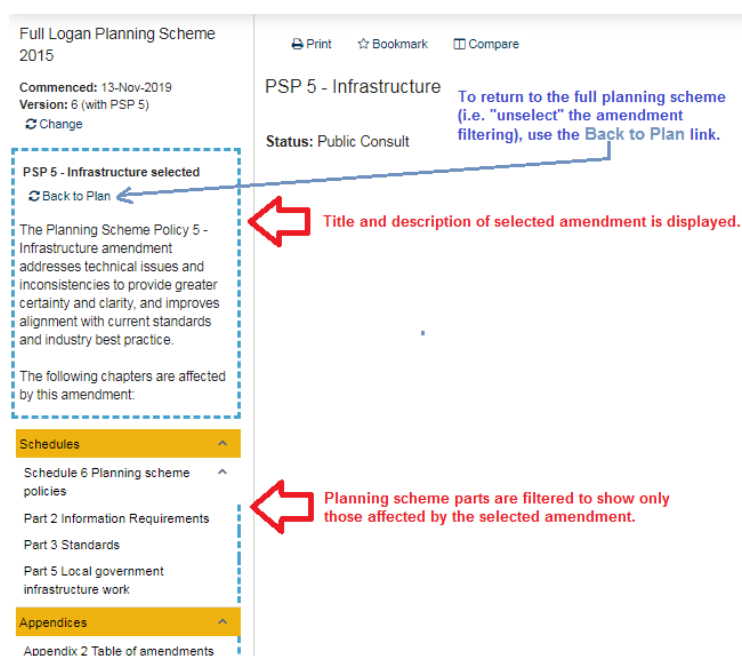
For best results, please use the Google Chrome internet browser with the Logan ePlan. When the ePlan loads:

- 1) Read and agree to the Terms & Conditions of use, and then select the **View Planning Scheme** button/option on the home page as illustrated →
- 2) All parts of the planning scheme will be listed in the navigation panel on the left hand side. Those affected by proposed amendments will be indicated by a blue dashed line next to the part. To view the proposed changes, click on 'Select' in the amendment box above the list of sections (blue dashed outline) and click on the amendment in the pop-up, as illustrated below.



- 3) The amendment will be loaded, and the list of planning scheme parts in the navigation panel will be filtered to show only those affected by the selected amendment. To remove the filtering, use the Back to Plan link underneath the title of the amendment.

Please note: there are no mapping changes proposed as part of this amendment.



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- 4) You can use the Compare option at the top of the page, and select the current version of the Logan Planning Scheme (6, commenced 27 May 2019) to compare the amendment with. The content will be presented side by side, as illustrated below. To 'filter' the content to see the highlighted changes in the proposed amendment, please select the amendment on the right hand side as indicated in the screenshot below. To close the compare view, use the Close link on the right, as indicated by the red arrow.



Scheme 2015

6 (with PSP 5) - 13-Nov-2019

Select the amendment
Changes will be highlighted in this Compare view, as illustrated below

PSP 5 - Infrastructure

Show Block Changes Close

Use the Close link to exit the Compare view

Information Requirements

development upon the uses identified in flood levels of the Flood hazard overlay code

the development, including the calculation and depths and depth*velocity products; calculation made in the assessment of the existing impact; data for any hydraulic or hydrologic modelling

following:
ARI storm events modelled for various ed (existing case), developed case, and if ase;

of various increment levels to demonstrate rd overlay code.

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](#);
m. details of the methodology and input data for any hydraulic or hydrologic modelling undertaken;
n. 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.

Making a submission (objecting to or supporting the proposed changes)

Council encourages online submissions via the [Logan ePlan](#). Submissions can alternatively be emailed, posted or delivered to the addresses at the bottom of this document.

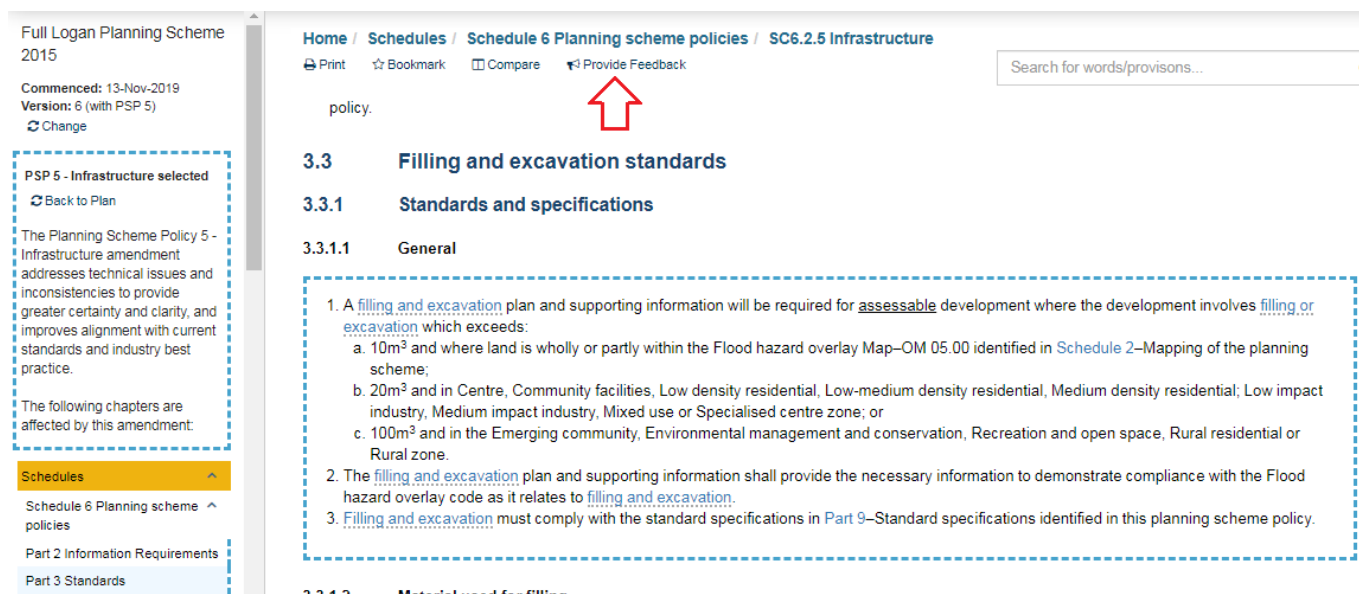
Under the requirements of the *Planning Act 2016*, a **properly made submission** must:

- be made in writing to Council (email, hard-copy or online) and be signed **by each person** making the submission;
- be received by Council during the notification period (on or before the last day, being **Friday 6 December 2019**); and
- include:
 - the name (first and surname) and full residential or business (street) address of **all** submission-makers;
 - reasons for the submission (grounds, facts, circumstances relied on to support the grounds);
 - one postal or electronic address for service relating to the submission for all submission-makers.

If you are reviewing the amendment in the ePlan and decide that you want to make a submission supporting or objecting to one or more of the changes, click on the Provide Feedback link at the top of the section, as illustrated below.

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Full Logan Planning Scheme 2015
Commenced: 13-Nov-2019
Version: 6 (with PSP 5)
Change

PSP 5 - Infrastructure selected
Back to Plan

The Planning Scheme Policy 5 - Infrastructure amendment addresses technical issues and inconsistencies to provide greater certainty and clarity, and improves alignment with current standards and industry best practice.

The following chapters are affected by this amendment:

Schedules

Schedule 6 Planning scheme policies

Part 2 Information Requirements

Part 3 Standards

Home / Schedules / Schedule 6 Planning scheme policies / SC6.2.5 Infrastructure

Print Bookmark Compare Provide Feedback

Search for words/provisions...

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:

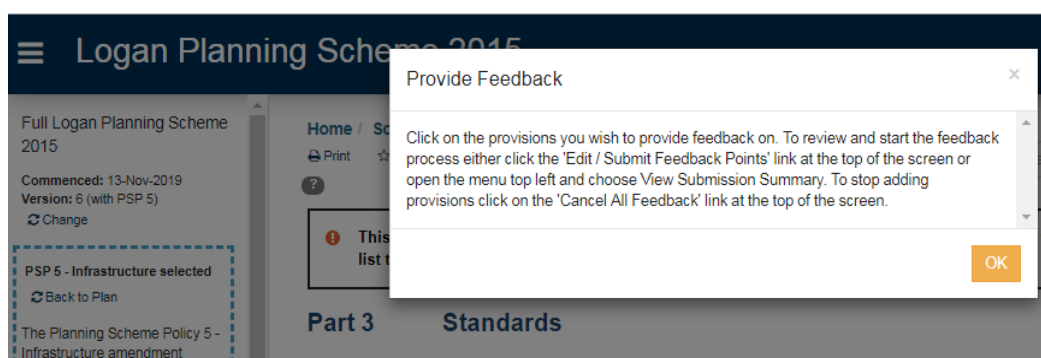
- 10m³ and where land is wholly or partly within the Flood hazard overlay Map—OM 05.00 identified in [Schedule 2—Mapping of the planning scheme](#);
- 20m³ and in Centre, Community facilities, Low density residential, Low-medium density residential, Medium density residential; Low impact industry, Medium impact industry, Mixed use or Specialised centre zone; or
- 100m³ 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.

3.3.2 Material used for filling

You will be prompted to click on the provision that you want to make a submission about. Please note this applies only to the provisions which have been changed as part of the proposed amendment; these are highlighted with a blue dashed outline, as illustrated above.



Logan Planning Scheme 2015

Full Logan Planning Scheme 2015
Commenced: 13-Nov-2019
Version: 6 (with PSP 5)
Change

PSP 5 - Infrastructure selected
Back to Plan

The Planning Scheme Policy 5 - Infrastructure amendment

Home / Schedules / Schedule 6 Planning scheme policies / SC6.2.5 Infrastructure

Print Bookmark Compare Provide Feedback

Search for words/provisions...

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:

- 10m³ 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](#);
- 20m³ 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
- 100m³ 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.

3.3.2 Material used for filling

Provide Feedback

Click on the provisions you wish to provide feedback on. To review and start the feedback process either click the 'Edit / Submit Feedback Points' link at the top of the screen or open the menu top left and choose View Submission Summary. To stop adding provisions click on the 'Cancel All Feedback' link at the top of the screen.

OK

The provision you select will be presented in a pop-up window with a large text box in which you can add your comments. There are formatting buttons available to help you highlight specific parts of your point. Please be as specific as possible and include map, table, section and/or property references where applicable.

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Provide Feedback

1. A filling and excavation plan and supporting information will be required for assessable development where the development involves filling or excavation which exceeds:







































- 10m³ 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;
- 20m³ 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
- 100m³ 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.

Feedback

☐ Copy Provision

↶ ↷ B I U                                      

Type your submission here, clearly explaining the reasons behind your submission, and what you are suggesting be changed. Please use the **formatting** buttons to enhance the clarity of your submission.

Done Close

There is a 'Copy Provision' button available, which will copy the content of the selected provision into the editing box so that you can mark up specific changes you'd like to see, using the formatting buttons. If the provision you're reviewing is particularly large (e.g. a long table), the Copy Provision feature is not recommended, as it will result in your submission being unnecessarily cluttered.

Click 'Done' to save your point. You can add further points to your submission as required, for example if there are multiple areas you want to comment on. A count of the points you have recorded will be displayed at the top of the page.

2 [Edit / Submit Feedback Points](#)

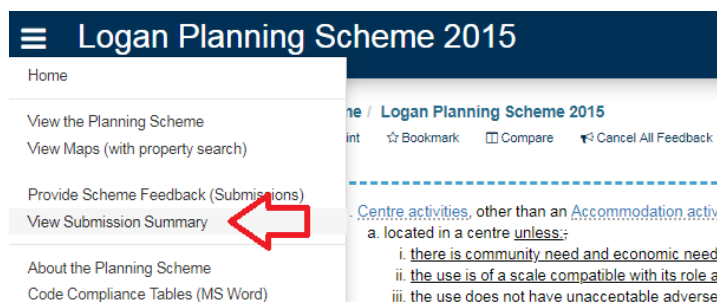
You can review and edit any points you have made by clicking on that link or using the View Submissions Summary menu option.

You can also cancel your feedback if required using the link at the top of the page: [Cancel All Feedback](#)

When you are ready to lodge your submission to Council, click on the Edit/Submit Feedback Points link at the top of the page or the View Submissions Summary option from the main menu.

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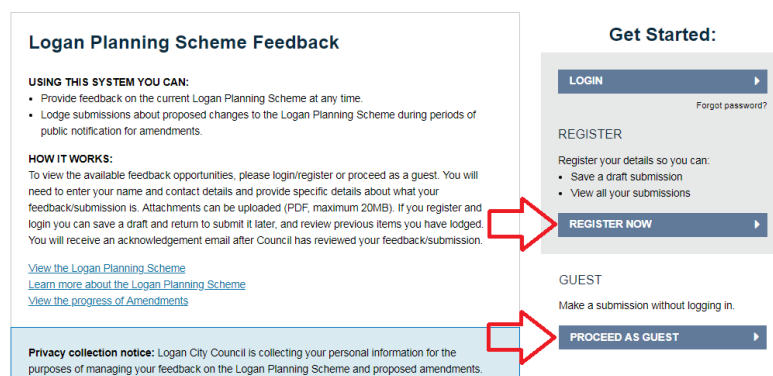


If you are happy with all of the points you have made, click on the 'Start Feedback Process >' button to progress to the Submissions portal.

[Start Feedback Process >](#)

You can lodge your submission as either a:

- registered user (and then use that same login as many times as you like in future for other amendments); or
- guest (in which case you still need to provide your name, address, contact details etc., however you will need to do this each time you make a submission).



If the list of Consultations is presented, select the amendment. The list of submission points you created will be displayed for your review/edit. If you are happy with them, can use the Submit button to lodge them.

New Submission - PSP 5 - Infrastructure Amendment

☐ Are you submitting as an organisation?

SUBMITTER	
Cheryl Lawie	EDIT

SUBMISSION POINTS	
Point 1	Part 2 Information Requirements / 2.5.3 Numerical modelling requirements / General
	VIEW / EDIT DELETE
Point 2	Part 3 Standards / 2.5.1 Flood study report / General
	VIEW / EDIT DELETE
NEW SUBMISSION POINT	
CANCEL HELP SUBMIT	

Your submission can include multiple points (e.g. you may wish to comment on more than one proposed change).

Each submission point can include attachments (uploaded as PDFs, up to 20MB).

If you have registered, you can save a draft (partially complete) submission and return to complete it later; this option is not available "as a guest".

Council will acknowledge your submission within five business

days of receiving it. If you have not received any communication after that time, please contact Council using the details at the bottom of this document.

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List of Changes – PSP 5 – Infrastructure 2019 Amendment (Schedule 6.2.5)

The images below illustrating the proposed changes have been taken from the [Logan ePlan](#). Changes are formatted so that:

- inserted text is underlined, and
- deleted text uses ~~strikethrough~~ formatting.

Changes in this amendment affect the following areas of Planning Scheme Policy 5 – Infrastructure, which is Schedule 6.2.5 of the Logan Planning Scheme 2015:

- [Part 2 – Information Requirements](#) (relating to flooding)
- [Part 3 – Standards](#) (with the bulk of the changes being in this Part)
- [Part 5 – Local government infrastructure work](#)

and also [Appendix 2](#), where the Table of Amendments is listed.

PSP 5 Part 2 – Information Requirements

Amend wording in section 2.6.1 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 ~~AEF~~ 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 ~~AEF~~ 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 or velocity ~~with a view to ensuring that~~ and demonstrate 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;
 - m. details of the methodology and input data for any hydraulic or hydrologic modelling undertaken;
 - n. 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

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Amend wording and add Note in section 2.5.3 Numerical modelling requirements, to reflect more contemporary practice:

1. All modelling used to demonstrate compliance with the flood plain management requirements shall be provided to the local government on a CD 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.

PSP 5 Part 3 – Standards

Insert word into point 1 of General (section 3.3.1.1) of the Filling and excavation standards (section 3.3.):

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. 10m³ 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. 20m³ 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. 100m³ 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.

Correct the wording in section 3.3.3.4 Treatment of adjoining properties:

1. Cross-section plans for filling and excavation ~~that~~ show the adjoining property boundaries where filling and excavation are adjacent to existing developments.
2. The ~~effect~~ 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.

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Wording changes to improve clarity in section 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 structure wall:
 - a. does not encroach onto any adjoining property or road reserve;
 - b. up to and including 1.5 metres in height, is allowed enadjacent to the property boundary provided it has adequate drainage;
 - c. up to and including 1.5 metres in height, where not enadjacent to the property boundary, provides adequate clearance to an adjoining fence for access for weed removal; ~~or~~
 - i. is designed to prevent weed growth and be self-cleaning;
 - d. exceeding 1.5 metres in height, has a minimum boundary clearance equal to the full height of the retaining structure 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 storm water discharge to the street or other lawful point of discharge;
 - h. ~~wall-adjacent~~ to road reserve boundary is fenced for pedestrian safety;
 - i. ~~wall-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. ~~wall-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 the lower allotment boundary 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 structure wall influences services, the services or the retaining structure 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 structures 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 structure wall located in a road reserve upon receipt of a formal submission.
8. Retaining walls:
 - a. ~~in urban and non urban areas 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.
9. Retaining structures walls are not permitted within detention basins unless approved by Council. ~~Where Retaining structures walls may be 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. Bio-retention basin provided the bio-retention basin is not within a detention basin or other stormwater quantity control measure.~~
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 structure wall is provided by an appropriately qualified and experienced structural engineer in accordance with (Link, 16112, section 2.1)–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 structure 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:

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- 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 [structure wall](#) that:
 - a. has a minimum clearance from the boundary of the premises equal to the height of the retaining [structure 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 [structure 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.

Add requirements for SIDRA modelling to section 3.4.1.4 Road network and section 3.4.4.2 Road design standards:

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.

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 road encroachment maps in [Table 7.3.1.1—Road encroachment maps in Part 7—Planning layouts of this planning scheme policy](#);
 - f. the standard drawings in [Table 8.1.1.1—Standard drawings for movement infrastructure of Part 8—Standard drawings of this planning scheme policy](#);
 - g. the standard specifications in [Part 9—Standard specifications of this planning scheme policy](#);
 - h. 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.

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Add point 12 to the wording of Note below Table 3.4.4.2.1 – Road design standards:

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.

Insert section 3.4.4.3 Access lane and renumber subsequent sections through to 3.4.4.15 (becomes 3.4.4.16):

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.
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.

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Improve clarity of wording in section 3.4.4.11 Manoeuvring areas:

3.4.4.11 Manoeuvring areas

1. Manoeuvring for garbage trucks is designed so that:
 - a. no more than one reversing movement is required for access to bin and skip collection areas;
 - b. where garbage collection vehicles are required to enter a site, the garbage collection vehicle is able to leave/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 3.4.4.910—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 3.4.4.910(2)(b)–3.4.4.9(2)(b) and 3.4.4.910(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.

Add requirement to follow Australian Rainfall and Runoff (2016) methodology to section 3.6 Stormwater infrastructure standards:

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 (ARR2016), 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.

Add clarity of wording in section 3.6.1.3 Stormwater quantity infrastructure:

- 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.

and similarly in section 3.6.1.4 Stormwater quality, frequent flow management and waterway stability infrastructure:

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 'Waterway' identified on Figure 3.6.1.3.1—Loganholme: stormwater management mapped waterway if development occurs on a lot not containing a marked 'Easement location' on Figure 3.6.1.3.1—Loganholme: stormwater management.

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Clarify wording and references in section 3.6.2.3 Lawful point of discharge:

3.6.2.3 Lawful point of discharge

1. All development shall discharge to a legal lawful point of discharge in accordance with Section 3.02 of the Queensland Urban Drainage Manual.
2. Where the lawful point of discharge is to a park, the receiving waterway shall be an appropriately designed, naturalised and constructed within an existing channel or waterway. Any works undertaken within the park shall ensure that the park function is not degraded and the written permission of the asset owner is obtained prior to application being submitted to the local government.
3. A lawful point of discharge is established for infill (brown field) development where the site slopes downward away from the road reserve and no inter-allotment drainage system exists. If the drainage system passes through a private property, a letter of consent from the owner(s) of downstream property(ies) must be submitted as a part of an approval process for the development application and a drainage easement obtained (refer to section 3.6.2.8 Inter-allotment drainage systems).

Clarify wording around responsibility of lot owner in section 3.6.2.7 Allotment and inter-allotment drainage systems:

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.

Clarify easement requirements for residential categories (Urban, Suburban and Rural) in Table 3.6.2.7.1 – Allotment and inter-allotment drainage system requirements, and add note below table:

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	<u>N/A</u> <u>Minimum 1.5m wide private easement in favour of upstream properties</u>
		>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	<u>Easement in favour of Council over collector pipe</u> <u>Minimum 1.5m wide private easement in favour of upstream properties</u>

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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.

Clarify charged roofwater systems wording in section 3.6.2.7 Allotment and inter-allotment drainage systems:

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 except in exceptional circumstances where no other option is available. Any proposal for such a system must be accompanied by a hydraulic report which demonstrates that the system can adequately discharge the roof water.
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..

Changes and clarifications in section 3.6.2.8 Inter-allotment drainage systems:

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 inter-allotment 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.
5. All collector pipes with an easement in favour of the local government:
 - a. are designed to a minimum Queensland Urban Drainage Manual level III standard, including construction with RCP or FRC pipe material, RRJ or S&S joining systems, and sized to convey at a minimum the two year ARI storm event;
 - b. have a minimum longitudinal gradient of 0.5 percent;
 - c. are a minimum of 375mm in diameter.
6. Any fences located within an easement in favour of the local government are demountable and removable.
7. Retaining walls are not located within an easement in favour of the local government, such that:
 - a. the retaining wall is located outside the zone of influence of the easement and the piped network;
 - b. the easement is located outside the zone of influence of the retaining wall.
8. All collector pipes, whether local government managed or otherwise, 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.

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Clarifications in section 3.6.2.10 No worsening:

3.6.2.10 No worsening

1. Development must achieve the principle of "no worsening", as per the Queensland Urban Drainage Manual and 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 of 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 for any other property;
 - 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.

Changes in sections 3.6.2.16 and 3.6.2.17, relating to new easements:

3.6.2.16 ~~Creating new easements~~ Easements in favour of Council

1. An easement is provided over all ~~major~~ drainage system elements, open or piped, that form part of the public stormwater infrastructure network ~~and is 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. ~~A formal written agreement between the owner of the intervening land and the person who has the benefit of the development approval shall be provided to the local government prior to a registrable lease or easement being created.~~
6. ~~For further detail on easements with regards to inter-allotment drainage see section 3.6.2.7 Allotment and inter-allotment drainage systems of this planning scheme policy.~~
7. Any fences located within an easement in favour of the local government are demountable and removable.
8. Retaining walls are not located within an easement in favour of the local government.

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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 300mm ~~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 ~~Section 7.03 of 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 ~~Sections 9.02 and 9.07.2 of the~~ Queensland Urban Drainage Manual;
 - iii. freeboard in accordance with ~~section 9.03.4 of the~~ Queensland Urban Drainage Manual.
3. ~~In highly constrained situations, mainly for brownfields developments, it may be acceptable that the width of easements over Queensland Urban Drainage Manual level II drainage systems be a minimum of two metres.~~
4. 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.
5. 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.
6. 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.

Changes in section 3.6.2.19 Where an easement cannot be obtained:

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.
2. ~~For the management of allotment and inter-allotment drainage:~~
 - a. ~~all allotment drainage, connector pipes and surface water collection 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;~~
 - b. ~~where a collector pipe, as depicted in Figure 3.6.2.7.1 Allotment and inter-allotment stormwater drainage system of this planning scheme policy:~~
 - i. ~~drains 2 to 5 lots in the Residential zone category excluding the Acreage precinct—a private easement shall be provided over the entire length of the pipe in favour of all lots benefiting from and affected by the pipe;~~
 - ii. ~~drains to greater than 5 lots in the Residential zone category excluding the Acreage precinct—an easement shall be provided that:~~
 - A. ~~is in favour of the local government;~~
 - B. ~~extends over the entire collector pipe;~~
 - C. ~~results in the collector pipe becoming a local government asset.~~

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Changes in section 3.6.3.3 Pipe size:

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;
 - c. ~~an inter allotment drainage collector pipe that drains six or more lots.~~

Changes to the references to the Queensland Urban Drainage Manual in section 3.6.4.1 Unlined channel flow velocities:

3.6.4.1 Unlined channel flow velocities

1. Flow velocities in unlined channels shall be in accordance with ~~Table 9.05.3 of the Queensland Urban Drainage Manual.~~
2. Where ~~Table 9.05.3 of 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.

Changes in section 3.6.6.2 Location of detention basins:

3.6.6.2 Location of detention basins

1. Detention systems are designed and constructed ~~to be with a high level outlet that is at or above the 2% AEP local or river flood level.~~
 - a. ~~at or above the 50 year ARI local flood level;~~
 - b. ~~at or above the 50 year ARI regional 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.

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PSP 5 Part 5 – Local government infrastructure work

Modify wording of section 5.4.2 Maintenance security deposit to refer to Council's Bonding of works policy:

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.
 - i. of 5 percent of the agreed value of the local government infrastructure work, or the amount prescribed in the local government's register of fees and charges, whichever is higher;
 - ii. \$200 per drawing page for each as constructed engineering plan, as prescribed in the local government's register of fees and charges;
 - iii. the person who has the benefit of the development approval must seek the local government's approval to the bond content prior to lodging the bond;
 - iv. the bonding of uncompleted works peripheral to the actual works may be waived at the discretion of the local government.

Modify wording of sections 5.6.1 to 5.6.4 and section 5.9 relating to engineering drawings and as constructed information, to remove reference to CDs and hardcopies and refer to RPEQ:

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, CDs 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.

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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 ~~hardcopies~~ (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. AutoCAD.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.

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 ~~be~~are provided and prepared in:
 - a. A3 ~~hardcopies~~ (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 ~~one CD (or DVD or other electronic device)~~ as constructed documentation submission

1. The ~~CD~~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

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Table 5.9.1—As constructed information

REQUIREMENT	FORM OF SUBMISSION
As-Constructed Drawings	A3 size hardcopies (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

Appendix 2 Table of Amendments

Insert row into Table AP2.1 – 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 - <u>insert date 2020</u> Effective - <u>insert date 2020</u>	<u>Version 7.0</u>	<u>Planning Scheme Policy (PSP)</u>	<u>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.</u>