



Unlocking Logan's Prosperity Amendment

Explanatory Report

Logan Planning Scheme 2015



LOGAN
CITY COUNCIL

INNOVATIVE, DYNAMIC, CITY OF THE FUTURE

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1 About the amendment

1.1. Short title

- (1) This amendment may be cited as the Unlocking Logan's Prosperity Amendment.

1.2. Purpose

- (1) The purpose of this amendment is to unlock Logan's prosperity by:
 - (a) providing certainty for specific industries;
 - (b) creating opportunities for new business;
 - (c) reducing red tape; and
 - (d) responding to growth in a sustainable way.

In providing certainty for specific industries, this Amendment establishes criteria for new centres in the Emerging community zone whilst protecting existing centres and outlines a clear vision for industrial developments. This Amendment has identified opportunities for new business to establish in the City by streamlining the development assessment process and therefore minimising financial burden on business. With considerable growth occurring across the City, affordability is assured by means of reduced construction costs and improved development efficiencies.

1.3. Commencement

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

1.4. This report

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

2 Part 1 About the planning scheme

2.1. Amendment to Table 1.2.1–Zones

Insert in column 2 against the Mixed use zone, the new Industry precinct.

Mixed use zone	No precincts Industry .
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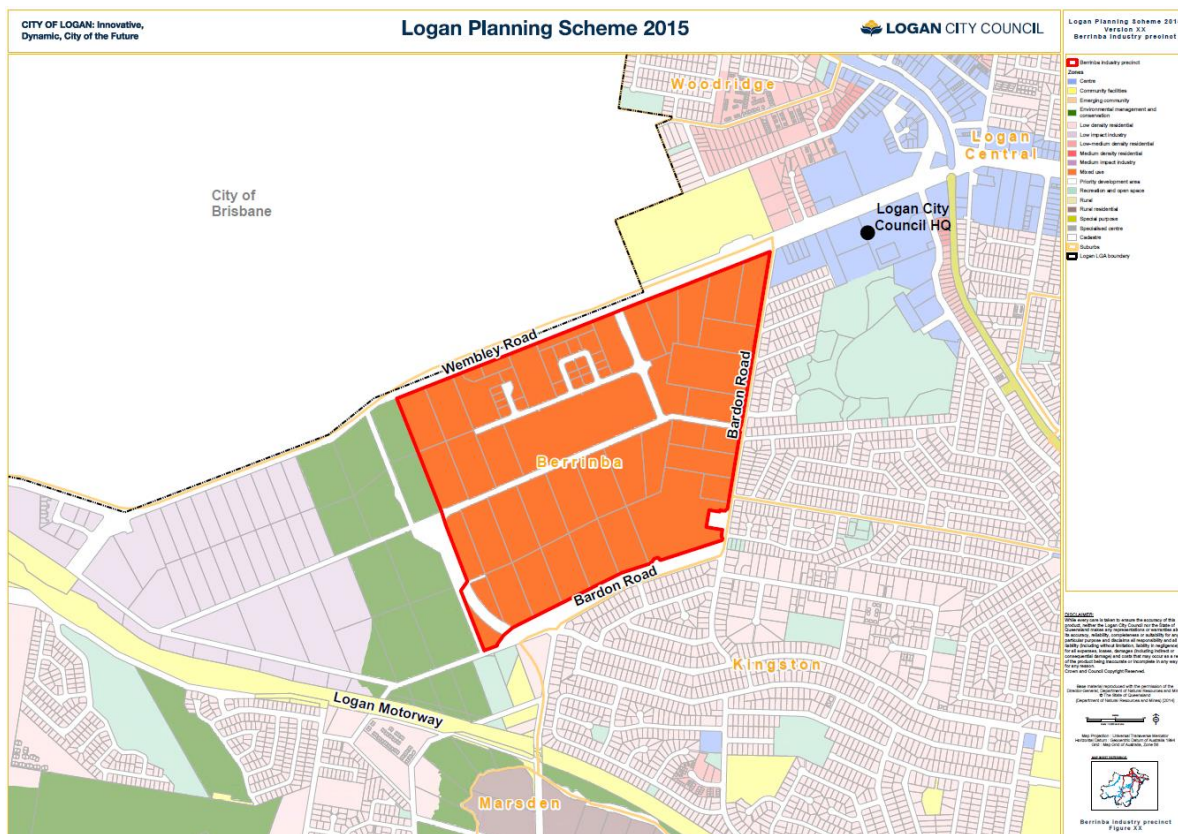
Explanation

On 9 July 2019 Council endorsed a key strategic action to establish four precinct types in the Mixed use zone based on the recommendations of the Next Generation Employment Lands Strategy project. The establishment of precincts within the Mixed use zone will allow Council to refine the land use mix in specific locations to better reflect existing uses and guide future land use decisions.

The first of these precincts is the Industry precinct to be established in Berrinba. The remaining three precinct types will be applied to other Mixed use zoned areas across Logan as part of a future planning scheme amendment.

The specific area in Berrinba (refer to Figure 1 – Berrinba Rezoning Area below) is located along Wembley Road and is currently zoned Mixed use. This location is one of Council's more successful industrial areas with a distinctive development pattern and character for freight, logistics and distribution. Council seeks to build on this success and facilitate the establishment of further logistics based activities in Berrinba.

Figure 1 – Berrinba Rezoning Area



The proposed Amendment for an Industry precinct in the Mixed use zone code will:

- exclude sensitive uses from locating in this predominantly industrial area;
- increase building heights to accommodate new storage and warehousing technologies;
- protect existing sensitive uses in the proposed Industry precinct area by means of landscaped amenity buffers; and

- align the assessment levels of preferred uses in the Mixed use zone code to reflect the desired outcomes for an Industry precinct.

Refer to the changes in the Mixed use zone code for further information.

State Interests

SEQRP

The Amendment is consistent with the overarching goals of the South East Queensland Regional Plan 2017 (Shaping SEQ), as demonstrated by the assessment against the plan's goals below:

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

The Amendment provides guidance on the future development of industries within the Mixed use zone. The Amendment will contribute towards accommodating Logan's urban growth needs in the Urban Footprint in an efficient manner.

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

Berrinba is identified as one of the Individual major enterprise and industrial areas. The Amendment contributes towards protecting this area from incompatible and sensitive uses, enabling the intensification of Berrinba as a major industrial area and improving its capacity and functionality. The Amendment area is one of Council's more successful industrial areas with a distinctive development pattern and character for freight, logistics and distribution. The proposed Amendment outlines Council's intention for the Mixed use zoned area in Berrinba to be further developed as an industrial estate to provide certainty and business confidence.

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

The Amendment will contribute to deliver an efficient, consolidated urban form that integrates economic activity and transport. The Amendment area is situated in close proximity of motorways with access to the Logan Motorway and the Gateway Motorway, permitting the movement of goods and services via key freight connections.

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

The planning scheme addresses issues relating to environmental protection and natural hazards through the relevant overlays. These overlays will continue to apply, where relevant, within the Amendment area.

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

The Strategic framework addresses the effects of climate change and encourages energy efficient buildings. The Strategic framework and Planning scheme policy 8 - Urban design also include design guidelines, which include climate sensitive elements. The Strategic framework and Planning scheme policy 8 will remain unchanged and continue to apply to development within the Amendment area.

SPP

The Amendment has been prepared consistent with the state interest policies in Part E of the State Planning Policy and each of the State Interests in Part D of the SPP have been considered as follows:

Planning for liveable communities and housing – The Amendment is consistent with the outcomes for liveable communities including built and natural environment outcomes that support a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community.

Planning for economic growth – The Amendment is consistent with the outcomes for development and construction under the SPP by developing effective planning policies that support the development sector by enabling the growth of the employment commercial and industrial sectors. The State interest of agriculture is not relevant in this area as the Regional Plan has prioritised urban development. The State interests for mining and extractive resources and tourism are not relevant at this location.

Planning for the environment and heritage – The State interests for biodiversity, coastal environment, cultural heritage, water quality are addressed through the Logan Planning Scheme 2015 overlays. The proposed Amendment will not make any changes relevant to these State interests.

Planning for safety and resilience to hazards – The State interest for emissions and hazardous activities are addressed by the acceptable and performance outcomes of the proposed Industry precinct in the Mixed use zone code. The SPP mapping identifies bushfire hazard areas and coastal hazard areas and these areas have been considered and resolved by Council in the preparation of the Bushfire hazard overlay and the Waterway corridors and wetlands overlay in the Logan Planning Scheme 2015. The flood hazards for the Amendment area have been adequately identified and appropriately managed through the preparation of the Flood hazard overlay in the Logan Planning Scheme 2015.

Planning for infrastructure – The Amendment area does not affect any bulk water supply infrastructure identified in the SPP mapping. The Amendment area is not identified in the SPP mapping as including any strategic airports or aviation facilities or associated buffer areas. The Amendment area does not include any State transport infrastructure, strategic ports or potential port sites. State interests relating to State transport infrastructure, strategic airports, aviation facilities or strategic ports are not affected by the Amendment.

2.2. Amendment to 1.6—Building work regulated under the planning scheme

Amend the Editor's notes and Notes relating to Table 1.6.1—Building assessment provisions in the planning scheme.

~~Editor's note—A decision in relation to building work that is assessable development under the planning scheme should only be issued as a preliminary approval. See section 83(b) of the [Building Act 1975](#).~~

~~Editor's note In a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of [the Act](#), for building work assessable against the [Building Act 1975](#). The decision notice must state this.~~

~~Note—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-11.00](#), 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 9.3.1-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 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).~~

Explanation

The proposed amendments are to reflect the *Local Government Electoral (Transparency and Accountability in Local Government) and Other Legislation Amendment Act 2017* (LGEOLA) and the *Planning (Consequential) and Other Legislation Amendment Regulation 2017* (PCOLAR) amendments. The legislation requires that:

- building work assessable under a planning scheme requires a development permit for building work;
- a private certifier cannot process or decide a building development application under the *Building Act* until the planning scheme development permit is in effect;
- both development permits are necessary before the building work can start.

The proposed amendment aligns the planning scheme with legislation and ensures that code assessable building work under the planning scheme requires a development permit, not a preliminary approval.

State Interest

SEQR

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

3 Part 3 Strategic framework

3.1. Amendment to Strategic Framework maps and other maps to include the gazetted Park Ridge Connector

Amend the Strategic Intent Map (Figure 3.1) in the Strategic Framework, amend the Park Ridge land use area map (Figure 3.3) in the Strategic Framework, amend the Park Ridge general planning layout (Figure 7.2.1.4) and the Wembley Road general planning layout (Figure 7.2.1.7), amend the Strategic Framework Map - Road and Freight (SFM-04.00); and amend the Road network map (Figure 3.4.1.4.1) in Planning Scheme Policy 5 - Infrastructure to reflect the gazettal of the Park Ridge Connector.

Figure 3.1–Strategic intent

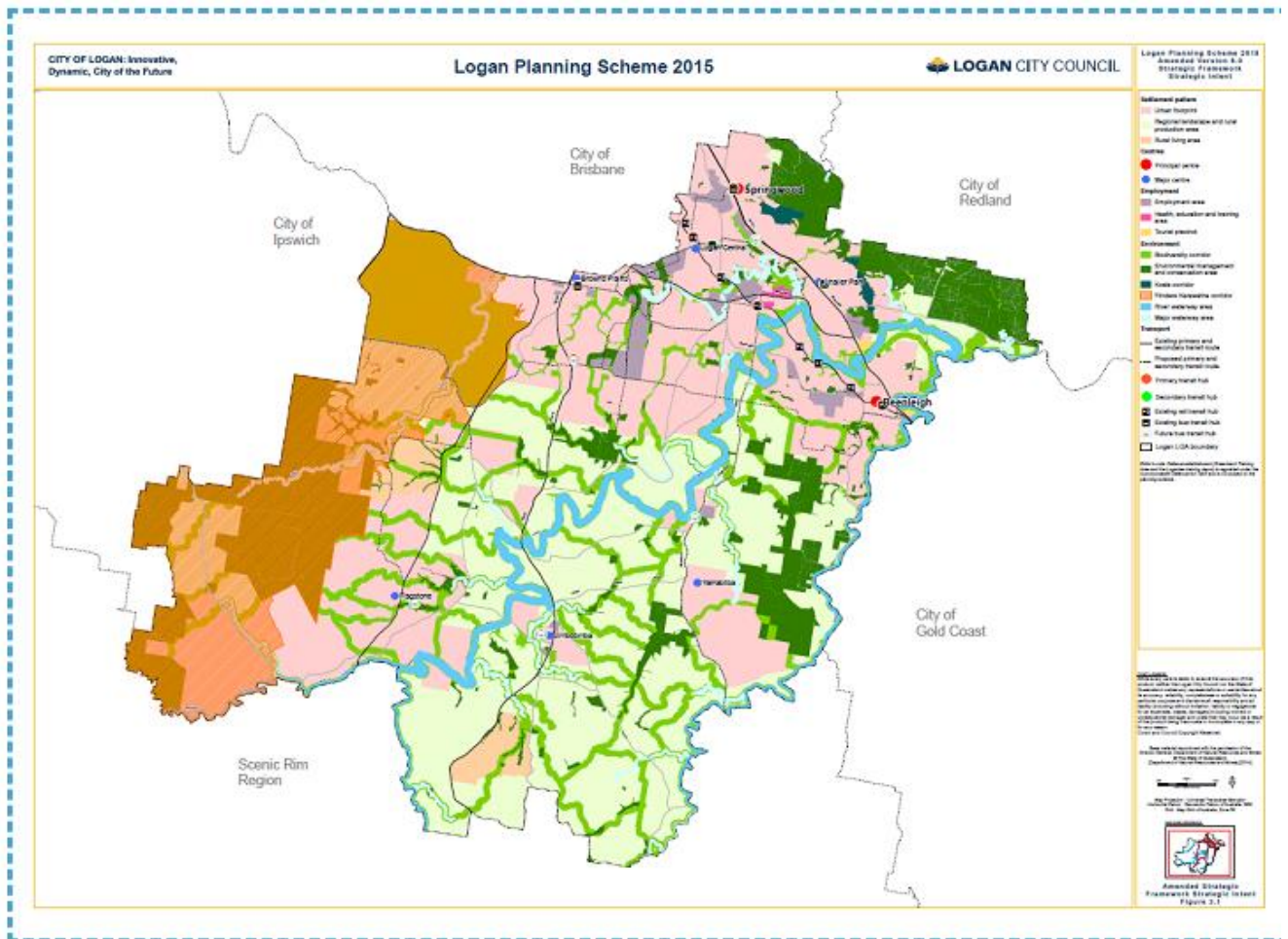


Figure 3.3 – Park Ridge land use area

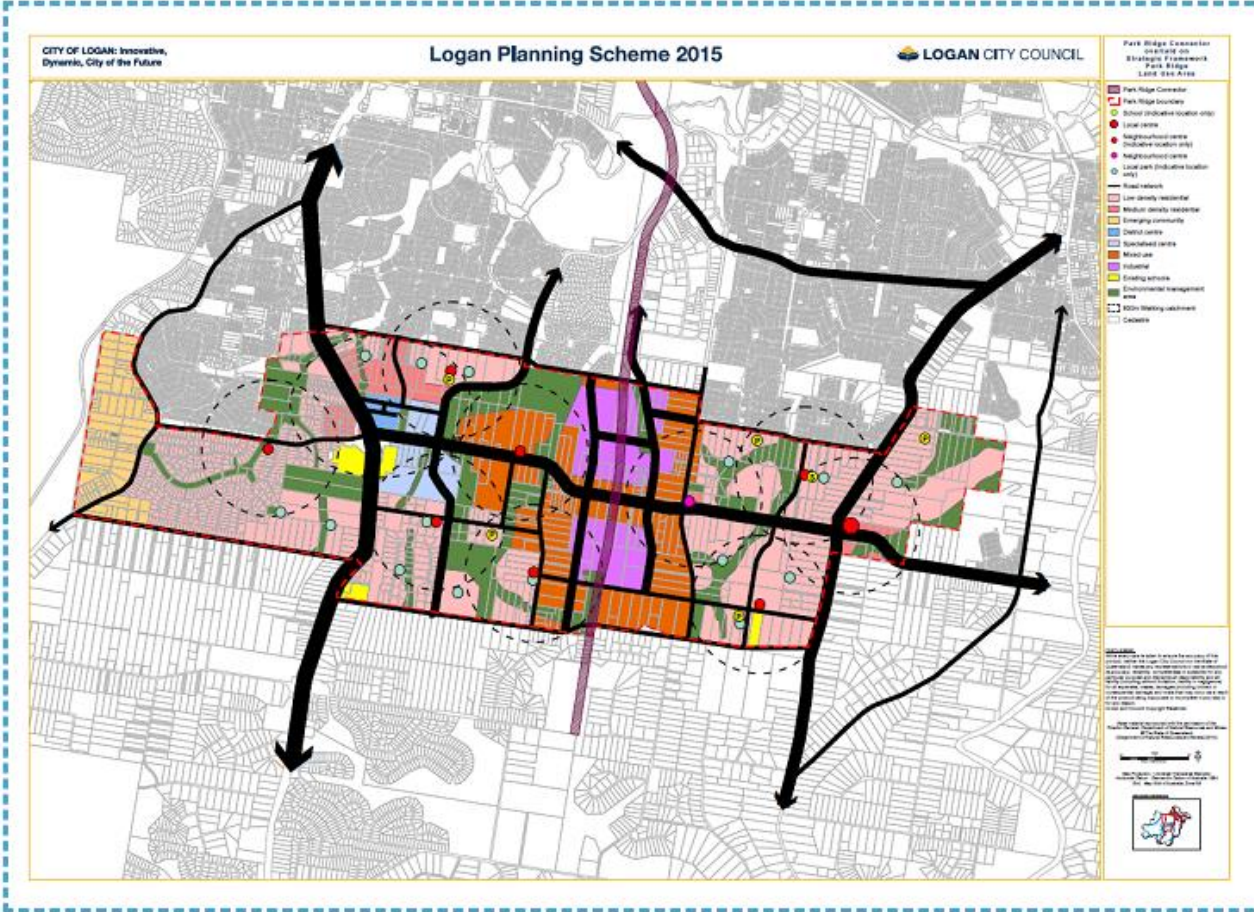


Figure 7.2.1.4–Park Ridge general planning layout

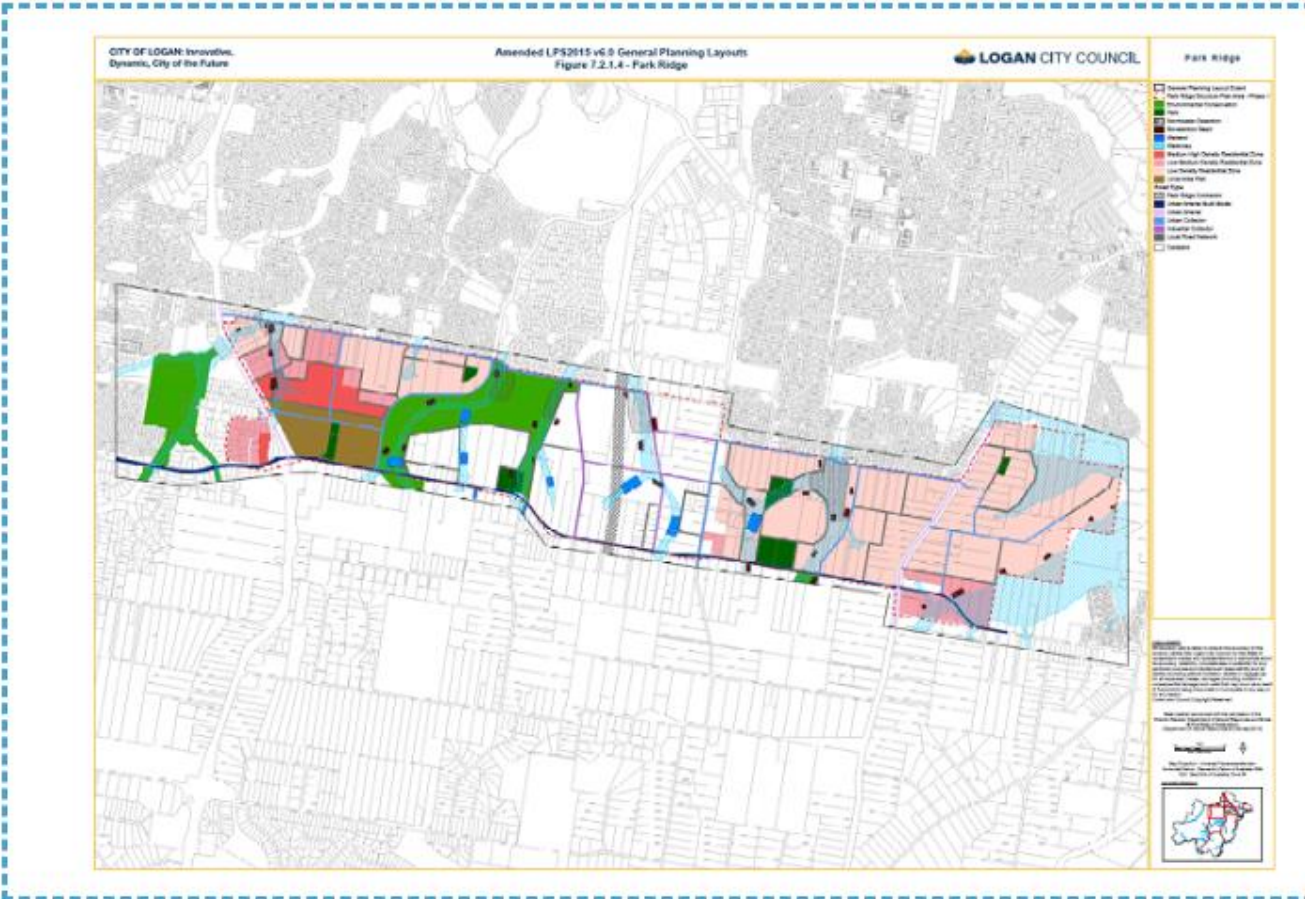
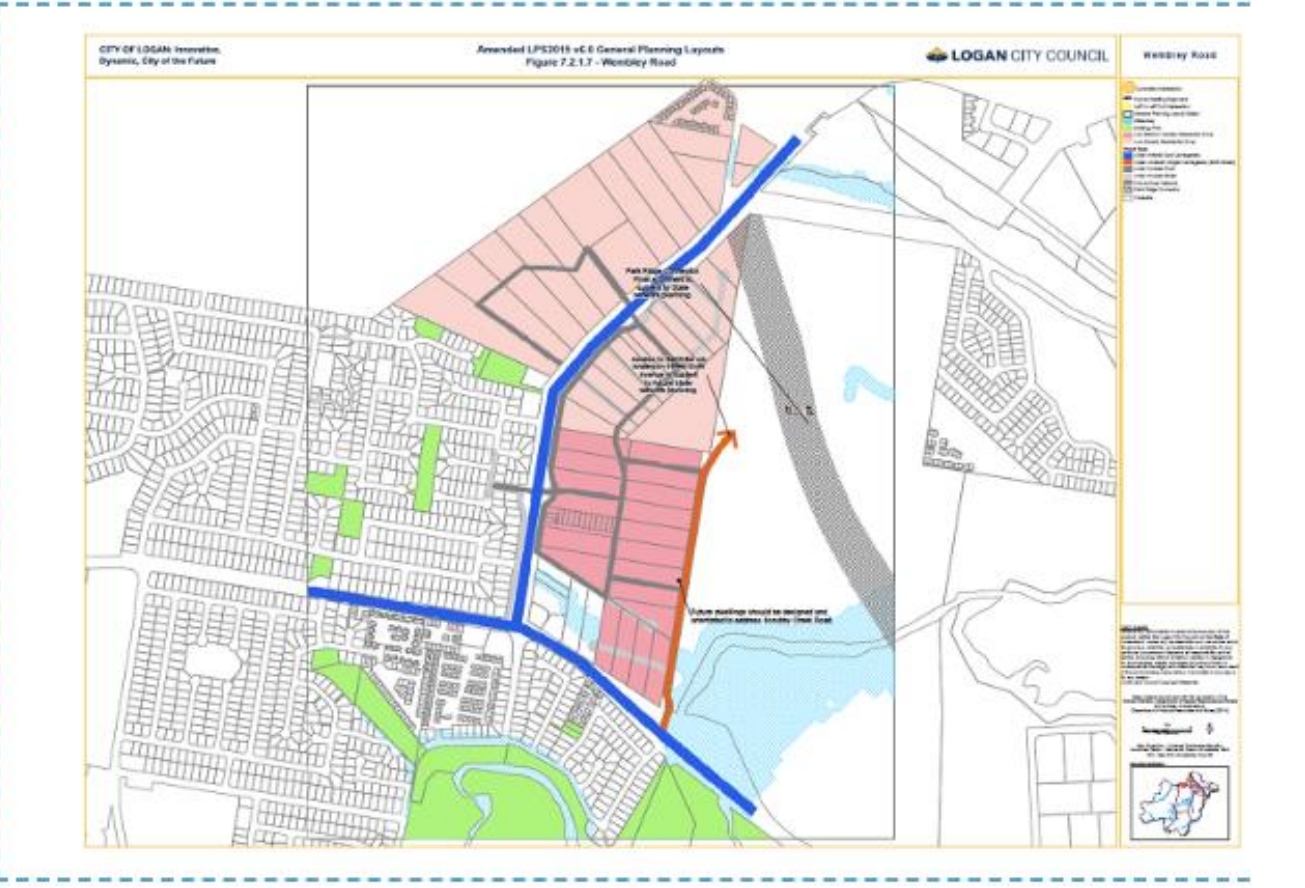
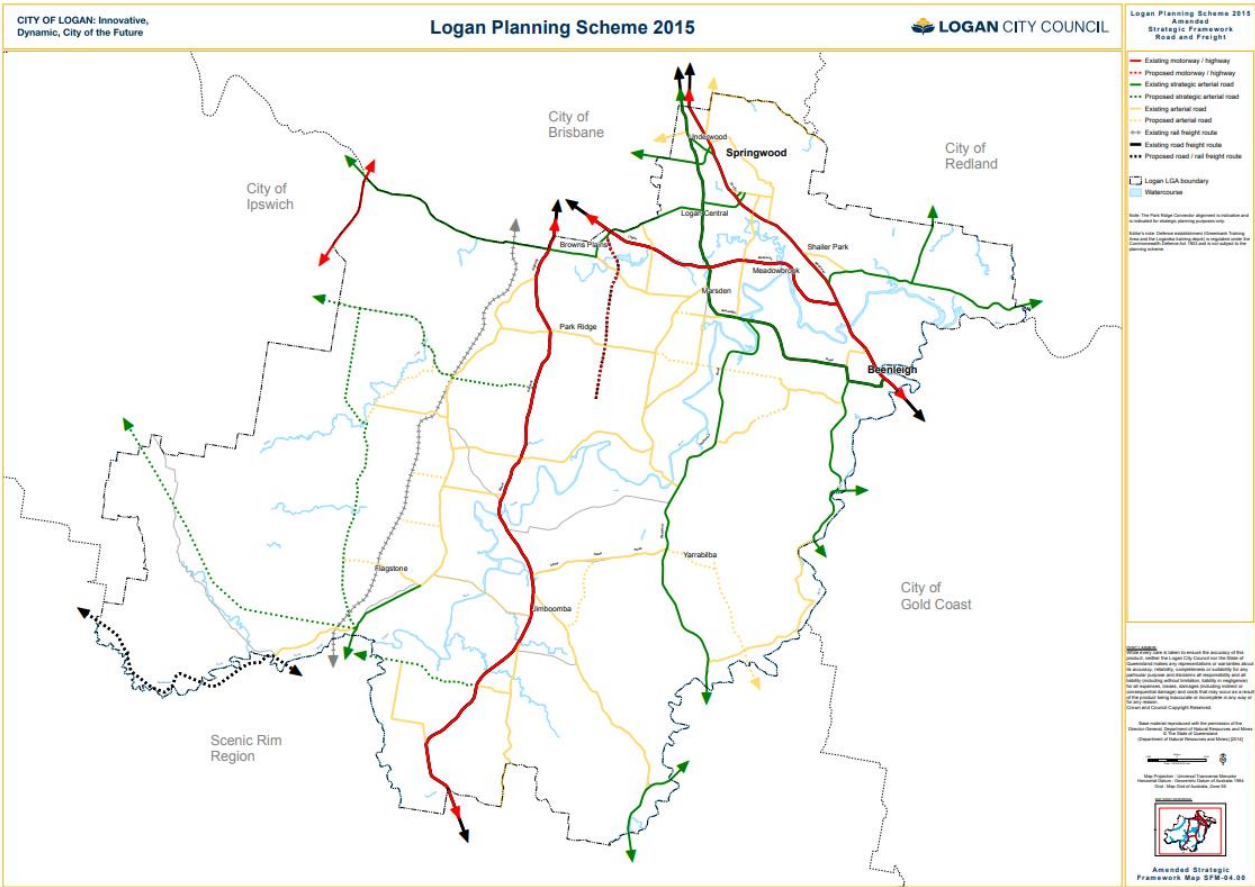


Figure 7.2.1.7–Wembley Road general planning layout



Strategic Framework map SFM-04.00 Road and Freight map



This amendment seeks to facilitate safe and efficient development to prevent adverse effects on existing and future state transport infrastructure, corridors, and networks. The proposed amendment is consistent with this policy.

3.2. Amendment to 3.5.8–New and expanded centres

Insert provision for new neighbourhood centres, local centres and district centres in the Emerging community zone.

3.5.8 Element–New and expanded centres

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:
 - A. a principal centre, which is a dominant centre in Logan and services a main trade area over 100,000 people;
 - B. a major centre, which is subordinate to a principal centre and services a main trade area of approximately 40,000 to 50,000 people;
 - C. 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;
 - D. 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;
 - E. 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;
 - d. 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.

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.

Explanation

The purpose of the Retail Amendment is to introduce new locational criteria and strengthen existing Specific outcomes for lower order centres (district centres, local centres and neighbourhood centres) in the Emerging community zone. The Logan Planning Scheme 2015 (the Planning scheme) does not provide clear locational directives or comprehensive guidance for centre development in the Emerging community zone. This can result in development applications for centres being lodged in close proximity of other centres and the overlapping of centre trade areas. Council is also unable to use critical planning criteria when evaluating multiple and competing centre development applications. The introduction of separation distances for lower order centres will ensure that future lower order centre development will be appropriately dispersed to efficiently serve the needs of existing and future communities. The strengthened Specific outcomes will provide additional planning criteria to assist the Development Assessment branch of Council in their assessment of multiple and competing lower order centre development applications. The additional criteria include locational requirements requiring centres to be located on an urban arterial road and to have access to an urban collector road and be integrated with public transport, as well as the sequencing of orderly development.

State Interest

SEQRP

The Amendment is consistent with the overarching goals of the South East Queensland Regional Plan 2017 (Shaping SEQ), as demonstrated by the assessment against the plan's goals below:

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

The Amendment provides guidance on the future development of retail centres in the Emerging community zone, especially the lower order centres of local and neighbourhood centres. The Amendment will contribute to ensure that this zone's centres will be diverse and creative focal points that support residential communities and economic activities.

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

The Amendment contributes and provides guidance on the regional activity centres network and will ensure that development in lower order centres within the Emerging community zone are consistent with the regional centres network and Council's hierarchy of retail centres

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

The Amendment's requirement for new lower order centres in the Emerging community zone to be located on public transport routes, will support the region's active transport network contributing towards the prioritising of active transport as the potential primary mode in regional activity centres.

As the Amendment area is located in the Emerging community zone, any future centre development will be required to demonstrate how the full range of services and infrastructure can be provided to adequately service the development.

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

The planning scheme addresses issues relating to environmental protection and natural hazards through the relevant overlays. These overlays will continue to apply, where relevant, within the Amendment area. The Amendment's proposed separation distances for lower order centres are designed to be located within walkable catchments of the broader communities within the Emerging community zone.

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

The strategic framework addresses the effects of climate change and encourages energy efficient buildings. The strategic framework and Planning scheme policy 8 - Urban design also include design guidelines, which include climate sensitive elements. The strategic framework and planning scheme policy 8 will remain unchanged and continue to apply to development within the Amendment area.

SPP

The Amendment has been prepared consistent with the state interest policies in Part E of the SPP and each of the State Interests in Part D of the SPP have been considered as follows:

Planning for liveable communities and housing – The Amendment is consistent with the outcomes for liveable communities including planning and design outcomes that support the creation of diverse neighbourhoods, good neighbourhood planning and centre location and design.

Planning for economic Growth – The Amendment is consistent with the outcomes for development and construction under the SPP by identifying potential locations for lower order retail centres, considering the physical and environmental constraints of the area and infrastructure required to support this development. The State interest of agriculture is not relevant in this area as the Regional Plan has prioritised urban development. The State interests for mining and extractive resources and tourism are not relevant at this location.

Planning for the environment and heritage – The State interests for biodiversity, coastal environment, cultural heritage, water quality are addressed through the Logan Planning Scheme 2015 overlays. The proposed Amendment will not make any changes relevant to these State interests.

Planning for safety and resilience to hazards – The State interest for emissions and hazardous activities does not have relevance to the Amendment. The SPP mapping identifies bushfire hazard areas and coastal hazard areas and these areas have been considered and resolved by Council in the preparation of the Bushfire hazard overlay and the Waterway corridors and wetlands overlay in the Logan Planning Scheme 2015. The flood hazards for the Amendment area have been adequately identified and appropriately managed through the preparation of the Flood hazard overlay in the Logan Planning Scheme 2015.

Planning for infrastructure – The Amendment area does not affect any bulk water supply infrastructure identified in the SPP mapping, but does include an Energex powerline corridor, which is identified and addressed in the Regional infrastructure corridors and substations overlay in the Logan Planning Scheme 2015. The Amendment area is not identified in the SPP mapping as including any strategic airports or aviation facilities or associated buffer areas. The Amendment area does not include any State transport infrastructure, strategic ports or potential port sites. State interests relating to State transport infrastructure, strategic airports, aviation facilities or strategic ports are not affected by the Amendment.

4 Part 5 Tables of assessment – Material Change of Use

4.1. Amendment to tables of assessment - building height qualifier

Insert change to Impact assessment building height qualifier in all zone and local plan tables of assessment, except for the Special purpose zone.

all uses	<u>Accepted development (not subject to requirements)</u>	
	<p>If—</p> <ul style="list-style-type: none"> a. <u>local utilities</u>; or b. a <u>temporary use</u> in <u>Table 1.7.1.1—Temporary uses</u>. <p>Note—This accepted development category of development prevails over all other categories of development and assessment.</p>	Not applicable
	Impact assessment	
	<p>If not <u>accepted development (not subject to requirements)</u> and <u>new building work results in a building height</u> (other than if <u>Park</u> or <u>Sales office</u>) exceeds<u>exceeding</u>—</p> <ul style="list-style-type: none"> a. 8.5 metres where located within 15 metres of a zone or precinct of an adjoining lot in a <u>residential zone category</u> with a maximum height of 8.5 metres or less; or b. the <u>building height</u> for a District centre precinct, being— <ul style="list-style-type: none"> 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. <p>Note—This Impact assessment category of assessment prevails over all <u>Accepted development (subject to requirements)</u> and Code assessment in this table.</p>	The planning scheme

Explanation

At the beginning of each table of assessment for a material change of use in each zone and local plan, a maximum building height trigger for impact assessment is set out. This maximum height does not make exception for existing buildings that exceed the prescribed height. This therefore results in impact assessment where existing buildings exceed this height limitation and a material change of use is sought, despite potentially not increasing building height or even resulting in any form of building work. This amendment seeks to ensure that only proposed new building work exceeding the prescribed maximum building height triggers impact assessment.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP

4.2. Amendment to the Centre zone table - brewery

Insert Low impact industry (being a brewery) in the Centre zone.

<u>Low impact industry</u>	<u>Code assessment</u>	
	If— a. <u>it is a brewery;</u> b. <u>not in the Neighbourhood centre precinct.</u>	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

Explanation

Currently all Low impact industry uses (including breweries) are subject to impact assessment within the Centres zone. This amendment will allow small scale breweries (producing less than 300,000 litres per annum) to establish within the Centres zone (when not in the Neighbourhood centre precinct) via a code assessable development application. This amendment will bring this activity into line with similar entertainment uses such as bars, hotels and clubs. These changes have also been made to the tables of assessment for the Beenleigh, Logan Central, Shailer Park and Springwood local plans.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcome being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

4.3. Amendment to the Community facilities zone, Mixed use zone and Specialised centre zone tables - Crematorium

Omit Crematorium from the Community facilities, Mixed use and Specialised centre zone table of assessment.

<u>Crematorium</u>	<u>Code assessment</u>	
	<u>If in the Community purposes precinct.</u>	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

<u>Crematorium</u>	<u>Code assessment</u>	
	<u>If not in the Industry precinct.</u>	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

Crematorium	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

Explanation

Crematoriums were formerly widely supported across the city, however, it is proposed that this use be limited to the Low impact industry and Medium impact industry zones. It is also proposed that a minimum separation distance of 50 metres to a sensitive land use be introduced. This separation requirement seeks to ensure that crematoriums are appropriately sited so as to mitigate adverse amenity impacts on sensitive land uses.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

4.4. Amendment to the Emerging community, Low density residential, Low-medium density residential and Rural residential zone tables - building height qualifier

Replace 'premises' with 'site' for Dual occupancy (auxiliary unit) and Dwelling house in the Emerging community, Low density residential, Low-medium density residential and Rural residential zones.

all uses	Accepted development (not subject to requirements)	
	<p>If—</p> <ul style="list-style-type: none"> a. local utilities; or b. a temporary use in Table 1.7.1.1—Temporary uses. <p>Note—This accepted development category of development prevails over all other categories of development and assessment.</p>	Not applicable
	Impact assessment	
	<p>If not accepted development (not subject to requirements) and the new building work results in a building height exceeding—</p> <ul style="list-style-type: none"> 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— <ul style="list-style-type: none"> i. 8.5 metres on premises a site with a slope less than 15 percent; or ii. 10 metres on premises a site with a slope 15 percent or more. <p>Note—This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.</p>	The planning scheme

Explanation

The current drafting for the level of assessment for all uses relating to building height is unclear. Specifically, the table states that a use that exceeds 8.5 metres on premises with a slope less than 15% or 10 metres on premises with a slope of 15% will be impact assessable. These provisions suggest that only a portion of the site needs to be affected by 15% or greater slopes in order for the higher allowance of 10 metres building height to apply. The correct interpretation should be that the building height applies to the slope on where the building is being carried out on. The scheme defines site as being:

Site	<p>Site, of development, means the land that the development is to be carried out on.</p> <p>Examples:</p> <ol style="list-style-type: none"> 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.
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Therefore, 'site' is proposed instead of 'premises' where it occurs in the table of assessment.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

4.5. Amendment to the Low density residential zone table - impact assessment default level of assessment

Omit term 'defined', insert term 'undefined'.

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 <u>undefined</u> use.	

Explanation

The material change of use table of assessment for each respective zone/local plan concludes by stating that impact assessment is triggered for "Any other undefined use". However, the table of assessment for the Low density residential zone and Loganholme local plan mistakenly states "Any other defined use". As a result, undefined uses in these areas are not subject to impact assessment, but rather, are potentially unregulated by the planning scheme. This proposed amendment corrects this error.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

4.6. Amendment to the Low impact industry and Medium impact industry zone tables - Crematorium

Insert Crematorium as a code assessable use in the Low impact industry and Medium impact industry zones.

<u>Crematorium</u>	Code assessment	
	<u>If not within 50 metres of a sensitive land use.</u>	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

<u>Crematorium</u>	Code assessment	
	<u>If not within 50 metres of a sensitive land use.</u>	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

Explanation

Crematoriums were formerly widely supported across the city, however, it is proposed that this use be limited to the Low impact industry and Medium impact industry zones. It is also proposed that a minimum separation distance of 50 metres to a sensitive land use be introduced. This separation requirement seeks to ensure that crematoriums are appropriately sited so as to mitigate adverse amenity impacts on sensitive land uses.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

4.7. Amendment to the Low impact industry zone and Mixed use zone tables - Educational establishment

Insert the qualifier 'vocational trade training' in the Low impact industry zone and Mixed use zone tables of assessment for Educational establishment.

<u>Educational establishment</u>	<u>Accepted development (subject to requirements)</u>	
	If— a. vocational trade training; 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.	6.2.6 Low impact industry zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	<u>Code assessment</u>	
	If— a. not <u>accepted development (subject to requirements)</u> ; b. <u>vocational trade training</u> .	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
<u>Educational establishment</u>	<u>Code assessment</u>	
	If— a. <u>not in the Industry precinct</u> ; or b. <u>where in the Industry precinct—it is for vocational trade training only</u> .	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

Explanation

The proposed amendment seeks to rectify an error in drafting that allows all forms of educational establishment to operate in the Low impact industry zone and Mixed use zone subject to a code assessable application. It was intended that only vocational trade training facilities be supported. The proposed amendment will make all forms of education establishment other than vocational trade training impact assessment in the zone.

State Interest

SEQRP

Goal 2: Prosper - Element 5: Major enterprise and industrial areas - Major enterprise and industrial areas, including their supply chain networks, grow and enhance national and global trade.

The proposed amendment seeks to ensure that those education establishments establishing within Low impact industry areas are compatible with the purpose of the zone and do not create reverse amenity impacts. The proposed amendment is consistent with this policy.

SPP

Development and construction – Policy 6: Land uses are consistent with the purpose of the zone.

The proposed amendment to achieve this outcome by making all Educational establishments other than vocational trade training facilities impact assessment in the Low impact industry zone. The proposed amendment is consistent with this policy

4.8. Amendment to the Low-medium density residential zone table - Health care service

Insert a floor area qualifier in the Low-medium density residential zone table of assessment for Health care service.

<u>Health care service</u>	Code assessment	
	<u>If the gross floor area is 200m² or less</u>	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

Explanation

Assessment level qualifiers for Health care service are not consistent across the zones. Health Care Services in the Low-Medium Density Residential zone are always code assessable whereas in the Low Density and Medium Density zones they are impact assessable where over 200m² GFA. Additionally, the code provisions are almost identical in all three zones except that Low-Medium and Medium do not include “is small scale” in the PO like the Low Density zone does.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcome of the SPP.

4.9. Amendment to the Mixed use zone table – new Industry precinct

Insert a qualifier for the new Industry precinct for the following uses.

<u>Adult store</u>	Accepted development (subject to requirements)	
	<u>If not in the Industry precinct and—</u> 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 <u>adult store separation distance</u> .	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	<u>If not in the Industry precinct and—</u> a. not <u>accepted development (subject to requirements)</u> ; b. it complies with the <u>adult store separation distance</u> .	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

<u>Bar</u>	Code assessment	
	<u>If not in the Industry precinct.</u>	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

<u>Car wash</u>	Code assessment	
	<p><u>If—</u></p> <p>a. <u>not in the Industry precinct; or</u></p> <p>b. <u>where in the Industry precinct—it is collocated with a Service station.</u></p>	<p><u>6.2.10 Mixed use zone code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
<u>Childcare centre</u>	Code assessment	
	<u>If not in the Industry precinct.</u>	<p><u>6.2.10 Mixed use zone code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
<u>Club</u>	Code assessment	
	<u>If not in the Industry precinct.</u>	<p><u>6.2.10 Mixed use zone code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
<u>Community care centre</u>	Code assessment	
	<u>If not in the Industry precinct.</u>	<p><u>6.2.10 Mixed use zone code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
<u>Community use</u>	Code assessment	
	<u>If not in the Industry precinct.</u>	<p><u>6.2.10 Mixed use zone code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
<u>Dwelling unit</u>	Accepted development (subject to requirements)	
	<p><u>If not in the Industry precinct and—</u></p> <p>a. the material change of use—</p> <p>i. does not involve building work; or</p> <p>ii. involves building work that does not increase the existing <u>gross floor area</u>; or</p> <p>iii. involves <u>minor building work</u>;</p> <p>b. on Lot 99 SP193961;</p>	<p><u>6.2.10 Mixed use zone code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
	Code assessment	
	<p><u>If not in the Industry precinct and—</u></p> <p>a. <u>not accepted development (subject to requirements)</u>;</p> <p>b. on Lot 99 SP193961;</p>	<p><u>6.2.10 Mixed use zone code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>

Educational establishment	Code assessment	
	<p><u>If—</u></p> <ul style="list-style-type: none"> a. <u>not in the Industry precinct; or</u> b. <u>where in the Industry precinct—it is for vocational trade training only.</u> 	<p>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</p>
Function facility	Code assessment	
	<u>If not in the Industry precinct.</u>	<p>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</p>
Health care service	Code assessment	
	<u>If not in the Industry precinct.</u>	<p>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</p>
Home-based business	Accepted development (subject to requirements)	
	<p><u>If not in the Industry precinct and—</u></p> <ul style="list-style-type: none"> a. <u>it is a family day care service; or</u> b. <u>it is a Home-based food and drink business; or</u> c. <u>all of the following are met—</u> <ul style="list-style-type: none"> i. <u>the use area is 50m² or less;</u> ii. <u>does not involve more than two non-resident employees or contractors;</u> iii. <u>is not an activity that would otherwise be defined as an Industry activity.</u> 	<p>9.3.2 Home-based business code 9.4.7 Servicing, access and parking code</p>
	Code assessment	
	<p><u>If not in the Industry precinct and, not accepted development (subject to requirements) and—</u></p> <ul style="list-style-type: none"> a. <u>the use area exceeds 50m² but does not exceed 100m²;</u> b. <u>does not involve more than two non-resident employees or contractors;</u> c. <u>is not an activity that would otherwise be defined as an Industry activity, other than a Service industry.</u> 	<p>9.3.2 Home-based business code 9.4.7 Servicing, access and parking code</p>

<u>Indoor sport and recreation</u>	<u>Accepted development (subject to requirements)</u>	
	If <u>not in the Industry precinct</u> and the material change of use— a. does not involve building work; or b. involves building work that does not increase the existing <u>gross floor area</u> ; or c. involves <u>minor building work</u> ;	<u>6.2.10 Mixed use zone code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.7 Servicing, access and parking code</u>
	<u>Code assessment</u>	
	If <u>not in the Industry precinct and not accepted development (subject to requirements)</u> ;	<u>6.2.10 Mixed use zone code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>
<u>Market</u>	<u>Code assessment</u>	
	If <u>not in the Industry precinct</u> ;	<u>6.2.10 Mixed use zone code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>
<u>Medium impact industry</u>	<u>Code assessment</u>	
	If <u>in the Industry precinct</u> for an <u>indoor spray painting workshop</u> ;	<u>6.2.10 Mixed use zone code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.5 Management of emissions and hazardous activities</u> <u>9.4.7 Servicing, access and parking code</u>
<u>Office</u>	<u>Code assessment</u>	
	If <u>not in the Industry precinct</u> ;	<u>6.2.10 Mixed use zone code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>
<u>Outdoor sales</u>	<u>Code assessment</u>	
	If <u>not in the Industry precinct</u> ;	<u>6.2.10 Mixed use zone code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>

<u>Outdoor sport and recreation</u>	Code assessment	
	<u>If not in the Industry precinct.</u>	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
<u>Place of worship</u>	Accepted development (subject to requirements)	
	<u>If not in the Industry precinct and—</u> a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing <u>gross floor area</u> ; or iii. involves <u>minor building work</u> ; b. it has a lawful <u>Place of worship</u> in the existing building; c. it complies with the <u>place of worship separation distance</u> .	6.2.10 Mixed use zone code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	<u>If not in the Industry precinct and—</u> a. not <u>accepted development (subject to requirements)</u> ; b. it complies with the <u>place of worship separation distance</u> .	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
<u>Sales office</u>	Accepted development (subject to requirements)	
	<u>If not in the Industry precinct.</u>	9.3.6 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
<u>Short-term accommodation</u>	Code assessment	
	<u>If not in the Industry precinct.</u>	6.2.10 Mixed use zone code 9.3.3 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

<u>Showroom</u>	<u>Accepted development (subject to requirements)</u>	
	If <u>not in the Industry precinct and the material change of use</u> — a. does not involve building work; or b. involves building work that does not increase the existing <u>gross floor area</u> ; or c. involves <u>minor building work</u> .	<u>6.2.10 Mixed use zone code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.7 Servicing, access and parking code</u>
	<u>Code assessment</u>	
	If <u>not in the Industry precinct and not accepted development (subject to requirements)</u> .	<u>6.2.10 Mixed use zone code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>
<u>Veterinary service</u>	<u>Code assessment</u>	
	If <u>not in the Industry precinct</u> .	<u>6.2.10 Mixed use zone code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>

Explanation

On 9 July 2019 Council endorsed a key strategic action to establish four precinct types in the Mixed use zone based on the recommendations of the Next Generation Employment Lands Strategy project. The establishment of precincts within the Mixed use zone will allow Council to refine the land use mix in specific locations to better reflect existing uses and guide future land use decisions.

The first of these precincts is the Industry precinct to be established in Berrinba. The remaining three precinct types will be applied to other Mixed use zoned areas across Logan as part of a future planning scheme amendment.

The proposed Amendment for an Industry precinct in the Mixed use zone code will:

- exclude sensitive uses from locating in this predominantly industrial area;
- increase building heights to accommodate new storage and warehousing technologies;
- protect existing sensitive uses in the proposed Industry precinct area by means of landscaped amenity buffers; and
- align the assessment levels of preferred uses in the Mixed use zone code to reflect the desired outcomes for an Industry precinct.

State Interest

SEQRP

The Amendment is consistent with the overarching goals of the South East Queensland Regional Plan 2017 (Shaping SEQ), as demonstrated by the assessment against the plan's goals below:

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

The Amendment provides guidance on the future development of industries within the Mixed use zone. The Amendment will contribute towards accommodating Logan's urban growth needs in the Urban Footprint in an efficient manner.

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

Berrinba is identified as one of the Individual major enterprise and industrial areas. The Amendment contributes towards protecting this area from incompatible and sensitive uses, enabling the intensification of Berrinba as a major industrial area and improving its capacity and functionality. The Amendment area is one of Council's more successful industrial areas with a distinctive development pattern and character for freight, logistics and distribution. The proposed Amendment outlines Council's intention for the Mixed use zoned area in Berrinba to be further developed as an industrial estate to provide certainty and business confidence.

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

The Amendment will contribute to deliver an efficient, consolidated urban form that integrates economic activity and transport. The Amendment area is situated in close proximity of motorways with access to the Logan Motorway and the Gateway Motorway, permitting the movement of goods and services via key freight connections.

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

The planning scheme addresses issues relating to environmental protection and natural hazards through the relevant overlays. These overlays will continue to apply, where relevant, within the Amendment area.

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

The Strategic framework addresses the effects of climate change and encourages energy efficient buildings. The Strategic framework and Planning scheme policy 8 - Urban design also include design guidelines, which include climate sensitive elements. The Strategic framework and Planning scheme policy 8 will remain unchanged and continue to apply to development within the Amendment area.

SPP

The Amendment has been prepared consistent with the state interest policies in Part E of the State Planning Policy and each of the State Interests in Part D of the SPP have been considered as follows:

Planning for liveable communities and housing – The Amendment is consistent with the outcomes for liveable communities including built and natural environment outcomes that support a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community.

Planning for economic growth – The Amendment is consistent with the outcomes for development and construction under the SPP by developing effective planning policies that support the development sector by enabling the growth of the employment commercial and industrial sectors. The State interest of agriculture is not relevant in this area as the Regional Plan has prioritised urban development. The State interests for mining and extractive resources and tourism are not relevant at this location.

Planning for the environment and heritage – The State interests for biodiversity, coastal environment, cultural heritage, water quality are addressed through the Logan Planning Scheme 2015 overlays. The proposed Amendment will not make any changes relevant to these State interests.

Planning for safety and resilience to hazards – The State interest for emissions and hazardous activities are addressed by the acceptable and performance outcomes of the proposed Industry precinct in the Mixed use zone code. The SPP mapping identifies bushfire hazard areas and coastal hazard areas and these areas have been considered and resolved by Council in the preparation of the Bushfire hazard overlay and the Waterway

corridors and wetlands overlay in the Logan Planning Scheme 2015. The flood hazards for the Amendment area have been adequately identified and appropriately managed through the preparation of the Flood hazard overlay in the Logan Planning Scheme 2015.

Planning for infrastructure – The Amendment area does not affect any bulk water supply infrastructure identified in the SPP mapping. The Amendment area is not identified in the SPP mapping as including any strategic airports or aviation facilities or associated buffer areas. The Amendment area does not include any State transport infrastructure, strategic ports or potential port sites. State interests relating to State transport infrastructure, strategic airports, aviation facilities or strategic ports are not affected by the Amendment.

4.10. Amendment to the Mixed use zone table - Service industry

Amend the default level of assessment for Service industry in the Mixed use zone to Accepted development (subject to requirements).

<u>Service industry</u>	<u>Accepted development (subject to requirements)</u>	
	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 9.4.2 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
	<u>Code assessment</u>	
	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 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code

Explanation

The proposed amendment seeks to amend the level of assessment for Service Industry in the Mixed Use Zone. As Service Industry by definition must not result in off-site emissions, the level of assessment can be amended to Accepted Development (subject to requirements) as the default together with the inclusion of assessment benchmarks 9.4.2 Filling and excavation code and 9.4.4 Landscape code in addition to the existing assessment benchmarks. If the development cannot comply with the updated assessment benchmarks, a code assessable application is required to be submitted to Council.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The plan making guiding principles seek to ensure that a planning scheme regulates development only to the extent necessary to address potential impacts. A reduction in the level of assessment for Service Industry in the Mixed Use Zone is appropriate and will ensure that the potential impacts of the use are addressed efficiently and effectively.

4.11. Amendment to the Rural residential zone table - Animal keeping

Amend the assessment level of Animal keeping to an assessable use in Cottage rural precinct (subject to requirements).

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— if not a cattery or kennel. a. not a cattery or a kennel; b. <u>in the Cottage rural precinct.</u>	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

Explanation

The proposed amendment seeks to rectify a conflict between the overall outcomes of the Rural residential zone code and the Rural residential table of assessment by making Animal keeping an assessable use in the Cottage rural precinct.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

4.12. Amendment to the Specialised centre zone table - Low impact industry

Insert additional qualifier for Low impact industry in the Specialised centre zone.

Low impact industry	Code assessment	
	If in the Highway business precinct or Underwood business precinct; a. <u>not involving motor vehicle repairs;</u> or b. <u>where involving motor vehicle repairs, is associated with and subordinate to</u> i. <u>Outdoor sales;</u> or ii. <u>Showroom.</u>	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

Explanation

The proposed amendment seeks to rectify an issue between the Specialised centre zone code and the Specialised centre tables of assessment. The overall outcomes of the Specialised centre zone code states for both the Highway business and Underwood precincts that: (iii) Low impact industry, being vehicle repairs is an incidental use to Outdoor sales or Showroom; This intention is carried through to PO and AO14 of the assessable development outcomes. As such, it is clear that there is a distinct policy position that in the Specialised centre zone, Low impact industry being vehicle repairs, are to be associated with Outdoor sales or a showroom. As such this should be carried through in the tables of assessment

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

5 Part 5 Tables of assessment – Reconfiguring a lot

5.1. Amendment to the Reconfiguring a lot table - all zones - Filling and excavation

Identify the Filling and excavation code as an applicable assessment benchmark or requirement for Reconfiguring a lot in all zones. One example shown below.

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 a proposed lot is 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

Explanation

Reconfiguring a lot applications are assessed against a number of codes, however, the planning scheme does not trigger assessment against the Filling and excavation code. As a result, Council does not have a head of power to assess subdivision involving earthworks, including retaining walls, against the Filling and excavation code. This amendment will make the Filling and excavation code an applicable assessment benchmark or requirement.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

5.2. Amendment to the Reconfiguring a lot table - Low-medium density residential zone

Omit the qualifying lot size of 600m² and replace with 500m².

Low-medium density residential	Code assessment	
	<p>If—</p> <ul style="list-style-type: none"> a. in the Townhouse precinct, the minimum lot size is 500m² or greater; or b. in the Apartment precinct, the minimum lot size is 800m² or greater; or c. for the purpose of reconfiguring an existing or approved Multiple dwelling (or equivalent use under the superseded planning scheme). <p>Editor's note—For land in the Loganlea local plan area, refer to Table 5.9.6.2—Loganlea local plan: Reconfiguring a lot.</p>	<p>9.4.2 Filling and excavation code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.4 Landscape code</p> <p>9.4.6 Reconfiguring a lot code</p> <p>9.4.7 Servicing, access and parking code</p>
	Impact assessment	
	If not code assessment.	The planning scheme

Explanation

The proposed amendment seeks to rectify an issue in the Townhouse precinct of the Low-medium density residential zone where a Dual occupancy, which is an intended land use, with a lot size of 250m², would not comply with the minimum lot requirement of 600m². The amendment proposes to amend the minimum lot size in the Townhouse precinct of the Low-medium density residential zone to 500m² to allow for development such as Dual occupancy to be consistent with the precinct's density of 40 equivalent dwellings per hectare.

State Interest

SEQRP

Goal 1: Grow - Element 4: Housing diversity - Housing diversity meets the changing make-up of our population, community needs and lifestyles, and provides choice and affordability.

This amendment seeks to plan for and deliver a greater range of 'missing middle' housing forms in suitable locations. The proposed amendment seeks to improve the assessment levels for Dual occupancy within the Townhouse precinct of the Low-medium density residential zone. The proposed amendment is consistent with this policy.

SPP

Housing supply and diversity – Policy 3: A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through: (a) appropriate, responsive and proactive zoning (b) supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living (c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.

The amendment proposes to introduce a minimum lot size of 500m² for the Townhouse precinct of the Low-medium density residential zone. This amendment will amount encourage a mix of dwelling types including Dual occupancy, Dwelling house, and Multiple dwellings, being townhouses. The proposed amendment is consistent with this policy.

6 Part 5 Tables of assessment – Building work

6.1. Amendment to Building work table - Editor's note

Requires that code assessable building work under the planning scheme requires a development permit and not a preliminary approval.

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.

Explanation

The proposed amendments are to reflect the effect of the *Local Government Electoral (Transparency and Accountability in Local Government) and Other Legislation Amendment Act 2017* (LGEOLA) and the Planning (Consequential) and Other Legislation Amendment Regulation 2017 (PCOLAR) amendments. The effect of the legislation is that:

- building work assessable under a planning scheme requires a development permit for building work;
- a private certifier cannot process or decide a building development application under the *Building Act* until the planning scheme development permit is in effect;
- both development permits are necessary before the building work can start.

The proposed amendment is to ensure that code assessable building work under the planning scheme requires a development permit, not a preliminary approval.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under SEQRP.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7 Part 5 Tables of assessment – Local plans

7.1. Amendment to the Beenleigh local plan table - Caretaker's accommodation and Short-term accommodation

Insert the 'Beenleigh local plan code' as a requirement for Caretaker's accommodation and Short-term accommodation.

<u>Caretaker's accommodation</u>	<u>Accepted development (subject to requirements)</u>	
	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 <u>gross floor area</u> ; or iii. involves <u>minor building work</u> ; b. the <u>gross floor area</u> is 100m ² or less; c. there is no other <u>dwelling</u> on the premises.	<u>6.2.1 Centre zone code</u> <u>7.2.1 Beenleigh local plan code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.7 Servicing, access and parking code</u>
	<u>Code assessment</u>	
<u>Short-term accommodation</u>	<u>Accepted development (subject to requirements)</u>	
	If— a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing <u>gross floor area</u> ; or iii. involves <u>minor building work</u> ; b. not in the Integrated health precinct or Showgrounds precinct.	<u>6.2.1 Centre zone code</u> <u>7.2.1 Beenleigh local plan code</u> <u>9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.7 Servicing, access and parking code</u>
	<u>Code assessment</u>	
<u>Short-term accommodation</u>	<u>Accepted development (subject to requirements)</u>	
	If— a. <u>not accepted development (subject to requirements)</u> ; b. paragraphs (b) and (c) above are met.	<u>6.2.1 Centre zone code</u> <u>7.2.1 Beenleigh local plan code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>
	<u>Code assessment</u>	
<u>Short-term accommodation</u>	<u>Accepted development (subject to requirements)</u>	
	If— a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing <u>gross floor area</u> ; or iii. involves <u>minor building work</u> ; b. not in the Integrated health precinct or Showgrounds precinct.	<u>6.2.1 Centre zone code</u> <u>7.2.1 Beenleigh local plan code</u> <u>9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.7 Servicing, access and parking code</u>
	<u>Code assessment</u>	
<u>Short-term accommodation</u>	<u>Accepted development (subject to requirements)</u>	
	If— a. <u>not accepted development (subject to requirements)</u> ; b. not in the Integrated health precinct or Showgrounds precinct.	<u>6.2.1 Centre zone code</u> <u>7.2.1 Beenleigh local plan code</u> <u>9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>
	<u>Code assessment</u>	

Explanation

The proposed amendment seeks to amend the Beenleigh local plan material change of use Table of Assessment as it does not refer to the Beenleigh local plan code for Caretaker's Accommodation or Short-term accommodation which is Accepted development (subject to requirements) uses. This is inconsistent within this code and all other local plans and results in Caretaker's Accommodation and Short-term accommodation where they are Accepted development (subject to requirements) not being assessable against the local plan code.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under SEQRP.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7.2. Amendment to the Beenleigh, Logan Central, Shailer Park and Springwood local plan tables - brewery

<u>Low impact industry</u>	Code assessment	
	<p><u>If—</u></p> <p>a. <u>it is a brewery;</u></p> <p>b. <u>not in the—</u></p> <p style="padding-left: 20px;">i. <u>Civic and community precinct; or</u></p> <p style="padding-left: 20px;">ii. <u>Integrated health precinct; or</u></p> <p style="padding-left: 20px;">iii. <u>Showgrounds precinct.</u></p>	<p><u>6.2.1 Centre zone code</u></p> <p><u>7.2.1 Beenleigh local plan code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>

<u>Low impact industry</u>	Code assessment	
	<p><u>If—</u></p> <p>a. <u>it is a brewery;</u></p> <p>b. <u>not in the Civic and community precinct.</u></p>	<p><u>6.2.1 Centre zone code</u></p> <p><u>7.2.4 Logan Central local plan code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>

<u>Low impact industry</u>	Code assessment	
	<p><u>If—</u></p> <p>a. <u>it is a brewery;</u></p> <p>b. <u>not in the Byrants Road precinct adjoining Timor Avenue.</u></p>	<p><u>6.2.1 Centre zone code</u></p> <p><u>7.2.9 Shailer Park local plan code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>

Low impact industry	Accepted development (subject to requirements)	
	<p>If</p> <p>a. the material change of use—</p> <p>i. does not involve building work; or</p> <p>ii. involves building work that does not increase the existing gross floor area; or</p> <p>iii. involves minor building work;</p> <p>b. in the Slacks Creek precinct.</p>	<p>6.2.1 Centre zone code</p> <p>7.2.10 Springwood local plan code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.5 Management of emissions and hazardous activities code</p> <p>9.4.7 Servicing, access and parking code</p>
	Code assessment	
	<p>If—</p> <p>a. not accepted development (subject to requirements);</p> <p>b. in the Slacks Creek precinct; or</p> <p>c. it is a brewery and not in the Civic and community precinct.</p>	<p>6.2.1 Centre zone code</p> <p>7.2.10 Springwood local plan code</p> <p>9.4.2 Filling and excavation code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.4 Landscape code</p> <p>9.4.5 Management of emissions and hazardous activities code</p> <p>9.4.7 Servicing, access and parking code</p>

Explanation

Currently all Low impact industry uses (including breweries) are subject to impact assessment within the Centres zone. This amendment will allow small scale breweries (producing less than 300,000 litres per annum) to establish within the Centres zone (other than in the Neighbourhood centre precinct) via a code assessable development application. This amendment will bring this activity into line with similar entertainment uses such as bars, hotels and clubs.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under SEQRP.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7.3. Amendment to the Logan Village local plan table - Short-term accommodation

Insert ‘Short-term accommodation’ into the Logan Village local plan table of assessment.

<u>Short-term accommodation</u>	<u>Accepted development (subject to requirements)</u>	
	<u>If the material change of use—</u> a. <u>does not involve building work; or</u> b. <u>involves building work that does not increase the existing gross floor area;</u> <u>or</u> c. <u>involves minor building work.</u>	<u>6.2.1 Centre zone code</u> <u>7.2.5 Logan Village local plan code</u> <u>9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.7 Servicing, access and parking code</u>
	<u>Code assessment</u>	
	<u>If not accepted development (subject to requirements).</u>	<u>6.2.1 Centre zone code</u> <u>7.2.5 Logan Village local plan code</u> <u>9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>

Explanation

The inclusion of Short-term accommodation as a supported land use in the Logan Village local plan area will facilitate greater delivery of short-term accommodation across the area. This centre presently experiences an under supply of short-term housing options, such as hotels, and this amendment seeks to allow for such land uses to be established without undue need for impact assessable development applications.

State Interest

SEQRP

Goal 1: Grow - Element 4: Housing diversity - Housing diversity meets the changing make-up of our population, community needs and lifestyles, and provides choice and affordability.

This amendment seeks to promote a greater variety of housing forms to support the region’s growing population. The amendment achieves this goal by supporting an additional residential land use in a centre that the planning scheme may otherwise not support.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7.4. Amendment to Loganholme local plan table – Loganholme local plan code requirement

Insert the ‘Loganholme local plan code’ as an applicable requirement for all uses (other than Dwelling house, Home-based business and Sales office) subject to accepted development (subject to requirements). Below is an example of the change.

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

State Explanation

The proposed amendment seeks to amend the Loganholme local plan material change of use Table of Assessment as it does not refer to the Loganholme local plan code for any Accepted development (subject to requirements) uses. This is inconsistent with all other local plans and results in Accepted development (subject to requirements) not being assessable against the local plan code.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under SEQRP.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7.5. Amendment to the Loganholme local plan table - Dual occupancy

Amend the level of assessment for Dual occupancy (auxiliary unit) in the Loganholme local plan to align the table of assessment with the Overall outcomes

<u>Dual occupancy</u>	<u>Accepted development (subject to requirements)</u>	
	If— <ul style="list-style-type: none"> a. a <u>Dual occupancy (auxiliary unit) and in any precinct, or not in the</u> <ul style="list-style-type: none"> i. <u>Bismark Street neighbourhood centre; or</u> ii. <u>Byrants Road local centre;</u> b. not <u>Dual occupancy (auxiliary unit) in the Residential choice precinct on a corner lot or dual road lot, the net density does not exceed 40 equivalent dwellings per hectare; or</u> c. not <u>Dual occupancy (auxiliary unit) in the Residential frame precinct on a corner lot or dual road lot, the net density does not exceed 65 equivalent dwellings per hectare; or</u> d. not <u>Dual occupancy (auxiliary unit) in the Suburban residential precinct and</u> <ul style="list-style-type: none"> i. on a <u>corner lot or a dual road lot, the net density does not exceed 28.5 equivalent dwellings per hectare; or</u> ii. not on a <u>corner lot or dual road lot, the net density does not exceed 20 equivalent dwellings per hectare.</u> 	If <u>Dual occupancy (auxiliary unit)—</u> <u>9.3.1 Dual occupancy and Dwelling house code</u> If not <u>Dual occupancy (auxiliary unit)—</u> <u>6.2.5 Low density residential zone code, if the land is in that zone</u> <u>6.2.7 Low-medium density residential zone code, if the land is in that zone</u> <u>7.2.6 Loganholme local plan code</u> <u>9.3.1 Dual occupancy and Dwelling house code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.7 Servicing, access and parking code</u>
	Code assessment	
	If— <ul style="list-style-type: none"> a. not <u>accepted development (subject to requirements);</u> b. in the <u>Residential choice precinct, or Residential frame precinct or Suburban residential precinct.</u> 	<u>6.2.7 Low-medium density residential zone code</u> <u>7.2.6 Loganholme local plan code</u> <u>9.3.1 Dual occupancy and Dwelling house code</u> <u>9.4.2 Filling and excavation code</u> <u>9.4.3 Infrastructure code</u> <u>9.4.4 Landscape code</u> <u>9.4.7 Servicing, access and parking code</u>

Explanation

The proposed amendment seeks to rectify a conflict between the Loganholme local plan Table of assessment and the Overall Outcomes of the Loganholme local plan. This being that the Overall Outcomes of the Bismark Street neighbourhood centre and Bryants Road local centre do not list a Dual occupancy or Dual occupancy (auxiliary unit) as a land use and that the Suburban residential precinct lists Dual occupancy or Dual occupancy (auxiliary unit) as a land use but this is not reflected in the Table of assessment.

The amendment proposes to amend the Loganholme Table of assessment to make a Dual occupancy (auxiliary unit) impact assessable in the Bismark Street neighbourhood centre and Bryants Road local centre and to make a Dual occupancy Code assessable in the Suburban residential precinct. This change is required to align with the Overall Outcomes of the Loganholme local plan code.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7.6. Amendment to the Loganholme local plan tables - Home-based business

Remove the requirement that Home-based business in the Loganholme local plan material change of use Table of Assessment be assessed against the Loganholme local plan code

<u>Home-based business</u>	<u>Accepted development (subject to requirements)</u>	
	<p>If—</p> <ul style="list-style-type: none"> a. it is a family day care service; or b. it is a Home-based food and drink business; or c. in a precinct other than the Large lot residential precinct or Suburban residential precinct— <ul style="list-style-type: none"> i. the use area is 50m² or less; ii. it does not involve more than one non-resident employee or contractor; iii. it is not an activity that would otherwise be defined as an Industry activity; d. in the Large lot residential precinct or Suburban residential precinct— <ul style="list-style-type: none"> i. it is a bed and breakfast and the paying guests do not occupy more than three bedrooms; or ii. it is any other business and the use area is 50m² or less; iii. it does not involve more than one non-resident employee or contractor; iv. it is not an activity that would otherwise be defined as an Industry activity. 	<p>9.3.2 Home-based business code 7.2.6 Loganholme local plan code 9.4.7 Servicing, access and parking code</p>

Explanation

The proposed amendment seeks to update the Loganholme local plan material change of use Table of Assessment by removing the requirement that Home-based business be assessed against the Loganholme local plan. This is consistent with the tables of assessment for zones and local plans.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7.7. Amendment to the Loganholme local plan table - impact assessment default level of assessment

Omit term 'defined', insert term 'undefined'.

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 <u>undefined</u> use.	

Explanation

Each Material Change of Use Table of Assessment concludes by stating that impact assessment is triggered for "Any other undefined use", however, the tables for the Low density residential zone and Loganholme local plan mistakenly state "Any other defined use". As a result, undefined uses in these areas are not subject to impact assessment, but rather, are potentially unregulated by the planning scheme.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7.8. Amendment to the Loganholme local plan: reconfiguring a lot table – Filling and excavation

Identify the Filling and excavation code as an applicable assessment benchmark for Reconfiguring a lot in the Loganholme local plan.

Code assessment

Any other reconfiguring a lot not listed in this table.	9.4.2 Filling and excavation code
Any reconfiguring a lot listed in this table and not meeting the description listed in the category of development and assessment column.	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

Explanation

Reconfiguring a lot applications are assessed against a number of codes, however, the planning scheme does not trigger assessment against the Filling and excavation code. As a result, Council does not have a head of power to assess subdivision involving earthworks, including retaining walls, against the Filling and excavation code. This amendment will make the Filling and excavation code an applicable assessment benchmark.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcome of the SPP.

7.9. Amendment to the Loganlea local plan table - Dual occupancy

Amend the level of assessment for Dual occupancy to reflect the outcomes of the Loganlea local plan.

Dual occupancy	Accepted development (subject to requirements)	
	If a Dual occupancy (auxiliary unit) and in the— Residential core precinct, or a. Residential edge precinct; or b. Residential frame precinct.	9.3.1 Dual occupancy and Dwelling house code
	Code assessment	
	If not accepted development (subject to requirements) and if in the— Mixed-use precinct, or Residential core precinct, or a. Residential edge precinct; or b. Residential frame precinct.	<p>If Dual occupancy (auxiliary unit)— 9.3.1 Dual occupancy and Dwelling house code</p> <p>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 9.3.1 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</p>

Explanation

The proposed amendment seeks to rectify an issue with the levels of assessment for Dual occupancy, Rooming accommodation and Short-term accommodation in the Loganlea local plan. The current levels of assessment do not reflect the endorsed outcomes from the Loganlea Neighbourhood plan. The amendment proposes to make Dual occupancy impact assessable in the Mixed Use and Residential Core precincts which are high residential density precincts. The amendment also proposes to make Rooming accommodation and Short-term accommodation impact assessable in the Residential edge and Residential frame precincts which are low residential density precincts.

State Interest

SEQRP

Goal 2: Prosper - Element 4: Knowledge and technology precincts - Knowledge and technology precincts are globally and nationally connected vibrant, collaborative places that drive innovation and creativity in the market, attract investment and enhance human capital.

This amendment seeks to achieve a high-quality, mixed-use urban form that promotes a walkable urban environment within knowledge and technology precincts, to encourage interaction and collaboration. The amendment is removing uses from walkable urban areas that would hinder mix-use development from occurring. The proposed amendment is consistent with this policy

SPP

Development and Construction – Policy 3: Mixed use development is achieved by appropriately zoning the land.

The amendment proposes to greatly encourage mixed-use development to occur within the Loganlea local plan area. The proposed amendment is consistent with this policy.

7.10. Amendment in the Loganlea local plan table - Health care service

Include a trigger for maximum floor area for Health care services in the Loganlea local plan table

<p><u>Health care service</u></p>	<p>Code assessment</p> <p><u>If the gross floor area is 200m² or less.</u></p>	<p><u>6.2.7 Low-medium density residential zone code, if the land is in that zone</u></p> <p><u>6.2.8 Medium density residential zone code, if the land is in that zone</u></p> <p><u>7.2.7 Loganlea local plan code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
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Explanation

The Table of Assessment for Health care service in the Loganlea Local Plan omits a maximum size component as a trigger for code assessment. This is inconsistent with similar zone in the Low Density Residential, Medium Density Residential and Loganholme Tables of Assessment where a Health care service is code assessable if the gross floor area (GFA) is 200m² or less.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

7.11. Amendment to the Loganlea local plan table - Rooming accommodation

Amend the level of assessment for Rooming accommodation to reflect the outcomes of the Loganlea local plan.

<p><u>Rooming accommodation</u></p>	<p>Code assessment</p> <p><u>If not in the Residential edge precinct or Residential frame precinct.</u></p>	<p><u>6.2.7 Low-medium density residential zone code, if the land is in that zone</u></p> <p><u>6.2.8 Medium density residential zone code, if the land is in that zone</u></p> <p><u>7.2.7 Loganlea local plan code</u></p> <p><u>9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
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Explanation

The proposed amendment seeks to rectify an issue with the levels of assessment for Dual occupancy, Rooming accommodation and Short-term accommodation in the Loganlea local plan. The current levels of assessment do not reflect the endorsed outcomes from the Loganlea Neighbourhood plan. The amendment proposes to make Dual occupancy impact assessable in the Mixed Use and Residential Core precincts which are high residential density precincts. The amendment also proposes to make Rooming accommodation and Short-term

accommodation impact assessable in the Residential edge and Residential frame precincts which are low residential density precincts.

State Interest

SEQRP

Goal 2: Prosper - Element 4: Knowledge and technology precincts - Knowledge and technology precincts are globally and nationally connected vibrant, collaborative places that drive innovation and creativity in the market, attract investment and enhance human capital.

This amendment seeks to achieve a high-quality, mixed-use urban form that promotes a walkable urban environment within knowledge and technology precincts, to encourage interaction and collaboration. The amendment is removing uses from walkable urban areas that would hinder mix-use development from occurring. The proposed amendment is consistent with this policy.

SPP

Development and Construction – Policy 3: Mixed use development is achieved by appropriately zoning the land.

The amendment proposes to greatly encourage mixed-use development to occur within the Loganlea local plan area. The proposed amendment is consistent with this policy.

7.12. Amendment to the Loganlea local plan table - Short-term accommodation

Amend the level of assessment for Short-term accommodation to reflect the outcomes of the Loganlea local plan.

<p>Short-term accommodation</p>	<p>Code assessment</p> <p>If not in the Residential edge precinct or Residential frame precinct.</p>	<p>6.2.7 Low-medium density residential zone code, if the land is in that zone</p> <p>6.2.8 Medium density residential zone code, if the land is in that zone</p> <p>7.2.7 Loganlea local plan code</p> <p>9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code</p> <p>9.4.2 Filling and excavation code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.4 Landscape code</p> <p>9.4.7 Servicing, access and parking code</p>
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Explanation

The proposed amendment seeks to rectify an issue with the levels of assessment for Dual occupancy, Rooming accommodation and Short-term accommodation in the Loganlea local plan. The current levels of assessment do not reflect the endorsed outcomes from the Loganlea Neighbourhood plan. The amendment proposes to make Dual occupancy impact assessable in the Mixed Use and Residential Core precincts which are high residential density precincts. The amendment also proposes to make Rooming accommodation and Short-term accommodation impact assessable in the Residential edge and Residential frame precincts which are low residential density precincts.

State Interest

SEQRP

Goal 2: Prosper - Element 4: Knowledge and technology precincts - Knowledge and technology precincts are globally and nationally connected vibrant, collaborative places that drive innovation and creativity in the market, attract investment and enhance human capital.

This amendment seeks to achieve a high-quality, mixed-use urban form that promotes a walkable urban environment within knowledge and technology precincts, to encourage interaction and collaboration. The amendment is removing uses from walkable urban areas that would hinder mix-use development from occurring. The proposed amendment is consistent with this policy.

SPP

Development and Construction – Policy 3: Mixed use development is achieved by appropriately zoning the land.

The amendment proposes to greatly encourage mixed-use development to occur within the Loganlea local plan area. The proposed amendment is consistent with this policy.

7.13. Amendment to the Reconfiguring a lot - Loganlea local plan – Filling and excavation

Identify the Filling and excavation code as an applicable assessment benchmark for Reconfiguring a lot in the Loganlea local plan.

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	The planning scheme
	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).	
Low-medium, Mixed use	Impact assessment	The planning scheme
	If in the Low-medium precinct or Mixed use precinct– a. a proposed lot is less than 1200m ² ; b. not for dwellings that have material change of use development approval for Multiple dwellings (or equivalent use under the superseded 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	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
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Explanation

Reconfiguring a lot applications are assessed against a number of codes, however, the planning scheme does not trigger assessment against the Filling and excavation code. As a result, Council does not have a head of power to assess subdivision involving earthworks, including retaining walls, against the Filling and excavation code. This amendment will make the Filling and excavation code an applicable assessment benchmark.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

8 Part 6 Zone codes

8.1. Amendment to all zone codes - application statement

Make all zone codes, with the exception of the Emerging community, Low impact industry and Medium impact industry zone codes, applicable to reconfiguring a lot made impact assessable.

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](#).

Explanation

The Reconfiguring a lot code contains limited provisions to ensure that newly created lots have an appropriate level of amenity and reflect the intended character of a zone. Ensuring that the relevant zone code is applicable to impact assessable applications will ensure that the code can be suitably used in the assessment of impact assessable development applications. The amendment does not make the Emerging community, Low impact industry and Medium impact industry zone codes applicable to impact assessable reconfiguring a lot as these zone codes do not establish amenity and character provisions applicable to reconfiguring a lot.

Building work made accepted development (subject to requirements) is assessable against the relevant zone code as determined by the table of assessment. At present, the zone codes do not expressly apply to such building work. Consequently, the amendment seeks to correct this.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes sought under Shaping SEQ.

SPP

Liveable communities – Policy 1 - High quality urban design and place making outcomes are facilitated and promote: (a) affordable living and sustainable and complete communities (b) attractive, adaptable, accessible and inclusive built environments (c) personal safety and security (d) functional, accessible, legible and connected spaces (e) community identity through considering local features, character, needs and aspirations.

This amendment seeks to ensure that development recognises local character and identity. The proposed amendment achieves this by ensuring impact assessable reconfiguring a lot applications are assessed against the relevant zone code and therefore consider local character provisions.

8.2. Amendment to the Environmental management and conservation zone code – building height

Omit reference to 'structure' in acceptable outcome.

<p>PO2 A building has a height that:</p> <ol style="list-style-type: none"> does not dominate the landscape; is consistent with the intended character for the precinct; has regard to the functional requirements of the use; is responsive to the topography of the <u>site</u>. 	<p>AO2 A building or <u>structure</u> has a maximum <u>building height</u> of 12 metres.</p>
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Explanation

The outcomes in the zone codes seek only regulate the height of 'buildings'. Building height provisions in the Environmental management and conservation zone apply to both 'buildings' and 'structures'. The regulation of 'building' height alone in the Environmental management and conservation zone brings it into line with the balance of the planning scheme.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

8.3. Amendment to the Low impact industry zone code – Educational establishment

Insert reference to 'vocational trade training' for Educational establishment in the overall outcome.

<ol style="list-style-type: none"> The purpose of the Low impact industry zone is to provide for— <ol style="list-style-type: none"> <u>service industry</u> and <u>low impact industry</u>; and other uses and activities that— <ol style="list-style-type: none"> support <u>industry activities</u>; and do not compromise the future use of premises for <u>industry activities</u>. The <u>local government</u> purpose of the Low impact industry zone code is to: <ol style="list-style-type: none"> provide for a range of <u>Low impact industry</u> and <u>Service industry</u> uses that cater for the needs of the community; ensure the efficient use of land and the long-term viability of industrial uses by excluding <u>incompatible development</u>; provide development that is compatible with adjoining uses and protects amenity. The purpose of the Low impact industry zone code will be achieved through the following overall outcomes: <ol style="list-style-type: none"> land uses: <ol style="list-style-type: none"> comprise: <ol style="list-style-type: none"> <u>Low impact industry</u>, <u>Service industry</u> or <u>Warehouse</u>; or compatible non-industrial and business uses that will not inhibit the land being used for <u>Low impact industry</u>, <u>Service industry</u> or <u>Warehouse</u> in the long term being <u>Adult store</u>, <u>Bulk landscape supplies</u>, <u>Caretaker's accommodation</u>, <u>Car wash</u>, <u>Crematorium</u>, <u>Educational establishment (being vocational trade training)</u>, <u>Emergency services</u>, <u>small-scale Food and drink outlet</u>, <u>Funeral Parlour</u>, <u>Hardware and trade supplies</u>, <u>Indoor sport and recreation</u>, <u>Office incidental to another use</u>, <u>Outdoor sales</u>, <u>Park</u>, <u>Parking station</u>, <u>Sales office</u>, <u>small-scale Shop</u>, <u>Substation</u>, <u>Telecommunication facility</u> or <u>Transport depot</u>; being: <ol style="list-style-type: none"> small-scale <u>Food and drink outlet</u> or small-scale <u>Shop</u>, serve the local workforces' daily needs; a small-scale <u>Shop</u> does not undermine the viability of a nearby centre or the <u>centre hierarchy</u>; the design of the built form: <ol style="list-style-type: none"> is responsive to <u>site</u> characteristics, including the shape, frontage, size, orientation and slope; ensures that its size and bulk is consistent with the <u>low impact industry</u> character; supports the safety of users and adjoining public open spaces by utilising <u>crime prevention through environmental design</u> principles; the <u>streetscape</u> is attractive, pedestrian friendly and supports the zone character; 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; development ensures a safe and functional road network.
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Explanation

The proposed amendment seeks to rectify an error in drafting that allows all forms of educational establishment to operate in the Low impact industry zone subject to a code assessable application. It was intended that only vocational trade training facilities. The proposed amendment will made all forms of education establishment other than vocational trade training impact assessment in the zone.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with outcomes of the SPP.

8.4. Amendment to the Low impact industry and Medium impact industry zone code - structures

Insert reference to 'structure' in the boundary setback acceptable outcome for the Low and Medium impact industry zone.

<p>PO5 A building <u>or structure</u> has a road boundary clearance that is consistent with the <u>streetscape</u> character of the area.</p>	<p>AO5 A building <u>or structure</u>, other than an existing lawful building <u>or structure</u>, has a minimum road boundary clearance of: a. 10 metres from the <u>primary street frontage</u>; b. six metres from a secondary road frontage.</p>
<p>PO4 A building <u>or structure</u> has a road boundary clearance that <u>provides a</u> consistent with the <u>streetscape</u> character of the <u>area</u>.</p>	<p>AO4 A building <u>or structure</u>, other than an existing lawful building <u>or structure</u>, provides a minimum road boundary clearance of: a. 10 metres from the <u>primary street frontage</u>; b. six metres from a secondary street frontage.</p>

Explanation

The proposed amendment seeks to amend the Boundary Clearance provisions in the Low impact industry and Medium impact industry zones to refer to both 'buildings' and 'structures' rather than just 'buildings'. Throughout the scheme, both buildings and structures are referred to in provisions regarding boundary clearance, with the exception of the Low impact industry zone and Medium impact industry zone. These changes are consistent with the drafting of the rest of the scheme.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

8.5. Amendment to the Low impact industry and Medium impact industry zone code - Crematorium

Insert a new performance and acceptable outcome for Crematorium in the Low impact industry and Medium impact industry zone code.

<u>Crematorium</u>	
<p>PO16 <u>A Crematorium is designed and located to mitigate any potential adverse impacts on a sensitive land use.</u></p>	<p>AO16 <u>A Crematorium is not developed within 50 metres of a sensitive land use.</u></p>

Explanation

Crematoriums were formerly widely supported across the city, however, it is proposed that this use be limited to the Low impact industry and Medium impact industry zones. It is also proposed that a minimum separation distance of 50 metres to a sensitive land use be introduced. This separation requirement seeks to ensure that crematoriums are appropriately sited so as to mitigate adverse amenity impacts on sensitive land uses.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

8.6. Amendment to the Low-medium density residential zone code – Health care service

Insert 'is small scale' in PO13.

<p>PO13 <u>A Health care service:</u> a. <u>is small scale;</u> b. serves the local residents' daily needs; c. protects residential amenity.</p>	<p>AO13 <u>A Health care service has a maximum gross floor area of 200m² per tenancy.</u></p>
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Explanation

The Table of Assessment for Health care service in the Low-medium Density Residential Zone omits a maximum size component as a trigger for code assessment. This change supports the 200m² GFA requirement in the AOs and is consistent with similar residential zones.

State Interest

SEQRP

The proposed amendment does not conflict with outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

8.7. Amendment to the Mixed use zone code - new Industry precinct

Insert a new performance and acceptable outcome for Industry precinct in the Mixed use zone code.

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 the Industry precinct:
 - i. land uses comprise:
 - A. Mixed use activities; or
 - B. Neighbourhood centre activities on Lot 99 SP193961; or
 - C. a High impact industry (being the Teys abattoir and associated uses) on Lot 123 SP174628, Lot 124 SP174628, and Lot 127 SP174628, Lot 122 W31722 and Lot 2 RP46665;
 - ii. a Shop or Food and drink outlet that is not associated with and subordinate to a Service station, is small-scale and serves the local workforces' daily needs;
 - iii. a Shop that is not a liquor store does not undermine the viability of a nearby centre or the centre hierarchy;
 - iv. an Office, is not stand alone;
 - v. a sensitive land use does not adversely affect the ongoing operation of the Teys abattoir and associated uses;
 - vi. 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;
 - vii. development facilitates a safe, legible and connected movement network;
 - viii. development protects amenity consistent with its location in the Mixed use zone and the surrounding area;
 - b. if in the Industry precinct:
 - i. land uses comprise Agricultural supplies store, Bulk landscape supplies, Caretaker's accommodation, Car wash, 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, Park, Parking station, Research and technology industry, Service industry, Service station, Shop, Substation, Telecommunication facility, Transport depot, Utility installation, or Warehouse;
 - ii. a Shop or Food and drink outlet that is not associated with and subordinate to a Service station, is small-scale and serves the local workforces' daily needs;
 - iii. a Shop that is not a liquor store does not undermine the viability of a nearby centre or the centre hierarchy;
 - iv. a Medium impact industry is limited to spray painting workshop, for spray painting of motor vehicles only, and if indoors and in a booth;
 - v. the design of the built form:
 - A. ensures that its size and bulk is consistent with the Industrial precinct character;
 - B. contributes positively to the immediate streetscape character with a variety of facade colours and treatments;
 - C. supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles;
 - vi. development protects amenity consistent with its location in the Industrial precinct and the surrounding area;
 - vii. development protects the visual amenity of premises in a residential zone category.

PO1

A use:

- a. in the Mixed use zone, and if not in the Industry precinct, is for uses identified in section 6.2.10.2(3)(a) (i) overall outcomes for the Mixed use zone;
- b. in the industry precinct, is for uses identified in section 6.2.10.2(3)(b)(i) overall outcomes for the Mixed use zone.

AO1

A use:

- a. in the Mixed use zone, and if not in the Industry precinct, is for uses identified in section 6.2.10.2(3)(a) (i) overall outcomes for the Mixed use zone;
- b. in the industry precinct, is for uses identified in section 6.2.10.2(3)(b)(i) overall outcome for the Mixed use zone.

Office

PO2

An Office function is incidental to a Low impact industry, Research and technology industry, Service industry, Showroom or Warehouse.

AO2

An Office function, that is ancillary to ~~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 on the same site, does not exceed 40 percent of the gross floor area of a tenancy.

PO6

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.

AO6

A building has a maximum [building height](#):

- a. [where not located in the Industry precinct](#):
 - i. of 15 metres; or
 - ii. of 12 metres where within 15 metres of the [residential zone category](#) land; or
 - iii. identified on [Figure 6.2.10.3.1—Browns Plains Road building heights](#); or
 - iv. identified on [Figure 6.2.10.3.2—Wembley Road building heights](#);
- b. [where located in the Industry precinct](#):
 - a. [of 20 metres; or](#)
 - b. [of 12 metres where within 15 metres of the residential zone category land; or](#)
 - c. [identified on Figure 6.2.10.3.1—Browns Plains Road building heights; or](#)
 - d. [identified on Figure 6.2.10.3.2—Wembley Road building heights.](#)

PO8

A building:

- a. [where not located in the Industry precinct](#), contributes to the immediate [streetscape](#) character with highly articulated buildings and detailing:
 - i. orientating the building to the primary road frontage;
 - ii. providing a well-articulated façade;
 - iii. incorporating detailed design measures for visual aesthetics;
 - iv. integrating with [public open space](#);
 - v. integrating with the street;
 - vi. having a human scale at the ground floor; or
- b. [where located in the Industry precinct](#), contributes to the immediate [streetscape](#) character with a variety of [facade colours and treatments](#).

Note—[Planning scheme policy 8](#)—Urban design provides guidelines on how to achieve this outcome.

AO8

No acceptable outcome provided.

[Interface with a sensitive land use](#)

PO14

[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 6.2.10.3.3 - Berrinba amenity buffer.](#)

AO14

[Development provides an amenity wall and a landscaped buffer:](#)

- a. [in the location identified on Figure 6.2.10.3.3 - Berrinba amenity buffer;](#)
- b. [in accordance with the requirements of section 3.7.4 of planning scheme policy 5—Infrastructure.](#)

Figure 6.2.10.3.3–Berrinba amenity buffer



Explanation

The purpose of the Industry precinct is to allow for specific uses compatible with an industrial area and to exclude sensitive uses from locating in a predominantly industrial area. The Industry precinct increases the height of buildings from 15 metres to 20 metres to accommodate new storage and warehousing technologies (AO6). The Amendment also requires development to provide an amenity wall and landscaped buffer to protect adjoining residential areas and existing Educational establishments within the Industry precinct (AO14).

State Interest

SEQRP

The Amendment is consistent with the overarching goals of the South East Queensland Regional Plan 2017 (Shaping SEQ), as demonstrated by the assessment against the plan's goals below:

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

The Amendment provides guidance on the future development of industries within the Mixed use zone. The Amendment will contribute towards accommodating Logan's urban growth needs in the Urban Footprint in an efficient manner.

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

Berrinba is identified as one of the Individual major enterprise and industrial areas. The Amendment contributes towards protecting this area from incompatible and sensitive uses, enabling the intensification of Berrinba as a major industrial area and improving its capacity and functionality. The Amendment area is one of Council's more successful industrial areas with a distinctive development pattern and character for freight, logistics and distribution. The proposed Amendment outlines Council's intention for the Mixed use zoned area in Berrinba to be further developed as an industrial estate to provide certainty and business confidence.

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

The Amendment will contribute to deliver an efficient, consolidated urban form that integrates economic activity and transport. The Amendment area is situated in close proximity of motorways with access to the Logan Motorway and the Gateway Motorway, permitting the movement of goods and services via key freight connections.

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

The planning scheme addresses issues relating to environmental protection and natural hazards through the relevant overlays. These overlays will continue to apply, where relevant, within the Amendment area.

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

The Strategic framework addresses the effects of climate change and encourages energy efficient buildings. The Strategic framework and Planning scheme policy 8 - Urban design also include design guidelines, which include climate sensitive elements. The Strategic framework and Planning scheme policy 8 will remain unchanged and continue to apply to development within the Amendment area.

SPP

The Amendment has been prepared consistent with the state interest policies in Part E of the State Planning Policy and each of the State Interests in Part D of the SPP have been considered as follows:

Planning for liveable communities and housing – The Amendment is consistent with the outcomes for liveable communities including built and natural environment outcomes that support a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community.

Planning for economic growth – The Amendment is consistent with the outcomes for development and construction under the SPP by developing effective planning policies that support the development sector by enabling the growth of the employment commercial and industrial sectors. The State interest of agriculture is not relevant in this area as the Regional Plan has prioritised urban development. The State interests for mining and extractive resources and tourism are not relevant at this location.

Planning for the environment and heritage – The State interests for biodiversity, coastal environment, cultural heritage, water quality are addressed through the Logan Planning Scheme 2015 overlays. The proposed Amendment will not make any changes relevant to these State interests.

Planning for safety and resilience to hazards – The State interest for emissions and hazardous activities are addressed by the acceptable and performance outcomes of the proposed Industry precinct in the Mixed use zone code. The SPP mapping identifies bushfire hazard areas and coastal hazard areas and these areas have been considered and resolved by Council in the preparation of the Bushfire hazard overlay and the Waterway corridors and wetlands overlay in the Logan Planning Scheme 2015. The flood hazards for the Amendment area have been adequately identified and appropriately managed through the preparation of the Flood hazard overlay in the Logan Planning Scheme 2015.

Planning for infrastructure – The Amendment area does not affect any bulk water supply infrastructure identified in the SPP mapping. The Amendment area is not identified in the SPP mapping as including any strategic airports or aviation facilities or associated buffer areas. The Amendment area does not include any State transport infrastructure, strategic ports or potential port sites. State interests relating to State transport infrastructure, strategic airports, aviation facilities or strategic ports are not affected by the Amendment.

8.8. Amendment to the Mixed use zone code - amenity

Omit term 'residential' from PO3 in Mixed use zone code.

<p>PO3 A <u>Shop</u> which is not a liquor store:</p> <ol style="list-style-type: none"> is of a scale and character suitable to ensure that the residential amenity is maintained; serves the local workforces' daily needs; does not undermine the viability of a nearby centre or the centre hierarchy. <p>Editor's note—<u>Planning scheme policy 2</u>—Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>AO3 A <u>Shop</u> which is not a liquor store:</p> <ol style="list-style-type: none"> has a maximum <u>gross floor area</u> of 200m² per tenancy; is not within 800 metres of another <u>Shop</u>, which is not a liquor store.
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Explanation

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. PO3 refers to the scale and character in the Mixed use zone. The word 'residential' has been included unintentionally, as the Mixed use zone is not a residential zone only but rather a zone which includes a variety of uses and activities. It is therefore proposed that the word 'residential' be removed from PO3(a). This will ensure that all uses associated with the Mixed use zone are considered when addressing amenity in the zone.

State Interest

SEQRP

Goal 1: Grow - Element 1: Efficient land use - Urban development uses land and infrastructure efficiently.

The proposed amendment seeks to ensure efficient land use in the mixed use zone and minimise land constraints in the mixed use zone. The proposed amendment is consistent with this policy.

SPP

Liveable communities – Policy 2: Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by: (a) good neighbourhood planning and centre design (b) a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community (c) consolidating urban development in and around existing settlements (d) higher density development in accessible and well-serviced locations (e) efficient use of established infrastructure and services (f) supporting a range of formal and informal sporting, recreational and community activities.

The proposed amendment seeks to create vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community. The proposed amendment is consistent with this policy.

8.9. Amendment to the Rural residential zone code - emissions

Insert the Rural residential zone (excluding the Cottage rural precinct) in the acceptable outcome of the Rural Residential zone code.

<p>PO8 Development protects the intended amenity for the zone and precinct and an <u>adjoining premises</u> in a <u>residential zone category</u> by having regard to:</p> <ol style="list-style-type: none"> noise emissions; air emissions; light emission; radiation emissions; vibration emissions. 	<p>AO8 Development complies with the following emissions standards of <u>planning scheme policy 3</u>–Environmental management:</p> <ol style="list-style-type: none"> <u>Table 3.2.1.1</u>–Noise emission standards for the protection of residential amenity where adjoining a <u>residential zone category</u> or the Rural residential zone, excluding the <u>Cottage rural precinct</u>; <u>Table 3.2.1.2</u>–Noise emission standards for the protection of general amenity; <u>Table 3.2.2.1</u>–Air emission standards; <u>Table 3.2.3.1</u>–Light emission standards; <u>section 3.2.4</u>–Radiation emission standards; <u>Table 3.2.5.1</u>–Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.
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Explanation

The AO refers to Table 3.2.1.1–Noise emission standards for the protection of residential amenity where adjoining a residential zone category. However, PSP3 specifies that Table 3.2.1.1 applies to the Rural residential zone other than the Cottage rural precinct - not just land in the residential zone category (which only includes the Low density residential zone, Low-medium density residential zone and Medium density residential zone). This amendment resolves the inconsistency that currently exists between the acceptable outcome of the zone code and the relevant provisions in the planning scheme policy.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

Emissions and hazardous activities – Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities.

This amendment seeks to protect community health and safety and, and the natural and built environment are protected from potential adverse impacts of emissions and hazardous activities. The proposed amendment is consistent with this policy.

8.10. Amendment to the Specialised centre zone code - Crematorium

Omit Crematorium from the supported land uses in the Loganholme tourism precinct to be consistent with the tables of assessment.

6.2.15.2 Purpose

f. in the Loganholme tourism precinct:

i. land uses comprise:

A. Bar, Caretaker's accommodation, Car wash, Childcare centre, Club, Community care centre, Community use, Crematorium, 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;

Explanation

Crematoriums were formerly widely supported across the city, however, it is proposed that this use be limited to the Low impact industry and Medium impact industry zones. This change creates consistency between the tables of assessment and the zone code.

State Interest

SEQR

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9 Part 7 Local Plans

9.1. Amendment to all local plan codes - Application statement

Apply all local plan codes to building work made accepted development (subject to requirements).

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](#).

Explanation

Building work made accepted development (subject to requirements) is assessable against the relevant local plan code as determined by the table of assessment. At present, the local plan codes do not expressly apply to such building work. Consequently, the amendment seeks to correct this.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.2. Amendment to the Logan Central local plan code - brewery

Insert qualifying term 'brewery' against Low impact industry in the preferred uses of the overall outcomes.

- 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 eg. [active frontage](#) streets are identified on [Figure 7.2.4.4.2–Logan Central place making and movement network](#).

Explanation

In recognition that a Low impact industry (being a brewery) is a code assessable land use within the Wembley Road north precinct, this specific use has been included as a nominated land use with the overall outcomes of the code. This change maintains consistency between the tables of assessment and the local plan code.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

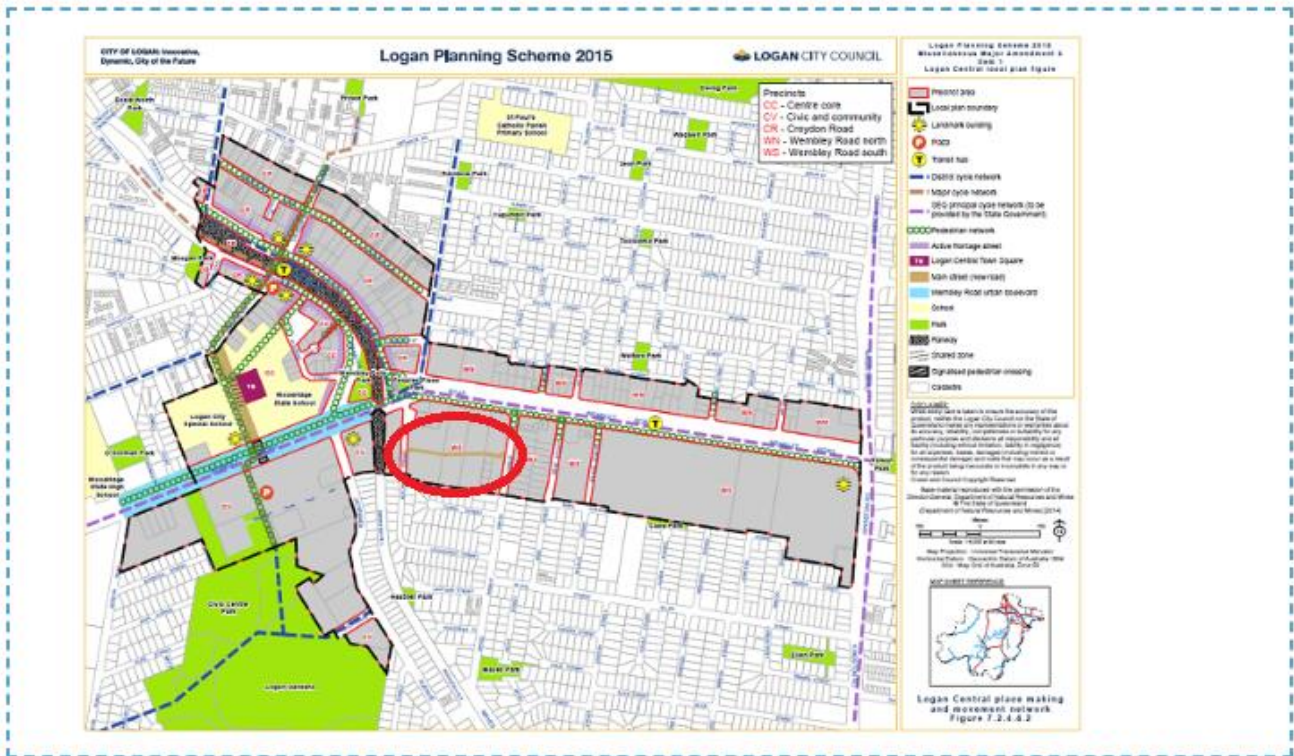
SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.3. Amendment to the Logan Central local plan code – placemaking and movement figure

Insert a new road connection between Mayes Avenue and Leichhardt Street, Logan Central.

Figure 7.2.4.4.2–Logan Central place making and movement network



Explanation

The current Local Plan does not provide for a future road connection between Leichhardt Street and Mayes Avenue. Council, in the past has required that access easements be provided. This was in line with the former local plan of the Logan Planning Scheme 2006. This proposed change reinstates this mid/block connection ensuring improved permeability, reducing traffic pressure and improving safety (through the reduction of entries) on Wembley Road.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

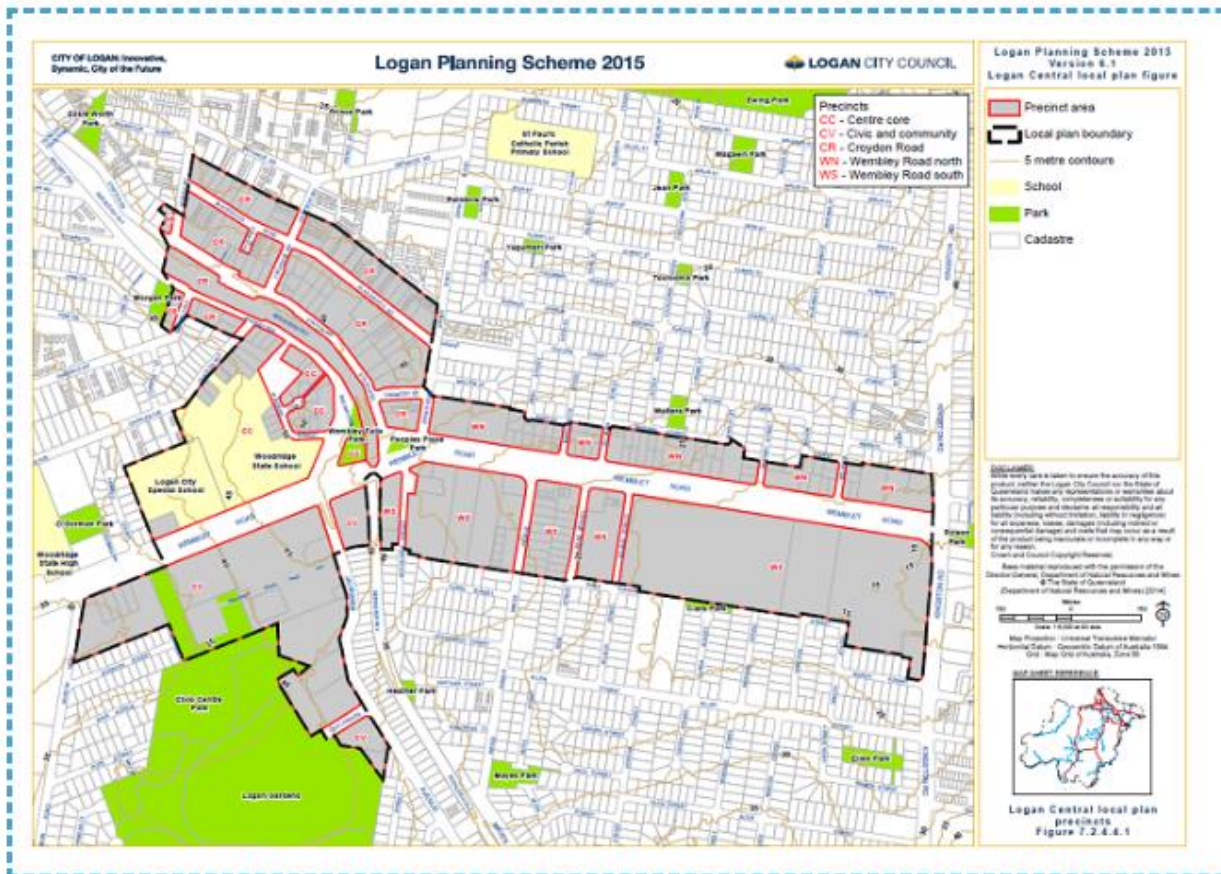
SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.4. Amendment to the Logan Central local plan code – local plan figures

Correct a local plan boundary inconsistency between the zoning map and the Logan Central local plan map.

Figure 7.2.4.4.1–Logan Central local plan precincts



Explanation

Land at 5 Margarette Street and 6 Sylvania Street, Logan Central in the Wembley Road North precinct of the Logan Central local plan are located outside of the local plan boundary as depicted on Figures 7.2.4.4.1 to 7.2.4.4.4 but included in the Centre zone. This is an error that exists in the local plan figures and is proposed to be corrected through this amendment.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.5. Amendment to the Logan Village local plan code – Crematorium and Short-term accommodation

Omit 'Crematorium' and insert 'Short-term accommodation' in the overall outcomes for the Village precinct and Centre frame precinct of the Logan Village local plan.

- 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](#), [Crematorium](#), [Funeral parlour](#) and [Hospital](#), that are sympathetic to the heritage values of the [site](#);
 - ii. elsewhere, are [Short-term accommodation](#) or [Local centre activities](#) with at least two different types of [Local centre activities](#), other than large-scale [Retail activities](#).

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.

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 2,000m² [gross floor area](#), so that a mix of [Local centre activities](#) is achieved.

AO16

No acceptable outcome provided.

Explanation

Crematoriums were formerly widely supported across the city, however, it is proposed that this use be limited to the Low impact industry and Medium impact industry zones. Crematorium is presently included within the 'Community activity' activity group. To reflect the need for this land use to be appropriately separated from sensitive land uses, it is proposed that Crematorium be removed from this activity group.

The inclusion of Short-term accommodation as a supported land use in the Logan Village local plan area will facilitate greater delivery of short-term accommodation across the area. This centre presently experiences an under supply of short-term housing options, such as hotels, and this amendment seeks to allow for such land uses to be established without undue need for impact assessable development applications.

State Interest

SEQRP

Goal 1: Grow - Element 4: Housing diversity - Housing diversity meets the changing make-up of our population, community needs and lifestyles, and provides choice and affordability.

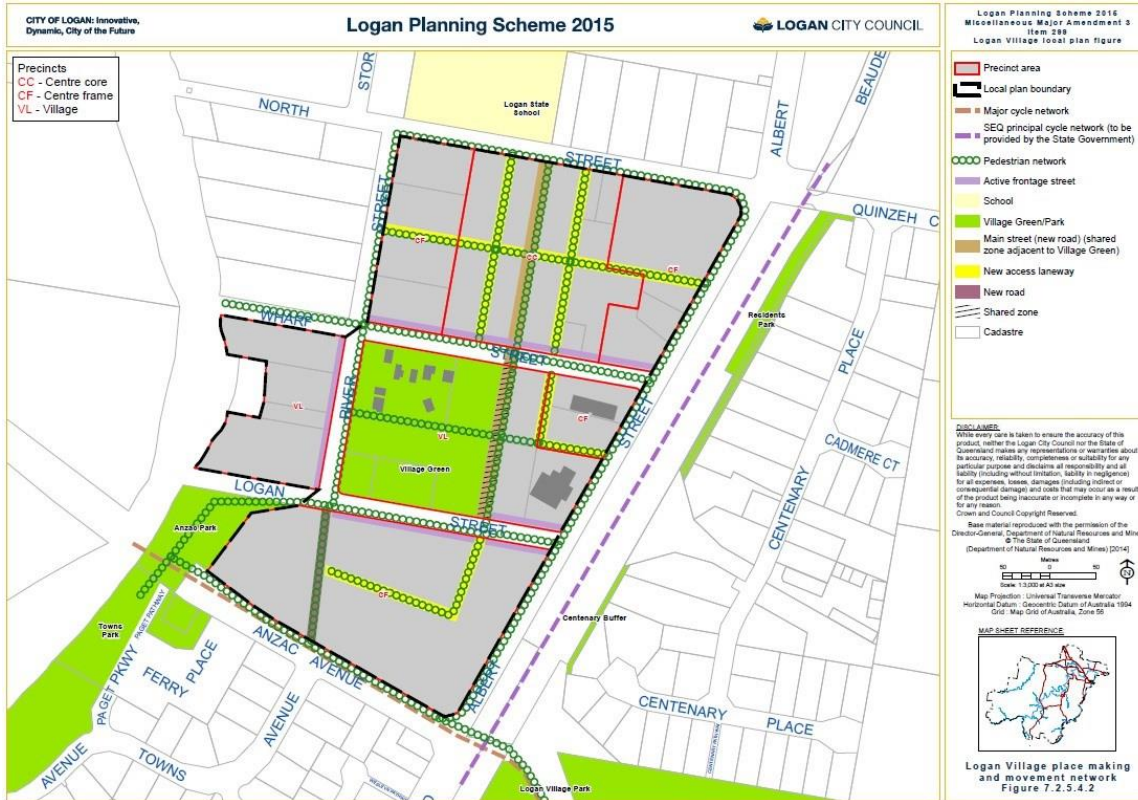
This amendment seeks to promote a greater variety of housing forms to support the region's growing population. The amendment achieves this goal by supporting an additional residential land use in a centre that the planning scheme may otherwise not support.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.6. Amendment to the Logan Village local plan code – placemaking and movement figure

Insert new pedestrian network connection in Figure 7.2.5.4.2-Logan Village placemaking and movement network.



Explanation

The amendment seeks to realign of the pedestrian network through Anzac Park and southward, extend the pedestrian network from Wharf Street to the river, extend the pedestrian network towards Yarrabilba and extend the 'active frontage street' on both Logan Street and Wharf Street towards Albert Street. These changes will greatly improve the pedestrian connectivity within the centre while also promoting enhanced streetscape legibility through the provision of active frontages.

State Interest

SEQRP

Goal 3: Connect - Element 2: Active transport - Active transport is a favoured, practical option for a range of trips.

The amendment seeks to prioritise active transport through the promotion of greater pedestrian connections. The proposed amendment is consistent with this policy.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.7. Amendment to the Loganholme local plan code – street activation overall outcomes

Correct the paragraph reference in 7.2.6.3(3).

3. The purpose of the code will be achieved through the following overall outcomes:
- a. The local plan area is a mixed use residential area 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) (e) to (h) articulate the precinct-specific land use overall outcomes for each precinct.

Ensure that residential land uses in the Bismark Street neighbourhood precinct and Bryants Road local centre precinct do not compromise street level activation.

- 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 are not located on the ground floor do not compromise the economic function or activity of the precinct and street level activation;
 - 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 are not located on the ground floor do not compromise the economic function or activity of the precinct and street level activation;
 - 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;

Amend PO12 and PO19 to support accommodation activities at ground level where located behind an active frontage.

<p>PO12 A use in the Bismark Street neighbourhood centre precinct that is <u>an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, or Residential care facility or Retirement facility is above is not located on the ground floor except if:-</u> a. <u>located behind an active frontage with a non-residential use; or</u> b. <u>providing a transition to the adjoining Residential frame and Residential choice precincts.</u></p>	<p>AO12 No acceptable outcome provided.</p>
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<p>PO19 A use in the Bryants Road local centre precinct that is an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, or Residential care facility or Retirement facility is above, is not located on the ground floor <u>except if:</u></p> <ul style="list-style-type: none"> a. <u>located behind an active frontage with a non-residential use; or</u> b. <u>providing a transition to the adjoining Residential frame and Residential choice precincts.</u> 	<p>AO19 No acceptable outcome provided.</p>
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Explanation

Currently in the Bismark Street neighbourhood centre precinct and the Bryants Road local centre precinct a caretaker's accommodation, dwelling unit, multiple dwelling, residential care facility or retirement facility are or can be code assessable. However, development will not comply with the code if they are on the ground floor. The policy intent of this provision seeks to maintain active, engaging and functional street frontages in these areas. However, there are times where Accommodation activities on the ground floor are appropriate such as where located behind an active non-residential frontage use or where it is providing a transition to adjoining residential precincts.

State Interest

SEQRP

Goal 1: Grow - Element 2: Focusing residential density - Higher density development is located in areas with good access to high-frequency public transport, employment and services.

This amendment seeks to create well-designed centres and to increase residential densities in and around centres. The proposed amendment is providing clarity over when Accommodation activities can be located on the ground floor in the Bismark Street neighbourhood centre precinct and the Bryants Road local centre precinct. The proposed amendment is consistent with this policy.

SPP

Development and construction – Policy 4: An appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development is provided for in response to the diverse needs of these uses and ancillary activities.

This amendment seeks to ensure an appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development are provided for in response to the diverse needs of these uses and ancillary activities. The amendment is providing clarity over when Accommodation activities can be located on the ground floor. The proposed amendment is consistent with this policy.

9.8. Amendment to the Loganholme local plan code – Health care service

Insert new PO and AO to regulate Health care service in the Large lot, Residential choice, Residential core, Residential frame and Suburban residential precincts of the Loganholme local plan code. Example provision below.

<p>PO26 <u>A Health care service:</u></p> <ul style="list-style-type: none"> a. <u>is small scale</u> b. <u>serves the local residents' daily needs;</u> c. <u>protects residential amenity</u> 	<p>AO26 <u>A Health care service has a maximum gross floor area of 200m² per tenancy.</u></p>
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Explanation

The change seeks to require health care services to be "small scale" in residential precincts of the Loganholme Local Plan. This is to be consistent with the Low Density Residential Zone Code and the Low-medium Density Residential Zone Code.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.9. Amendment to the Loganholme local plan code – Food and drink outlet

Omit term 'have' and insert 'include' in the applicable provisions of the Large lot, Residential choice, Residential core, Residential frame and Suburban residential precincts of the Loganholme local plan code'.

<p>PO267 A Food and drink outlet in the Large lot residential precinct: a. is small scale; b. protects residential amenity.</p>	<p>AO267 A Food and drink outlet in the Large lot residential precinct: a. has a maximum gross floor area of 200m² per tenancy; b. does not have include a drive through facility.</p>
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Explanation

The terminology in the acceptable outcome is amended to achieve consistency with similar provisions in the planning scheme.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.10. Amendment to the Loganlea local plan code – Health care service

Insert 'small-scale' before 'Health care service' in the Low-medium precinct, Residential core precinct, Residential edge and Residential frame precincts.

- h. In the Low-medium precinct:
 - i. land uses comprise:
 - A. Accommodation activities other than Dual occupancy and Dwelling unit; or
 - B. Multiple dwellings being apartments; or
 - C. other uses that cater for local residents being Bar, Childcare centre, Club, Community care centre, Community use, small-scale Food and drink outlet, Function facility, small-scale Health care service, 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 3,000m² 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, Home-based business, Office, Park, Residential care facility, Sales office or Service industry that maintains the desired residential character and amenity;
 - j. In the Residential core precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwelling that is apartments or townhouses, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation; or
 - B. other uses that cater for local residents being Childcare centre, Club, Community care centre, Community use, Food and drink outlet, Function facility, small-scale Health care service, 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;
 - 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 local residents being Childcare centre, Club, Community care centre, Community use, Food and drink outlet, small-scale Health care service, 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;
 - l. In the Residential frame precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Multiple dwellings that are apartments or townhouses, Residential care facility, Retirement facility, Rooming accommodation or Short-term accommodation; or
 - B. other uses that cater for local residents being Childcare centre, Club, Community care centre, Community use, Food and drink outlet, Home-based business, small-scale Health care service, 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.

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.

Insert 'small-scale' before 'Health care service' in the Low-medium precinct, Residential core precinct, Residential edge and Residential frame precincts.

<p>PO12 <u>A Health care service:</u> a. <u>is small-scale;</u> b. <u>serves the local residents' daily needs;</u> c. <u>protects residential amenity.</u></p>	<p>AO12 <u>A Health care service has maximum gross floor area of 200m² per tenancy.</u></p>
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Explanation

The change seeks to require health care services to be "small scale" in residential precincts of the Loganlea local Plan. This is to be consistent with the Low Density Residential Zone Code, the Low-medium Density Residential Zone Code and residential precincts in the Loganholme Local Plan.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

9.11. Amendment to the Park Ridge local plan code – all figures and streetscape section 1

Include new alignment of Jedfire Road (UA4) in Park Ridge local plan Figure 7.2.8.4.1 - 7.2.8.4.4 and streetscape section 1.

Figure 7.2.8.4.1—Park Ridge local plan precincts

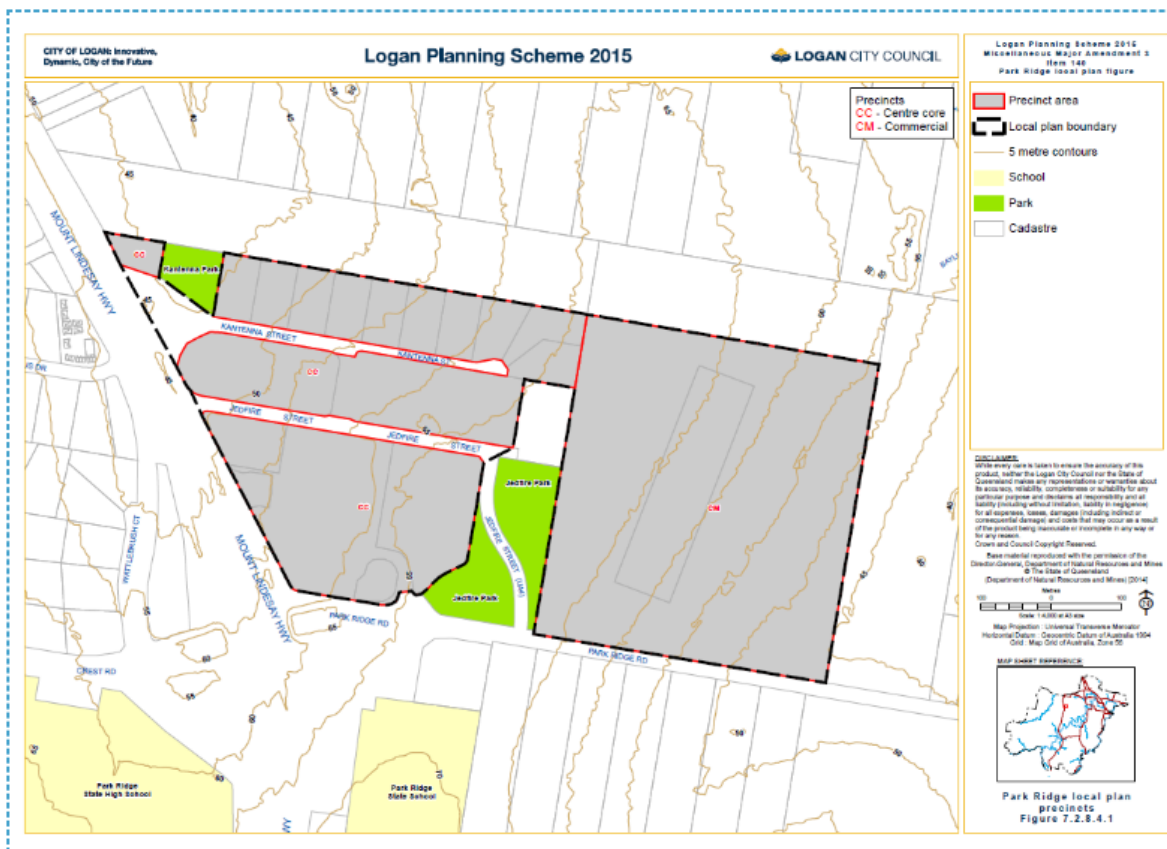


Figure 7.2.8.4.2—Park Ridge place making and movement network

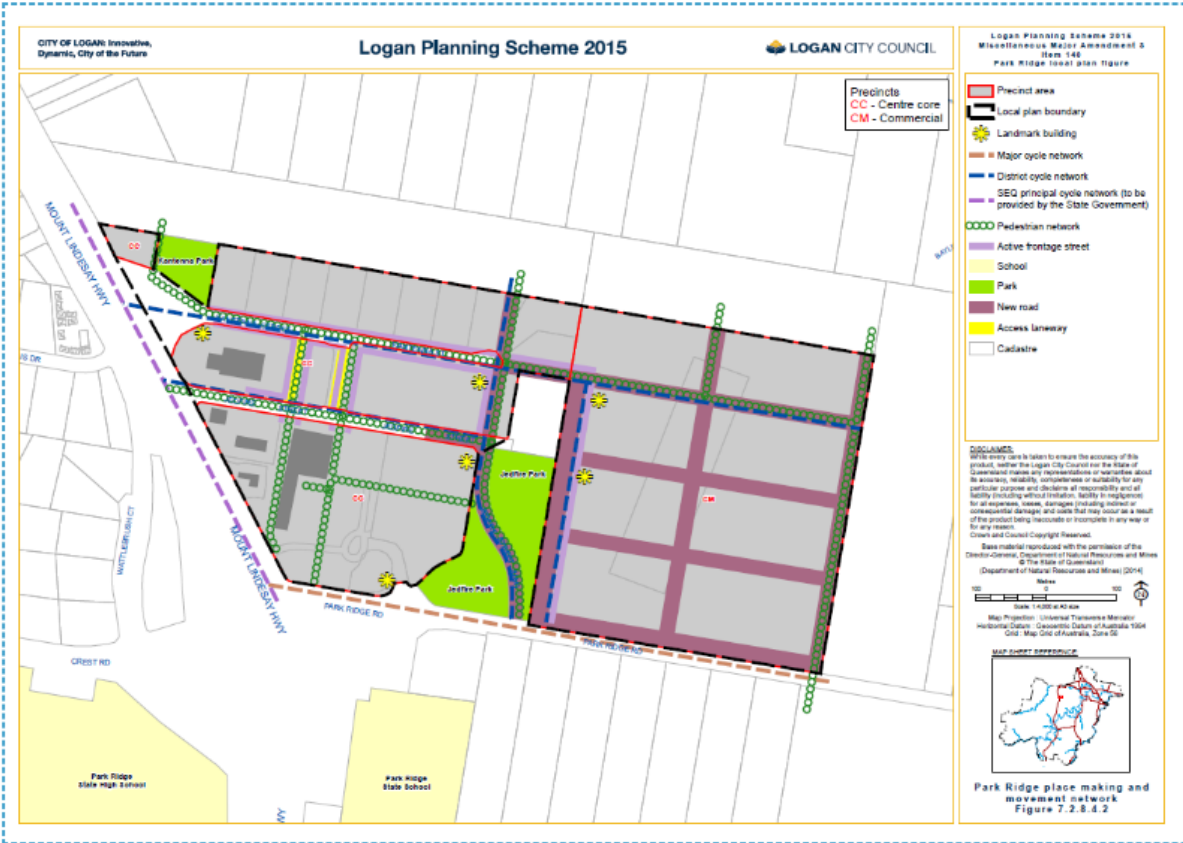


Figure 7.2.8.4.3—Park Ridge building heights

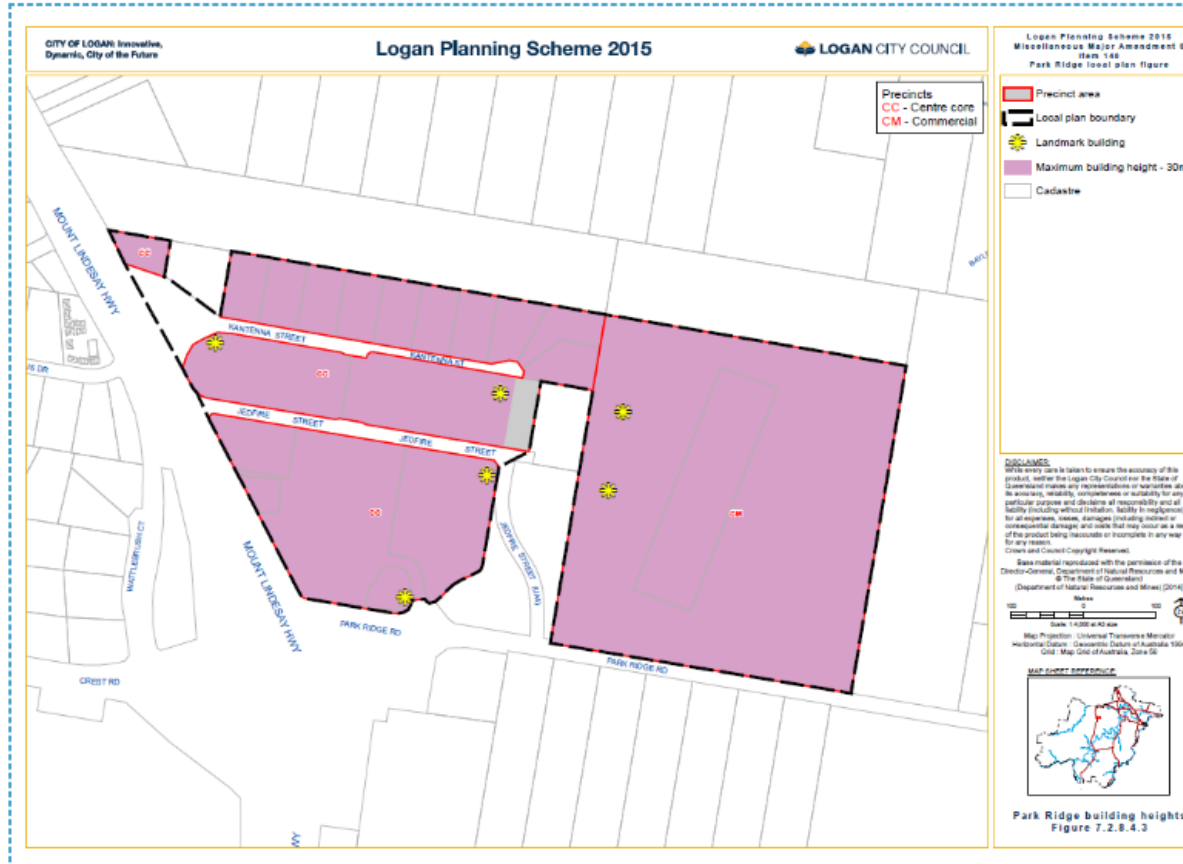


Figure 7.2.8.4.4—Park Ridge streetscape sections and plan view

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.

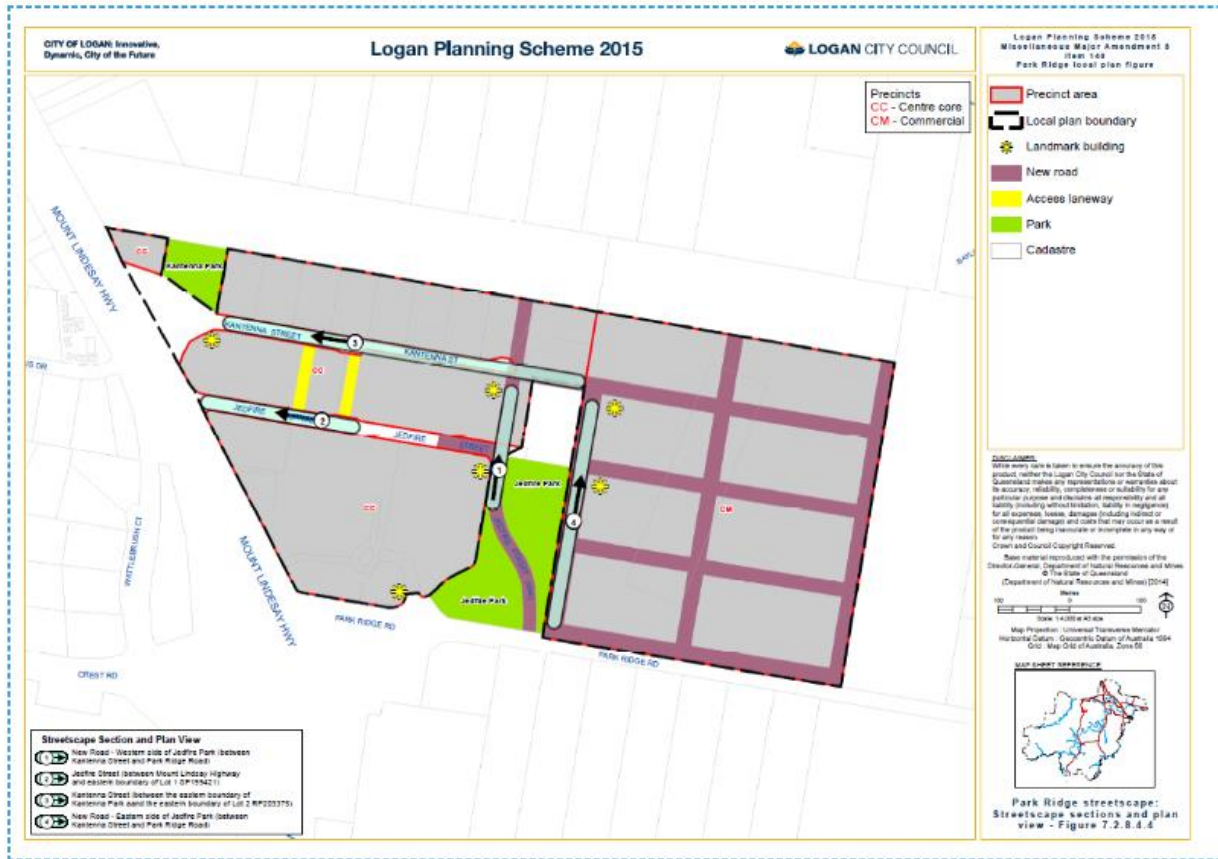
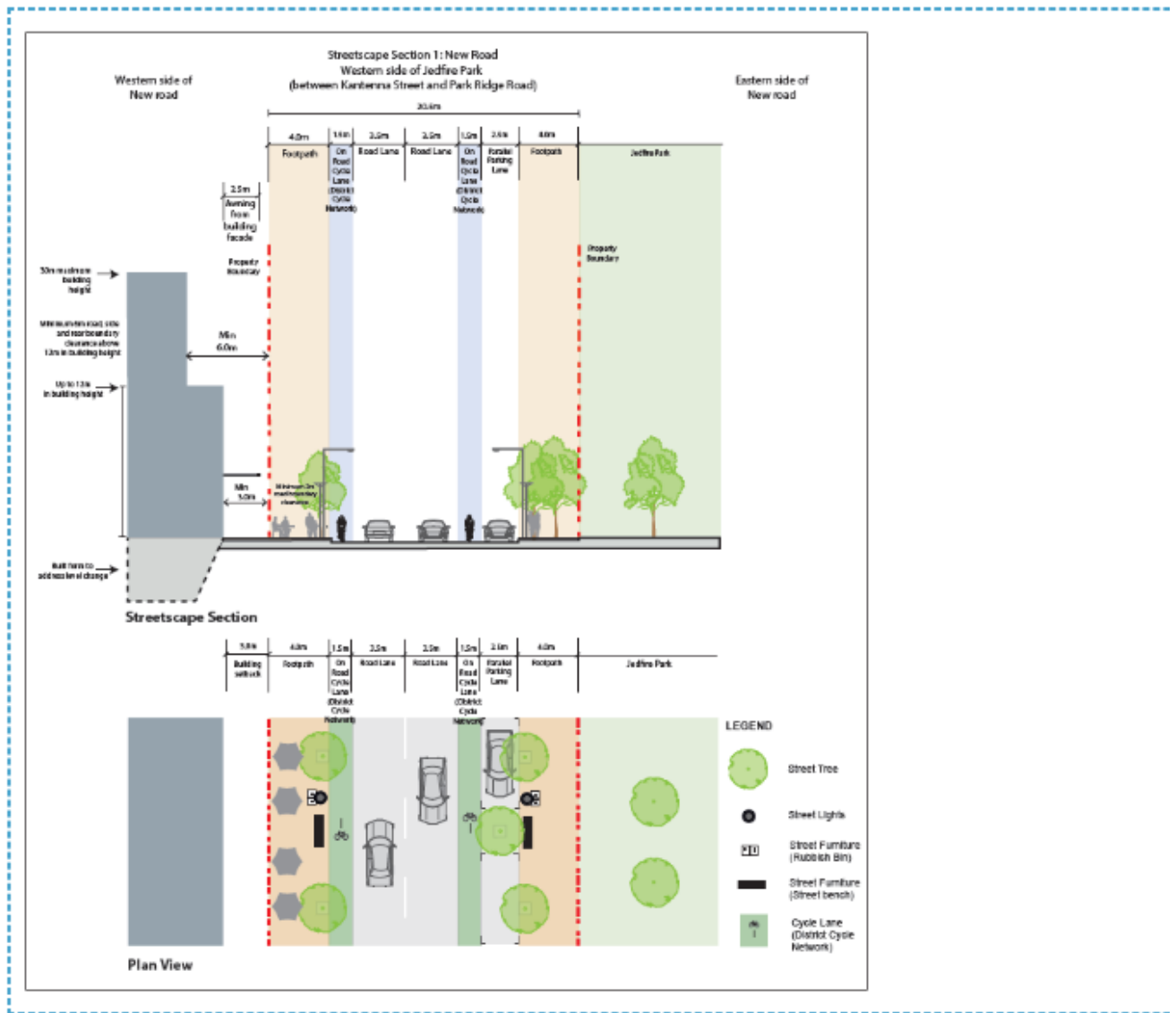


Figure 7.2.8.4.5—Park Ridge streetscape: New Road – Western side of Jedfire Street (between Kantenna Street and Park Ridge Road)



Explanation

Council approved a new alignment for UA4 in the Park Ridge town centre. The construction project of new trunk road UA4, commonly referred to as Jedfire Road, Park Ridge has been carried through from trunk schedules of work PIP1A to PIP2A and now LGIP.

Proposed changes to the local plan ensure connectivity between the shopping centre and Jedfire Park. The active frontage has been extended along the western boundary of Jedfire Park. It is also proposed that the streetscape (Figure 7.2.8.4.5) be updated to reflect the topography of the land and the height difference between UA4/Jedfire Park and the shopping centre.

State Interest

SEQRP

Goal 2: Proper – Element 3 – Regional activity centres network - The regional activity centres network adapts to the demands of a transitioning economy, serves the current and future economic and social needs of the community and business, and drives productivity, collaboration and economic growth.

This amendment seeks to achieve a high-quality urban form that promotes a walkable urban environment within regional activity centres, to encourage interaction and collaboration.

Goal 5: Live - Element 5: Creating legible and connected streets and spaces - An integrated network of streets and spaces creates connectivity and supports economically vibrant communities.

This amendment seeks to design streets and spaces to be fit for purpose, reflecting their role within the wider urban context.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10 Part 9 Development codes

10.1. Amendment to the Dual occupancy and Dwelling house code – subordinate dwellings

Insert overall outcome requiring subordinate dwellings to visually integrate with the principal dwelling.

9.3.1.2 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;
 - 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. 70m² if in the residential zone category and on a lot that is less than 1,000m² in size; or
 - ii. 100m² otherwise;
 - d. The subordinate dwelling in a Dual occupancy (auxiliary unit), or secondary dwelling for a Dwelling house, is located within close proximity of the primary dwelling so as to not appear visually independent from the primary dwelling.

Explanation

The current provisions of the planning scheme relating to the proximity of secondary dwellings and auxiliary units to the primary dwelling does not prohibit cases where the subordinate dwelling is located a considerable distance from the primary dwelling. This amendment therefore proposes to ensure that the subordinate dwelling is located within a reasonable proximity of the primary dwelling so as to be visually subordinate.

State Interest

SEQRP

Goal 1: Grow - Element 4: Housing diversity - Housing diversity meets the changing make-up of our population, community needs and lifestyles, and provides choice and affordability.

The proposed amendment seeks to improve built form outcomes while ensuring the delivery of this 'missing middle' housing form continues. The reinforcing of this proximity separation requirement is not anticipated to have an adverse impact on the city's offering of housing choice.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.2. Amendment to the Dual occupancy and Dwelling house code - earthworks

Insert new outcome addressing filling and excavation works in the Dual occupancy and Dwelling house code..

Earthworks**PO7**

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.

A07

Filling and excavation works including batters and retaining walls greater than 1 metre in height from ground level are designed and constructed in accordance with section 3.3.2–Cover of infrastructure, section 3.3.5–Dams and embankments and section 3.3.6–Batters and retaining walls of Planning scheme policy 5 - Infrastructure.

Explanation

When constructing dwellings, landowners often do additional earthworks to level their land which may involve the construction of retaining walls. There have been instances where such earthworks and retaining walls have caused problems by not complying with the requirements in PSP 5. PSP 5 is not activated when building dwellings and dual occupancies. The QDC only manages retaining walls within 1.5 metres of other structures and if the retaining wall is higher than 2 metres. Therefore, the code requires a new PO and AO that triggers the standards for batters and retaining walls in PSP5-Infrastructure. The AO will not trigger small retaining walls less than 1 metre in height.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.3. Amendment to the Dual occupancy and Dwelling house code – water and sewerage networks

Insert new outcome addressing access to water and sewerage networks.

Access to water and sewerage networks**PO79**

A Dual occupancy or Dwelling house is provided with infrastructure and services that is appropriate to its setting and commensurate with its needs.

AQ79

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 1 of the Queensland Plumbing and Wastewater Code.

Explanation

The proposed amendment seeks to rectify an issue with the Dual occupancy and Dwelling house code where it does not address connections to water and sewerage infrastructure. As Dual occupancy and Dwelling houses

are only assessed against the Dual occupancy and Dwelling house code it is important to include key elements of the Infrastructure code in this code as these requirements are currently not prescribed for Dual occupancy and Dwelling houses.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

Infrastructure integration – Policy 3: Development occurs: (a) in areas currently serviced by state and/or local infrastructure and associated services; or (b) in a logical and orderly location, form and sequence to enable the cost effective delivery of state and local infrastructure to service development.

The proposed amendment seeks to ensure that development occurs in areas that are currently serviced. The amendment proposes to ensure that key water and sewerage supply element are incorporated into Dual Occupancy & Dwelling houses.

10.4. Amendment to the Dual occupancy and Dwelling house code – road boundary clearance for Cottage rural precinct

Specify a road boundary clearance for the Rural residential zone - Cottage rural precinct by inserting a reference to the zone in the applicable acceptable outcomes.

PO911**A Dwelling house:**

- a. is located to protect existing and planned movement networks;
- b. provides opportunity for appropriate on-site car parking;
- c. has a road boundary clearance compatible with that of adjoining premises.

AO911**A Dwelling house:**

- a. is located outside planned widening of a road and a new road identified in Table 9.3.1.3.2—Road encroachment maps;
- b. being a carport may be built to the front boundary where:
 - i. maximum dimensions do not exceed 6m by 6m;
 - ii. maximum height does not exceed 3.5m;
 - iii. the carport remains entirely unenclosed except where the rear attaches to a structure;
- c. has a minimum road boundary clearance of 10m 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 20m 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; or
- e. has a minimum road boundary clearance of 4m in the:
 - i. Low density residential zone – Small lot precinct;
 - ii. Low–medium density residential zone.

Note—For the purposes of the *Queensland Development Code* and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.

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.

PO2423**A Dual occupancy (auxiliary unit):**

- a. is located to protect existing and planned [movement networks](#);
- b. facilitates a high quality [streetscape](#) with high levels of amenity;
- c. is located to complement the character of the surrounding area;
- d. provides opportunity for appropriate on-site car parking;
- e. considers the location of existing infrastructure.

Editor's note—Examples of existing infrastructure include electrical poles and pillars, sewer mains, ~~stormwater~~ pipes, telecommunications pits and water mains.

AO2423**A Dual occupancy (auxiliary unit):**

- a. is located outside planned widening of a [road](#) and a new road identified in [Table 9.3.1.3.2—Road encroachment maps](#);
- b. being a carport may be built to the front boundary where:
 - i. maximum dimensions do not exceed 6m by 6m;
 - ii. maximum height does not exceed 3.5m;
 - iii. the carport remains entirely unenclosed except where the rear attaches to a [structure](#);
- c. has a minimum road boundary clearance of 10m 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 20m 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; or
- e. has a minimum road boundary clearance of 4m in the:
 - i. Low density residential zone – Small lot precinct;
 - ii. Low–medium density residential zone.

Note—For the purposes of the *Queensland Development Code* and this acceptable outcome, the nominated road frontage for the road boundary clearance of a ~~corner lot~~ is the narrower frontage.

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.

PO2426

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

- a. is located to protect existing and planned movement networks;
- b. provides opportunity for appropriate on-site car parking;
- c. has a road boundary clearance compatible with that of adjoining premises.

AO2426

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

- a. is located outside planned widening of a road and a new road identified in Table 9.3.1.3.2–Road encroachment maps;
- b. being a carport may be built to the front boundary where:
 - i. maximum dimensions do not exceed 6m by 6m;
 - ii. maximum height does not exceed 3.5m;
 - iii. the carport remains entirely unenclosed except where the rear attaches to a structure;
- c. has a minimum road boundary clearance of 10m 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 20m 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; or
- e. has a minimum road boundary clearance of 4m in the:
 - i. Low density residential zone – Small lot precinct;
 - ii. Low–medium density residential zone.

Note—For the purposes of the Queensland Development Code and this acceptable outcome, the nominated road frontage for the road boundary clearance of a corner lot is the narrower frontage.

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.

Explanation

The Dual occupancy and Dwelling house code does not stipulate a road boundary clearance for the Rural residential zone - Cottage rural precinct. The proposed amendment seeks to impose a 10m road boundary clearance for this zone and precinct in the Dual occupancy and Dwelling house code, which is consistent with AO4 (b) of the Rural residential zone code.

State Interest***SEQRP***

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.5. Amendment to the Dual occupancy and Dwelling house code – frontage width

Clarify that minimum frontage requirements are applicable to auxiliary unit developments, except where located on a rear lot

<p>PO4517 A lot accommodating a <u>Dual occupancy (auxiliary unit)</u> is of a size, shape and dimension that ensures high levels of amenity, complements <u>streetscape</u> character and promotes a sense of openness.</p>	<p>AO4517 Where fronting a road. <u>Where not a rear lot,</u> a lot accommodating a <u>Dual occupancy (auxiliary unit)</u> has a minimum frontage of 15 metres.</p>
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Explanation

The former wording "where fronting a road" was intended to ensure the minimum frontage requirement was not imposed on rear lots. This wording, however, inadvertently results in rear lots that possess an access handle (and therefore have frontage to a road) triggering unnecessary assessment. The proposed amendment seeks to correct this error.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.6. Amendment to the Dual occupancy and Dwelling house code – rear lot parking

Clarify that minimum on-site car parking requirements are applicable to auxiliary unit developments, except where located on a rear lot

<p>PO4820 Where located on a lot fronting a road. <u>Where not located on a rear lot,</u> a <u>Dual occupancy (auxiliary unit)</u> provides sufficient space for on-site car parking to satisfy the needs of residents and visitors considering:</p> <ol style="list-style-type: none"> the availability of <u>public transport</u>; the availability of on-street car parking. 	<p>AO4820 Where located on a lot fronting a road. <u>Where not located on a rear lot,</u> a <u>Dual occupancy (auxiliary unit)</u> provides a minimum of five on-site car parking spaces with a minimum of two spaces being covered.</p> <p>Editor's note—The required minimum of five car parking spaces services both the primary <u>dwelling</u> and subordinate <u>dwelling</u>.</p>
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Explanation

The former wording "where located on a lot fronting a road" was intended to ensure the requirement for five on-site car parking spaces was not imposed on rear lots. This wording, however, inadvertently results in rear lots that possess an access handle (and therefore have frontage to a road) triggering unnecessary assessment where this requirement cannot be met. The proposed amendment seeks to correct this error.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.7. Amendment to the Multiple dwelling, Rooming accommodation and Short-term accommodation code

Insert new outcomes addressing on-site management for Rooming accommodation.

<p>PO3 <u>Rooming accommodation protects the intended amenity for the zone and precinct.</u></p>	<p>A03 <u>Rooming accommodation exceeding five accommodation rooms has an on-site manager.</u></p>
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Explanation

The amendment introduces a need to provide an on-site manager for Rooming accommodation where the number of rooms being provided exceeds five. The on-site manager is to maintain the premises consistent with the amenity of the surrounding zone and precinct.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.8. Amendment to the Relocatable home park, Residential care facility and Retirement facility code

Amend various boundary clearance provisions.

Table 9.3.4.3.2–Relocatable home park, Residential care facility and Retirement facility boundary clearance provisions

Boundary clearances				
Land use	Building type	Front 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; and b. where the height of that part is greater than 4.5m but not more than 7.5m-2m; and 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	Dwelling All development	6 metres	a. where the height of that part is 4.5m or less -1.54m; and b. where the height of that part is greater than 4.5m but not more than 7.5m - 6m, 2m; and c. where the height is greater than 7.5m - 2m plus 0.5m for every 3m or part exceeding 7.5m.	6 metres a. where the height of that part is 4.5m or less - 4m; and b. where the height of the part is greater than 4.5m - 6m
	Other building	6 metres	10 metres	10 metres

Explanation

The setback outlined for a 'dwelling' within Residential care facilities and Retirement facilities does not provide any guidance as to whether the setback ought to be for any residential component within the structure or, rather, for freestanding dwellings. Rather, it is considered that side and rear setbacks need not vary for residential and non-residential components. To improve urban design outcomes it is proposed that no distinction be made between residential and non-residential boundary clearances within the Relocatable home park, Residential care facility and Retirement facility code, but rather, the side and rear boundary clearance provisions be amended. The proposed amendment will allow for adequate separation between adjoining structures as these forms of development are often located in residential settings and are of a more imposing built form than their surrounds. Further, this amendment will also reduce the current requirement for a rear boundary clearance of 10m which is considered excessive.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.9. Amendment to the Advertising device code – illuminated/electronic displays

Insert new outcomes addressing illuminated and electronic displays.

<p>PO1 An <u>advertising device</u> is designed and located:</p> <ol style="list-style-type: none"> to be compatible and visually integrate with the built form and <u>streetscape</u>; to be safe for pedestrians, cyclists and vehicular traffic; to not <u>cause a distraction to road users or light nuisance to residents/motorists so as to cause a traffic hazard.</u> 	<p>AO1.1 An <u>advertising device</u> is designed and located to comply with <u>Table 9.4.1.3.2—Standards for signs.</u></p> <p>AO1.2 An <u>advertising device</u> is not animated and does not revolve or flash.</p> <p>AO1.32 An <u>off-premises sign</u> complies with <u>Table 9.4.1.3.3—Maximum face area</u> of off-premises advertising devices in all zones or precincts.</p> <p>AO1.43 An on-premises freestanding sign complies with <u>Table 9.4.1.3.4—Maximum face area</u> for an on-premises freestanding sign.</p> <p>AO1.4 <u>An advertising device—</u></p> <ol style="list-style-type: none"> <u>is not animated and does not rotate or flash;</u> <u>that is illuminated or contains an electronic display—</u> <ol style="list-style-type: none"> <u>does not contain scrolling, moving images or moving text;</u> <u>does not obscure traffic signals, directional, regulatory or advisory road signage;</u> <u>is not located to create an obstruction to a road user's clear line of vision to other road users;</u> <u>is not located within 50 metres of:</u> <ol style="list-style-type: none"> <u>a school zone;</u> <u>an intersection;</u> <u>an unsignalised pedestrian crossing;</u> <u>a roundabout;</u> <u>displays a message for a minimum display dwell time of 30 seconds;</u> <u>ensures message changes are instantaneous (within 0.5 seconds);</u> <u>has luminous levels consistent with Table 9.4.1.3.5—Luminance levels.</u>
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Explanation

The current advertising device code does not address electronic advertising devices adequately to ensure the safety of road users and the amenity of residential uses. This amendment proposes to include requirements addressing electronic advertising devices including:

- criteria regarding the location and design of the advertising devices;
- safety requirements for all road users;
- display specifications;
- light nuisance to residents.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

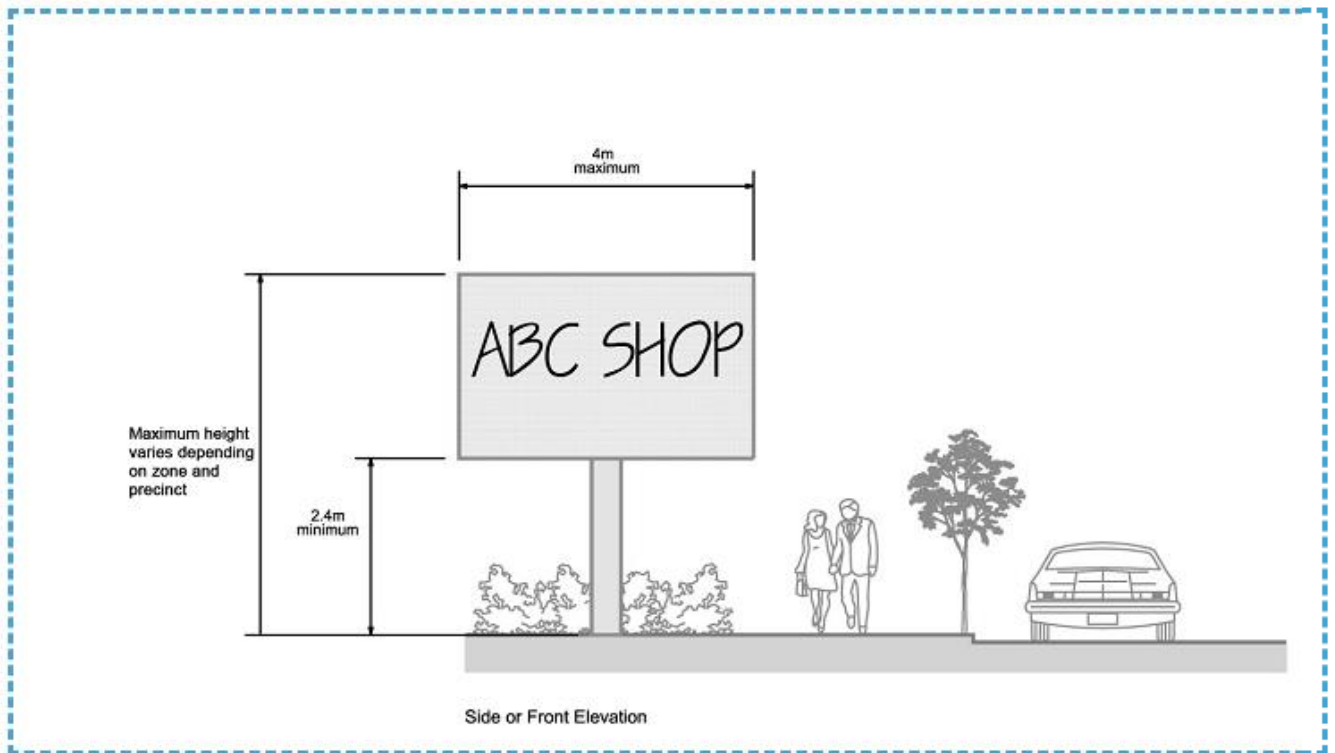
SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.10. Amendment to the Advertising device code – free standing signs

Revise the specified allowable height of free standing signs.

Figure 9.4.1.3.4



Explanation

Table 9.4.4.3.2 establishes the allowable maximum height for free standing signs in various zones and precincts. Accordingly, it is proposed that Figure 9.4.1.3.4 be amended to remove the specific reference to '10.5m maximum building height' and, rather, guide users by indicating that the maximum height varies depending on zone and precinct.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.11. Amendment to the Filling and excavation code – application statement

Insert 'reconfiguring a lot' as a form of development for which the Filling and excavation code is applicable.

9.4.2 Filling and excavation code

9.4.2.1 Application

1. This code applies to:
 - a. 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;
 - b. 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.

Explanation

Reconfiguring a lot applications are assessed against a number of codes, however, the planning scheme does not trigger assessment against the Filling and excavation code. As a result, Council does not have a head of power to assess subdivision involving earthworks, including retaining walls, against the Filling and excavation code.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.12. Amendment to the Filling and excavation code – retaining walls

Address the design life of retaining walls in the Filling and excavation code.

PO8

A retaining wall:

- a. ~~has a minimum design life of 60 years~~ is not constructed of timber and are 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 a single allotment ~~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.

Explanation

The proposed amendment seeks to create consistency between the Filling and excavation code and PSP 5–Infrastructure to ensure the design life of retaining walls is appropriately considered.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.13. Amendment to the Infrastructure code – general planning layouts

Insert reference to general planning layouts in the acceptable outcome.

<p>PO2 Development:</p> <ol style="list-style-type: none"> a. provides necessary infrastructure to service the development; b. provides that the design, construction and location of necessary infrastructure: <ol style="list-style-type: none"> 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 maintenance and ease of replacement; vi. protects personal health, safety and premises; vii. protects environmental values. 	<p>AO2 Development:</p> <ol style="list-style-type: none"> a. in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; b. not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; c. in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; d. not in a sewerage supply service area complies with part 1 of the 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. conforms to the general planning layouts in part 7.2 of planning scheme policy 5–Infrastructure. <p>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.</p>
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Explanation

General planning layouts (GPLs) establish a strategy for establishing an efficient, integrated road network in specific areas across the city. The current mechanism within the planning scheme for triggering the GPLs is convoluted and there is a risk that an applicant may not address the identified infrastructure requirements when preparing a development application. This amendment seeks to make a clearer link between the Infrastructure code and the GPLs.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.14. Amendment to the Infrastructure code – fire services

Insert reference to general planning layouts in the acceptable outcome.

<p>PO4 Development in a water service area accessed by common private title provides:</p> <ol style="list-style-type: none"> fire hydrant infrastructure; unimpeded access for emergency services vehicles. <p><small>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.</small></p>	<p>A04 Development in a water service area accessed by common private title complies with the Acceptable outcomes of the SPP code: Fire services in developments accessed by common private title in Appendix 1 of the state planning policy ensures that fire hydrant placement and technical requirements for streets and access ways are in accordance with:</p> <ol style="list-style-type: none"> <u>Australian Standard (AS) 2419.1 – 2005 Fire hydrant installations;</u> <u>QFES: Fire Hydrant and vehicle access guidelines for residential, commercial and industrial lots.</u>
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Explanation

The proposed amendment seeks to amend the Infrastructure code acceptable outcome for firefighting to make reference to the assessment benchmarks and scheme provisions within the State Planning Policy – state interest guidance material: Liveable communities. The amendment proposes to update the acceptable outcome as the reference in the outcome is 'out of date'. The old State Planning Policy Code has been replaced by the State Planning Policy – state interest guidance material: Liveable communities.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

Liveable communities – Policy 7: All development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for emergency service vehicles to protect people, property and the environment.

The proposed amendment seeks to ensure that all development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for emergency service vehicles to protect people, property and the environment. The amendment proposes to make reference to the assessment benchmarks and scheme provisions within the State Planning Policy – state interest guidance material: Liveable communities. The proposed amendment is consistent with this policy.

Amendment to the Management of emissions and hazardous activities code

Amend to achieve consistent stormwater quality control standards.

<p>PO2 A <u>Service station</u> is designed and constructed to ensure that on-site operations:</p> <ul style="list-style-type: none"> 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. 	<p>AO2 A <u>Service station</u>:</p> <ul style="list-style-type: none"> a. is designed and constructed to comply with: <ul style="list-style-type: none"> 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 <u>stormwater</u> system by discharging contaminants in the fuel dispensing area (under canopy) <u>and</u> <u>underground storage tank remote fill point</u> to a blind sump with a minimum capacity of 10kL; <ul style="list-style-type: none"> i. discharging contaminants in the general forecourt (not under canopy) to the <u>stormwater</u> system via a separator with a minimum capacity of 10kL; ii. discharging contaminants from the underground storage tank remote fill point to an on-site holding tank; d. has a spill activated cut-off valve installed.
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Explanation

This change resolves inconsistent terminology (sump and on-site holding tank have the same meaning). This change amends Acceptable Outcome AO2(c) to standardise the stormwater quality control standards for discharge of contaminants from a general forecourt of a service station with the general stormwater quality control standards for discharge from a shopping centre car park. The current wording of the AO makes a distinction between the two areas but there should be no difference in the applicable standards and terminology.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

Water quality – Policy 5: At the post-construction phase, development: (a) achieves the applicable stormwater management design objectives on-site; or (b) achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives.

This amendment seeks to achieve stormwater management design objectives on-site. The proposed amendment is consistent with this policy.

10.15. Amendment to the Reconfiguring a lot code – general planning layout

Require a road to be constructed where identified in a General planning layout.

<p>PO10 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.</p>	<p>AO10 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> is a minimum of 3 metres wide; extends for the full length of the lot boundaries that adjoin the urban arterial road; is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; <u>or</u> a constructed road in accordance with a General planning layout in <u>section 7.2</u> of Planning Scheme Policy 5–Infrastructure where located within a General planning layout area. <p>Note—AO10(eg) only applies to development identified in a General planning layout in <u>section 7.2</u> of Planning Scheme Policy 5–Infrastructure.</p>
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Explanation

The proposed amendment seeks to amend the Reconfiguring a lot code to update the acceptable outcome for lots adjoining an urban arterial road so that development can provide either a land dedication of a road for public use or a constructed road between the lots adjoining the urban arterial road and the urban arterial road. While development within a General planning layout area is to provide a road layout in accordance with the endorsed General planning layout. This proposed amendment increases the visual amenity options available to development to avoid creating a streetscape that is likely to be dominated by fencing.

State Interest

SEQRP

Goal 4: Sustain – Element 7: Health and wellbeing - Communities are designed and supported by social infrastructure and natural assets to provide healthy, liveable places that promote mental and physical wellbeing.

Health and wellbeing seeks communities to be walkable, attractive and comfortable, and have high-amenity environments consistent with the elements and strategies of the 'Live' theme. The proposed amendment is enhancing the visual amenity of an urban arterial road by increasing development options which avoid creating a streetscape that is likely to be dominated by fencing.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.16. Amendment to the Reconfiguring a lot code – approved plans of development

Ensure that development occurs in accordance with a material change of use development approval where a lot is subsequently reconfigured.

<p>PO11 Reconfiguring a lot where material change of use has been granted for three or more <u>multiple dwellings</u> does not compromise the lawfulness and function of the approved use.</p>	<p>AO11 Reconfiguring a lot where material change of use has been granted for three or more dwellings: a. <u>ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use;</u> b. does not result in a building that straddles a boundary; c. does not compromise the use of a <u>multiple dwelling</u> as a self-contained residence.</p>
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Explanation

The proposed amendment seeks to strengthen the provisions of the Reconfiguring a lot code where a Reconfiguring a lot in accordance with an approved material change of use ensures the dwellings will be built to the approved material change of use design. This amendment seeks to reduce the risk that when the subdivision occurs developers may choose to ignore the material change of use requirements and build to their own design.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.17. Amendment to the Reconfiguring a lot code – access width for rear lots

Changes to the minimum access width for rear lots in various zones of Table 9.4.6.3.2–Reconfiguring a lot and precincts of the Loganholme local plan of Table 9.4.6.3.3– Reconfiguring a lot: local plans.

Low density residential zone– Suburban precinct	350m ²	500m ²	15m	10m	17m	3 to 1	35m	4m for one rear dwelling and 3m minimum pavement width. 6m5.5m for two to fivefour rear dwellings and 5.5m3m minimum pavement width with one passing bay for every 30m of length in accordance with Figure 3.4.5.1.3– Passing bay dimensions in Planning Scheme Policy 5– Infrastructure. 8m for more than five or more rear dwellings and 6m5.5m minimum pavement width.	600m ²	
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Low density residential zone–Village precinct	500m ²	600m ²	18m	10m	20m	3 to 1	50m	4m for one rear dwelling and 3m minimum pavement width. 6m5.5m for two to fivefour rear dwellings and 5.5m3m minimum pavement width with one passing bay for every 30m of length in accordance with Figure 3.4.5.1.3– Passing bay dimensions in Planning Scheme Policy 5– Infrastructure. 8m for more than five or more rear dwellings and 6m5.5m minimum pavement width.	600m ²	
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<p>Low density residential zone – Small acreage precinct</p>	<p>2,000m²</p>	<p>No minimum</p>	<p>20m</p>	<p>15m</p>	<p>30m</p>	<p>4 to 1</p>	<p>75m</p>	<p>4m for one rear dwelling and 3m minimum pavement width. 6m5.5m for two to fivefour rear dwellings and 5.5m3m minimum pavement width with one passing bay for every 30m of length in accordance with Figure 3.4.5.1.3 – Passing bay dimensions in Planning Scheme Policy 5 – Infrastructure. 8m for more than five or more rear dwellings and 6m5.5m minimum pavement width.</p>	<p>2,000m²</p>	
<p>Low density residential zone – Large suburban precinct</p>	<p>1,000m²</p>	<p>No minimum</p>	<p>20m</p>	<p>10m</p>	<p>22m</p>	<p>3 to 1</p>	<p>60m</p>	<p>4m for one rear dwelling and 3m minimum pavement width. 6m5.5m for two to fivefour rear dwellings and 5.5m3m minimum pavement width with one passing bay for every 30m of length in accordance with Figure 3.4.5.1.3 – Passing bay dimensions in Planning Scheme Policy 5 – Infrastructure. 8m for more than five or more rear dwellings and 6m5.5m minimum pavement width.</p>	<p>1,000m²</p>	

Large lot residential precinct	1,000m ²	No minimum	20m	10m	22m	3 to 1	60m	4m for one rear dwelling and 3m minimum pavement width. 6m 5.5m for two to five four rear dwellings and 5.5m 3m minimum pavement width with one passing bay for every 30m of length in accordance with Figure 3.4.5.1.3- Passing bay dimensions in Planning Scheme Policy 5- Infrastructure. 8m for more than five or more rear dwellings and 6m 5.5m minimum pavement width.	1,000m ²	
Suburban residential precinct	350m ²	500m ²	15m	10m	17m	3 to 1	35m	4m for one rear dwelling and 3m minimum pavement width. 6m 5.5m for two to five four rear dwellings and 5.5m 3m minimum pavement width with one passing bay for every 30m of length in accordance with Figure 3.4.5.1.3- Passing bay dimensions in Planning Scheme Policy 5- Infrastructure. 8m for more than five or more rear dwellings and 6m 5.5m minimum pavement width.	600m ²	Access is restricted at a major intersection.

Explanation

This amendment seeks to reduce pavement and access widths, and increase access handles to allow sufficient room for services. The change addresses poor outcomes such as the locating of services underneath driveways.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

10.18. Amendment to the Reconfiguring a lot code – minimum lot size in Townhouse precinct

Changes to the minimum lot size for the Low-medium density zone - Townhouse precinct in Table 9.4.6.3.2– Reconfiguring a lot.

Table 9.4.6.3.2–Reconfiguring a lot

Column 1	Column 2	Column 3	Column 4			Column 5	Column 6			Column 7
Zone and/or precinct	Minimum lot size	Minimum average lot size ¹	Minimum frontage			Maximum depth to width ratio	Rear lot			Qualifications
			Normal	Cul-de-sac lot	Corner lot		Maximum access length	Minimum access width	Minimum area clear of access	

Low-medium density residential zone– Townhouse precinct	500m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			
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Explanation

The proposed amendment seeks to rectify an issue in the Townhouse precinct of the Low-medium density residential zone where a Dual occupancy, which is an intended land use, with a lot size of 250m², would not comply with the minimum lot requirement of 600m². The amendment proposes to amend the minimum lot size in the Townhouse precinct of the Low-medium density residential zone to 500m² to allow for development such as Dual occupancy to be consistent with the precinct's density of 40 equivalent dwellings per hectare.

State Interest

SEQRP

Goal 1: Grow - Element 4: Housing diversity - Housing diversity meets the changing make-up of our population, community needs and lifestyles, and provides choice and affordability.

This amendment seeks to plan for and deliver a greater range of 'missing middle' housing forms in suitable locations. The proposed amendment seeks to improve the assessment levels for Dual occupancy within the Townhouse precinct of the Low-medium density residential zone. The proposed amendment is consistent with this policy.

SPP

Housing supply and diversity – Policy 3: A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through: (a) appropriate, responsive and proactive zoning (b) supporting an appropriate mix of lot sizes and dwelling types, including housing for

seniors and people requiring assisted living (c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.

The amendment proposes to introduce a minimum lot size of 500m² for the Townhouse precinct of the Low-medium density residential zone. This amendment will amount encourage a mix of dwelling types including Dual occupancy, Dwelling house, and Multiple dwellings, being townhouses. The proposed amendment is consistent with this policy.

11 Schedule 1 Definitions

11.1. Amendment to defined activity groups - brewery

Insert the qualifier 'being a brewery' against Low impact industry where it appears in a centre activity group.

<p><u>Commercial activities</u></p>	<ul style="list-style-type: none"> • <u>Bar</u> • <u>Car wash</u> • <u>Club</u> • <u>Function facility</u> • <u>Health care service</u> • <u>Home-based business</u> • <u>Hotel</u> • <u>Indoor sport and recreation</u> • <u>Low impact industry (being a brewery)</u> • <u>Nightclub entertainment facility</u> • <u>Office</u> • <u>Parking station</u> • <u>Service industry</u> • <u>Service station</u> • <u>Theatre</u> • <u>Veterinary service</u>
<p><u>District centre activities</u></p>	<ul style="list-style-type: none"> • <u>Adult store</u> • <u>Agricultural supplies store</u> • <u>Bar</u> • <u>Caretaker's accommodation</u> • <u>Car wash</u> • <u>Childcare centre</u> • <u>Club</u> • <u>Community care centre</u> • <u>Community use</u> • <u>Dwelling unit</u> • <u>Educational establishment</u> • <u>Emergency services</u> • <u>Food and drink outlet</u> • <u>Function facility</u> • <u>Garden centre</u> • <u>Hardware and trade supplies</u> • <u>Health care service</u> • <u>Home-based business</u> • <u>Hotel</u> • <u>Indoor sport and recreation</u> • <u>Low impact industry (being a brewery)</u> • <u>Market</u> • <u>Multiple dwelling</u> • <u>Office</u> • <u>Outdoor sport and recreation</u> • <u>Parking station</u> • <u>Place of worship</u> • <u>Residential care facility</u> • <u>Retirement facility</u> • <u>Rooming accommodation</u> • <u>Sales office</u> • <u>Service industry</u> • <u>Service station</u> • <u>Shop</u> • <u>Shopping centre</u> • <u>Short-term accommodation</u> • <u>Showroom</u> • <u>Theatre</u> • <u>Veterinary service</u>
<p><u>Entertainment activities</u></p>	<ul style="list-style-type: none"> • <u>Bar</u> • <u>Club</u> • <u>Function facility</u> • <u>Hotel</u> • <u>Low impact industry (being a brewery)</u> • <u>Nightclub entertainment facility</u> • <u>Theatre</u> • <u>Tourist park</u>

<p><u>Local centre activities</u></p>	<ul style="list-style-type: none"> • <u>Agricultural supplies store</u> • <u>Bar</u> • <u>Caretaker's accommodation</u> • <u>Car wash</u> • <u>Childcare centre</u> • <u>Club</u> • <u>Community care centre</u> • <u>Community use</u> • <u>Dwelling unit</u> • <u>Educational establishment</u> • <u>Food and drink outlet</u> • <u>Function facility</u> • <u>Garden centre</u> • <u>Hardware and trade supplies</u> • <u>Health care service</u> • <u>Home-based business</u> • <u>Indoor sport and recreation</u> • <u>Low impact industry (being a brewery)</u> • <u>Market</u> • <u>Multiple dwelling</u> • <u>Office</u> • <u>Place of worship</u> • <u>Residential care facility</u> • <u>Retirement facility</u> • <u>Sales office</u> • <u>Service industry</u> • <u>Service station</u> • <u>Shop</u> • <u>Shopping centre</u> • <u>Veterinary service</u>
<p><u>Major centre activities</u></p>	<ul style="list-style-type: none"> • <u>Adult store</u> • <u>Agricultural supplies store</u> • <u>Bar</u> • <u>Caretaker's accommodation</u> • <u>Car wash</u> • <u>Childcare centre</u> • <u>Club</u> • <u>Community care centre</u> • <u>Community use</u> • <u>Dwelling unit</u> • <u>Educational establishment</u> • <u>Emergency services</u> • <u>Food and drink outlet</u> • <u>Function facility</u> • <u>Garden centre</u> • <u>Hardware and trade supplies</u> • <u>Health care service</u> • <u>Home-based business</u> • <u>Hospital</u> • <u>Hotel</u> • <u>Indoor sport and recreation</u> • <u>Low impact industry (being a brewery)</u> • <u>Market</u> • <u>Multiple dwelling</u> • <u>Nightclub entertainment facility</u> • <u>Office</u> • <u>Outdoor sport and recreation</u> • <u>Parking station</u> • <u>Place of worship</u> • <u>Residential care facility</u> • <u>Retirement facility</u> • <u>Rooming accommodation</u> • <u>Sales office</u> • <u>Service industry</u> • <u>Service station</u> • <u>Shop</u> • <u>Shopping centre</u> • <u>Short-term accommodation</u> • <u>Showroom</u> • <u>Theatre</u> • <u>Veterinary service</u>

Principal centre activities	<ul style="list-style-type: none"> • 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
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Explanation

This is a consequential change to bring Low impact industry (being a microbrewery) into line with similar entertainment uses such as bars and clubs and make the activity consistent with the Land use outcomes within the Centres zone code.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

11.2. Amendment to defined activity groups - Crematorium

Omit 'Crematorium' from the Community activities group and insert 'Crematorium' in the Industry activities group.

<p>Community activities</p>	<ul style="list-style-type: none"> • Cemetery • Childcare centre • Club • Community care centre • Community use • Crematorium • Educational establishment • Funeral parlour • Health care service • Hospital • Place of worship
<p>Industry activities</p>	<ul style="list-style-type: none"> • 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

Explanation

Crematoriums were formerly widely supported across the city, however, it is proposed that this use be limited to the Low impact industry and Medium impact industry zones. Crematoriums are presently included within the 'Community activity' activity group. To reflect the need for this land use to be appropriately separated from sensitive land uses, it is proposed that Crematorium be removed from this activity group and included in the 'Industry activity' activity group.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

11.3. Amendment to administrative definitions – Infrastructure work

Insert 'access and parking' as infrastructure work.

<p>Infrastructure work</p>	<p>Work for:</p> <ol style="list-style-type: none"> 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.
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Explanation

Access and parking works where not associated with a material change of use are not presently regulated by the planning scheme. This may lead to some forms of development, such as work pertaining to an existing shopping centre car park, not being regulated by the planning scheme and therefore not achieving Council's desired standards.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

11.4. Amendment to administrative definitions – Prescribed dog

Insert new note in definition of 'prescribed dog'.

Prescribed dog	<p>Means:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. owned by a current member of: <ul style="list-style-type: none"> A. a recognised association; or B. Dogs Queensland; ii. kept in compliance with the rules and codes of conduct however named of: <ul style="list-style-type: none"> A. a recognised association; or B. Dogs Queensland. <p><small>Note—definition from Subordinate Local Law No. 4.1 (Animal Management) 2002</small></p>
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Explanation

The definition of prescribed dog has been adopted by the planning scheme from Subordinate Local Law No.4.1. The amendment acknowledges this by way of a note in the definition.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

11.5. Amendment to administrative definitions – Public infrastructure

Insert new definition for 'Public infrastructure'.

Public infrastructure	<p>Infrastructure that will be owned by:</p> <ul style="list-style-type: none"> a. the local government; or b. the State; or c. a public sector entity; or d. a public utility service provider.
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Explanation

This change is necessary to give certainty to the changes made to the Operational Work table of assessment in Part 5.

State Interest**SEQRP**

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

11.6. Amendment to administrative definitions – Waterway

Amend existing 'waterway' definition.

<p>Waterway</p>	<p>Any of the following:</p> <ul style="list-style-type: none"> a. a creek, river, stream or watercourse; or b. an inlet of the sea into which a creek, river, stream, watercourse or waterway flows; or c. a dam or weir. <p><i>Note — definition from the Land Title Act 1994.</i></p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>A waterway can be permanent or ephemeral but does not include an isolated waterbody (e.g. lake) where there is no connectivity.</p>
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Explanation

The proposed amendment seeks to amend the definition of 'waterway' to be based on the *Water Act 2007* definition. The amended definition provides better clarification around what is a waterway.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

12 Schedule 2 – Mapping

12.1. Zoning changes

Zone maps		
ZM-01.00	Zone map	24 May 2019 insert date
ZM-02.00	Zoning and Precinct map	24 May 2029 insert date

Various zoning changes in the following locations:

Suburb	Properties
Crestmead	501-503 Browns Plains Road 23 Magnesium Drive
Daisy Hill	Various properties located between Lyndale Street and Allamanda Drive
Marsden	99-107 Second Avenue
Mount Warren Park	2-4 Rochester Drive
Park Ridge	120-178 Rosia Road Rosia Park
Rochedale South	33 Monica Street; 4 Lancelot Street; 5 Wendy Court; 2 Noela Court; and 1 Lancelot Street
Slacks Creek	41 and 43 Rowland Street
Stockleigh	136-144 and 146-164 Neville Road
Springwood	8 Shortland Street; 151-155 Barbaralla Drive
Wolffdene	184 Dunns Road

Explanation

Amend the zoning of various properties in Logan. More detail regarding each zoning change can be found in the document [Proposed zoning changes](#).

State Interest

SEQRP

See [Proposed zoning changes](#)

SPP

See [Proposed zoning changes](#)

13 PSP 3—Environmental management

13.1. Amendment to Environmental offset standards – note

Omit reference to 'accessway' in Note.

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 m² 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 and ~~associated accessway~~ for the development. This exemption does not extend to development that is a reconfiguration of a lot.

Explanation

The change to the note in 3.1.1 seeks to resolve an inconsistency with the definition of 'development envelope area'. The change resolves unclear wording that seemingly attempts to include accessways in calculations for 'cleared areas'.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

13.2. Amendment to sewer admission standards

Insert new standards for temperature and total dissolved solids in Table 3.2.6.1.1.

Table 3.2.6.1.1—General limits

Column 1 Parameter	Column 2 Concentration	Column 3 Total mass load
Temperature.	40 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).	40,000 5,000 mg/l	None applicable.
Total oil/grease.	200 mg/l	None applicable.

Explanation

The proposed amendment seeks to update the sewer admission standards general limits for Temperature and Total dissolved solids to reflect newer sewer admission standards for those limits.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

14 PSP 4–Heritage

14.1. Amendment to Local heritage register

Insert listing criteria for all premises on the register. Refer to planning scheme document – PSP 4-Heritage, Table 3.1.1-Local heritage register for full details. Below is an example change.

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 <u>Significance Criteria: a, b, c, d, e, f</u> <u>Approximate Date: Built by Carl Palm in 1883.</u> <u>Design significance: Two-storey, veranda hotel from the late 19th Century consisting of 20 rooms, bed sitting, billiard and concert rooms.</u> <u>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".</u>

Explanation

The proposed amendment seeks to provide more information about Local heritage places. Local heritage places provide an opportunity for the public to gain an understanding and appreciation of the history of a place. The protection of local heritage places provides an important physical connection to our past. It also ensures that future generations can continue to enjoy our unique heritage and character.

State Interest

SEQRP

Shaping SEQ Goal 5: Live – Element 3: Inspiration from local character - The communities of SEQ demonstrate a strong respect for their heritage, distinct context and local character.

The amendment seeks to provide clarity over why heritage places have been included in the local heritage places register to provide a greater understanding and appreciation of the history of a place.

SPP

Cultural heritage – Policy 4: Local heritage places and local heritage areas important to the history of the local government area are identified, including a statement of the local cultural heritage significance of the place or area.

The amendment seeks to identify local heritage places and local heritage areas important to the history of the local government area, including a statement of the local cultural heritage significance of the place or area. The amendment proposes to provide greater information in the statement of what is the local cultural heritage significance of the place or area. The proposed amendment is consistent with this policy.

15 PSP 5–Infrastructure

15.1. Amendment to Part 3 Standards – retaining walls

Omit 'structure', insert 'wall'.

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 on property boundary provided it has adequate drainage;
 - c. up to and including 1.5 metres in height, where not on property boundary:
 - i. provides adequate clearance to an adjoining fence for access for weed removal; or
 - ii. 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 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 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. Retaining structures/walls may be located within a 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 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:
 - 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.

Explanation

The proposed amendment seeks to standardise terminology and to avoid confusion between retaining walls and retaining structures. The planning scheme only refers to retaining walls while PSP5–Infrastructure refers to retaining walls and retaining structures. Retaining walls and retaining structures are the same thing and the correct terminology in PSP 5–Infrastructure should be retaining walls. The proposed amendment also seeks to clarify where timber walls are not permitted and to add that non timber material walls are permitted on lot boundaries.

State Interest

SEQR

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

15.2. Amendment to Part 3 Standards – Urban neighbourhood access road

Insert new road type in Table 3.4.1.1–Road network planning guidelines, Table 3.4.4.2.1–Road design standards, Table 3.4.8.2.1–Pavement designs standards for a road and Table 3.5.1.1.1–Lighting categories.

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					

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 <i>kph</i>	Design speed <i>kph</i>	Maximum grade ⁹ %	Traffic lanes #/m	Parking lanes <i>m</i>	Shoulder or break-down lanes ¹ <i>m</i>	On road cycle lanes <i>m</i>	Bus stop facilities (if needed)	Carriageway width ¹ #/m	Path in one verge <i>m</i>	Path in other verge ⁷ <i>m</i>	Minimum verge width ¹¹ <i>m</i>	Median width <i>m</i>	Minimum reserve width <i>m</i>
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

Table 3.4.8.2.1-Pavement design standards for a road

Road type	Pavement surface type	Primer type	ESAs ^(a) (may be expressed 1xEn e.g. 4.4xE4)	Minimum pavement thickness (mm) ^(d)	Minimum AC ^(b) thickness (mm)	Quality of material for base course pavement (CBR ^(c))	Quality of material for 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 ^(a)	50mm of 14mm mix	80	45

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

Explanation

Currently, the differences between Access and Collector Roads and the transition between the two is significant and reduces safety of road users, by not providing sufficient carriageway width for vehicles entering or exiting the Access Road, should any vehicles be parked on the road.

The difference in carriageway widths (15m for a Collector, 7.5m for an Access) is accounted for by the lack of marked parking and cycle lanes on an Access Road. While parking is not marked it is permissible on an Access Road. This becomes problematic when parked cars force opposing moving vehicles to take evasive action at intersections as well as mid-block.

Currently the road hierarchy does not identify an intermediate road type to transition between an Access Road, which is designed carry up to 3,000 vehicles per day, and a Collector Road, which carries up to 15,000 vehicles per day.

Previous planning schemes had such a road type designated as a Minor Urban Collector, which had carriageway width of 8-11m and a reserve width of 16-20m. Brisbane City Council (BCC) has addressed this issue with their Neighbourhood Roads road type, to cater for minor roads that carry a higher volume of traffic than standard Access Road types. BCC identified this road type as carrying between 3,000 and 6,000 vehicles per day, and having a carriageway width of 15.5m, including marked parking bays and cycle lanes. Introducing a similar road type into Logan's planning scheme road hierarchy will improve road safety in the transition

between Collector and Access Road types by providing additional road width for mid-block capacity and intersection operations. This road type, an Urban Neighbourhood Access Road (UNAR) is to be applied when connecting Access Roads with Collector Road types. It shall also be applied where traffic volumes are greater than 3,000 but less than or equal to 6,000 vehicles per day.

State Interest

SEQRP

Goal 3: Connect – Element 1 An efficient movement system - People and freight move efficiently around the region, maximising community and economic benefits.

This amendment seeks to maximise safety and efficiency through the introduction of a new road typology. The proposed amendment is consistent with this policy.

SPP

Transport infrastructure – Policy 5: A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.

Transport Infrastructure requires a road hierarchy that reflects the role of each category of road and effectively manages all types of traffic. The proposed amendment is consistent with this policy.

15.3. Amendment to Part 3 Standards – standards for access and driveways

Amend standards for residential driveways in 3.4.5 Standards for access and driveways.

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;
 - c. where the access driveway is servicing one (1) rear dwelling:
 - i. 4 metre wide driveway reserve;
 - ii. 3 metre wide sealed pavement constructed in accordance with:
 - A. Table 3.4.8.2.1–Pavement design standards for a road (urban access street) of this planning scheme policy; or
 - B. a reinforced concrete design suitable for the use;
 - iii. 0.5 metre wide services corridor;
 - d. where the access driveway is servicing two (2) to three (3) rear dwellings:
 - i. 6 metre wide driveway reserve;
 - ii. 5.5 metre wide sealed pavement constructed in accordance with:
 - A. Table 3.4.8.2.1–Pavement design standards for a road (urban access street) of this planning scheme policy this planning scheme policy; or
 - B. a reinforced concrete design suitable for the use;
 - iii. 0.5 metre wide services corridor;
 - e. where the access driveway is servicing four (4) to five (5) rear dwellings:
 - i. 6 metre wide driveway reserve;
 - ii. 5.5 metre wide sealed pavement to provide access and manoeuvring for on-site refuse collection constructed in accordance with:
 - A. Table 3.4.8.2.1–Pavement design standards for a road (urban access street) of this planning scheme policy; or
 - B. a reinforced concrete design suitable for the use;
 - iii. 0.5 metre wide services corridor;
 - f. where the access driveway is servicing more than five (5) rear dwellings:
 - i. 8 metre wide driveway reserve;
 - ii. 6 metre wide sealed pavement to provide access and manoeuvring for on-site refuse collection constructed in accordance with:
 - A. Table 3.4.8.2.1–Pavement design standards for a road (urban access street) of this planning scheme policy this planning scheme policy; or
 - B. reinforced concrete design suitable for the use;
 - iii. 0.5 metre wide services corridor;
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.

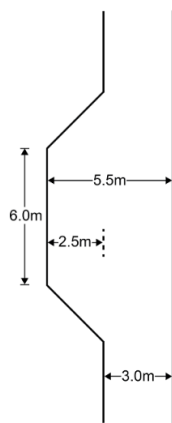
Table 3.4.5.1.2—Design requirements for residential driveway access to rear lots

Number of dwellings serviced by access driveway	Minimum pavement width	Minimum width of driveway reserve	Passing bays ¹	On-site refuse collection ²
1	3m	4m	No	No
2	3m	5.5m	Yes	No
3	3m	5.5m	Yes	No
4	3m	5.5m	Yes	Yes
5 or more	5.5m	8m	No	Yes

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



Explanation

This amendment seeks to address poor outcomes such as the location of services underneath driveway by minimising the need to remove existing pavement and allowing easier access to services. The change involves reducing access widths and requiring passing bays. This change also provides greater detail regarding how access driveways are to be constructed to allow refuse collection.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

15.4. Amendment to Part 3 Standards - standards for road lighting

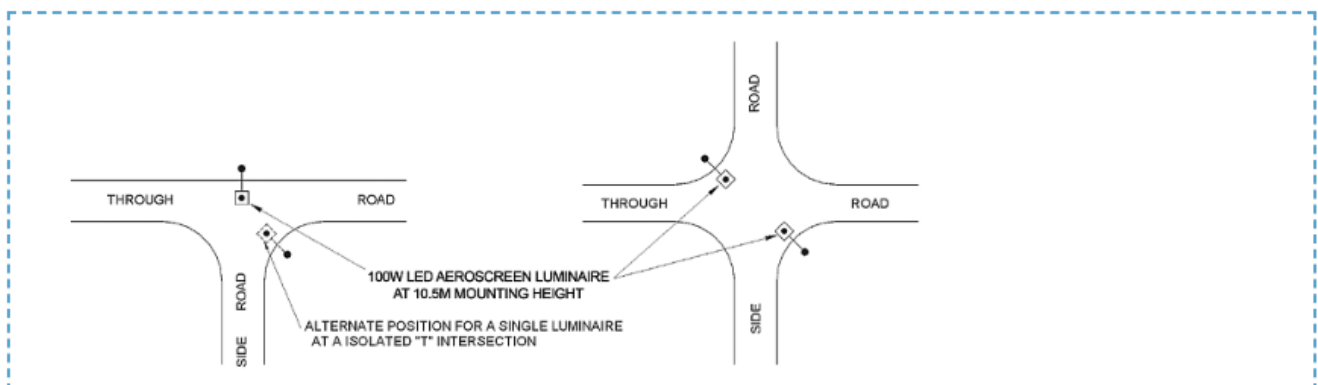
3.5.1.1 Design standards for road lighting

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 M90L22 unless approved otherwise by the electricity provider, except where the development abuts a Major Road¹ 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.

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 high pressure sodium LED aeroscreen luminaire is used on a major road, unless otherwise approved by the electricity provider;
4. A mercury vapour lamp 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. An S70 or larger 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 S70 or S70A LED luminaries, mounted on a 6-55 metre steel 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.

Explanation

The proposed amendment seeks to include new LED standards for lighting in PSP5-Infrastructure. The changes are consistent with Queensland Public Lighting Construction Manual and the Queensland Public Lighting Design Manual.

State Interest

SEQRP

Goal 4: Sustain – Element 10: Safety – Community are designed and equipped to be safe, hazard-resilient places.

Strategy 2: Integrate community safety considerations into development design and delivery, including Crime Prevention Through Environmental Design principles.

The propose amendment seeks to integrate community safety considerations into development design and delivery, including CPTED principles. The proposed amendment is consistent with this policy.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

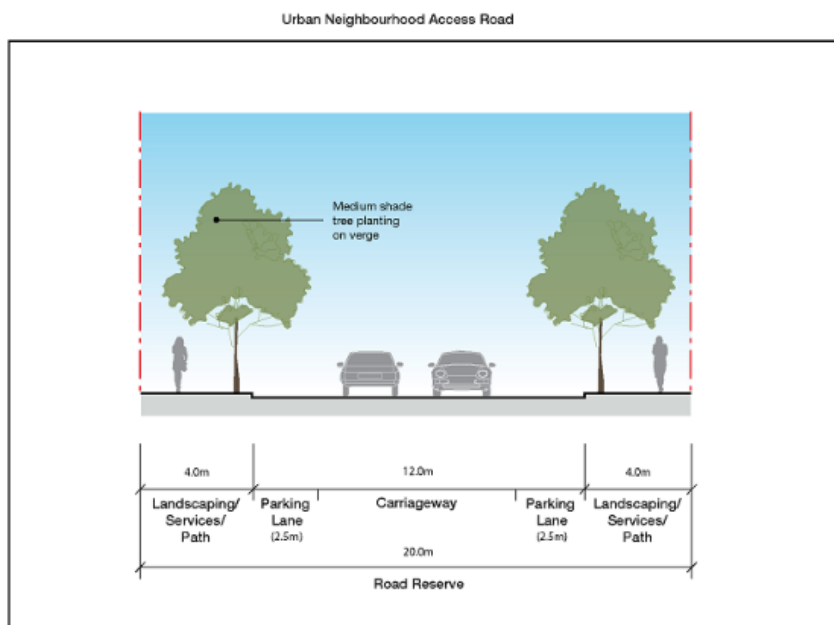
15.5. Amendment to Part 4 Guidelines – Urban neighbourhood access road

Insert street landscape typology for the Urban neighbourhood access road and renumber subsequent typologies.

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 4.2.9
	Urban Collector Dual Carriageway	Typology 9 Figure 4.2.8
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

Figure 4.2.7–Urban Neighbourhood Access Road - Typology 7



Explanation

In Part 3, a new road type was introduced into the road hierarchy, being an Urban Neighbourhood Access Road. This new road will improve road safety in the transition between Collector and Access Road types by providing additional road width for mid-block capacity and intersection operations. To fully introduce this new road type, Typology 7 has been introduced into Part 4.

State Interest

SEQRP

Goal 3: Connect – Element 1: An efficient movement system - People and freight move efficiently around the region, maximising community and economic benefits.

This amendment seeks to maximise safety and efficiency through the introduction of a new road typology. The proposed amendment is consistent with this policy.

SPP

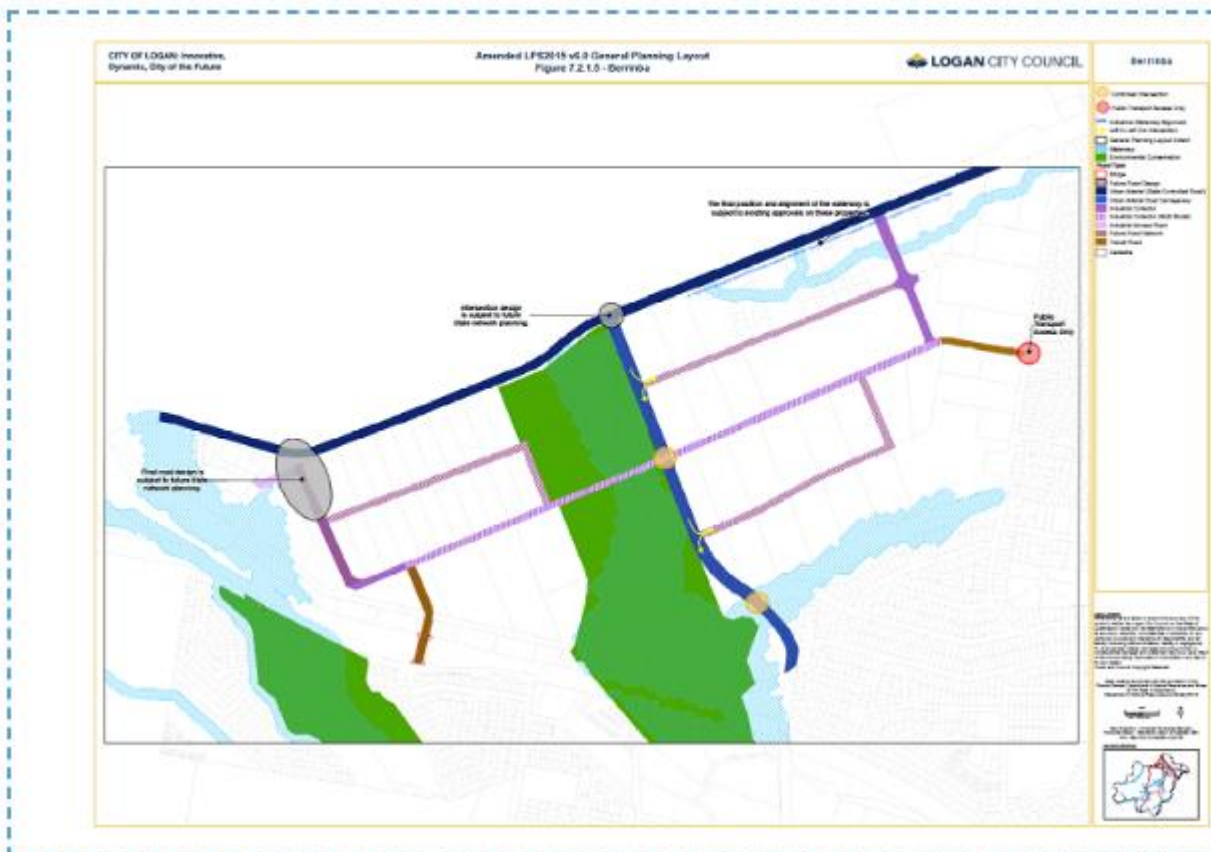
Transport infrastructure – Policy 5: A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.

This amendment seeks to ensure the road hierarchy reflects the role of each category of road and effectively manages all types of traffic. The proposed amendment is consistent with this policy.

15.6. Amendment to Part 7 Planning layouts – Berrinba (Gilmore Road)

Realign the proposed road along the eastern boundary of 215 Gilmore Road, Berrinba to be located within the environmental corridor and to change the zoning of that part of the Environmental and conservation zone to reflect the road (Figure 7.1.2.5).

Figure 7.2.1.5–Berrinba general planning layout



Explanation

Council endorsed a general planning layout (GPL) for Berrinba in January 2014. The zoning for the area is Low impact industry. The GPL shows an indicative industrial access road (20m road reserve) linking Arshad Road and Gilmore Road and will provide access to lots fronting Wembley Road into the future.

Lot 215 Gilmore Road, Berrinba is a narrow lot and the development potential of this lot will be reduced once the proposed road is developed. It is therefore recommended to re-align the proposed road on the eastern boundary of 215 Gilmore Road, Berrinba into the environmental corridor.

The environmental corridor contains remnant vegetation, but there are no identified areas of locally significant vegetation in the area of the proposed road. Although the environmental corridor has matters of state significance, the clearing of vegetation for the proposed road will be less than 5 hectares and the area is earmarked for urban development. The width of the environmental corridor where the proposed road is to be realigned, is 380 metres and wide enough to act as an appropriate corridor. It will still be wider than the corridor width south of Gilmore Road providing suitable merit to support the relocation the proposed road into the corridor.

State Interest

SEQRP

The proposed amendment does not conflict with the outcomes being sought under Shaping SEQ.

SPP

The proposed amendment does not conflict with the outcomes of the SPP.

Part 1 PSP 6: SC6.2.6 Management of bushfire hazard

15.7. Amendment to Part 2 Information requirement - Bushfire management plan format

Insert 'fire trail signage'.

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.

Explanation

The proposed amendment seeks to rectify an issue with Management of bushfire hazard Planning Scheme Policy which currently makes no reference to the provision of fire trail signage. The amendment proposes to make fire trail signage be referenced amongst the required considerations of a bushfire management plan. This inclusion will allow Council the flexibility to request this provision to be enforced where necessary.

State Interest**SEQRP**

Goal 4: Sustain – Element 9: Climate change - The effects of climate change are managed to optimise safety and resilience for communities and the natural environment.

This amendment seeks to use disaster risk management planning, adaptation strategies and avoidance of exposure to high-risk areas to minimise SEQ's vulnerability to climate change impacts. The amendment is providing added safety with Bushfire management plans by including fire trail signage. The proposed amendment is consistent with this policy.

SPP

Natural hazards, risk and resilience – Policy 4: Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas: (a) avoids the natural hazard area; or (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.

Natural hazards, risk and resilience policy 4 seeks that where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level. The amendment proposes to include fire trail signage in Bushfire management plans. The proposed amendment is consistent with this policy.

16 PSP 8–Urban design

16.1. Amendment to Part 2 Urban design guidelines - connections

Update references to street landscape typologies consistent with changes in PSP 5–Infrastructure.

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 narrow road pavement;
 - traffic islands, chicanes and raised speed humps;
 - avoiding long straight roads;
 - landscaped build outs between on street car spaces;
 - street trees within the verge reducing sight lines;
 - alternative pavement surfaces.

Editors 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 7B. Refer to [section 4.2](#)–Guidelines for satisfying the landscape code of PSP 5–Infrastructure.

Explanation

In Part 3, a new road type was introduced into the road hierarchy, being an Urban Neighbourhood Access Road. This new road will improve road safety in the transition between Collector and Access Road types by providing additional road width for mid-block capacity and intersection operations. To fully introduce this new road type, Typology 7 has been introduced into Part 4. This amendment to the Editor's note is a consequential change.

State Interest

SEQRP

Goal 3: Connect – Element 1 An efficient movement system - People and freight move efficiently around the region, maximising community and economic benefits.

This amendment seeks to maximise safety and efficiency through the introduction of a new road typology. The proposed amendment is consistent with this policy.

SPP

Transport infrastructure – Policy 5: A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.

This amendment seeks to ensure the road hierarchy that reflects the role of each category of road and effectively manages all types of traffic. The proposed amendment is consistent with this policy.