

Sporting Facilities Guidelines

Site Considerations

Fact Sheet

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The characteristics of a site need to be suitable for a sporting facility. This fact sheet presents the considerations for selecting a site for any sport. If constraints exist, an assessment should be undertaken to confirm feasibility. A different site could be an alternative option. Refer to strategic documentation, legislation and Australian Standards if required.

Access

<p>Site accessible from an arterial road and in walking distance to public transport (rail and bus). Site should be located within an activity centre with a minimum of 40% road frontage.</p> <p>It is ideal for State level facilities to be accessible from highways or have public transport in walking distance as high volumes of traffic can be generated for larger events.</p>	<p>Site accessible from a major road and near public transport corridor (rail or bus) with minimum of 40% road frontage. Multiple site access points are preferred for traffic dispersion.</p>	<p>Site accessible from a local collector road with minimum 40% road frontage and suitable access to ensure traffic does not impede the external road network.</p> <p>Equestrian (Local Category B) facilities may be accessed from lower level roads with minimum of 20% road frontage as they are often located in rural areas. Site access is to be sufficiently sized to allow entry for cars with floats or goose-neck vehicles.</p>
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Services

State	Regional	Local - Category A	Local - Category B
<p>Connection to water, sewer and electrical services is required. Electrical services should be provided underground. For sites that are located outside the headworks area or where water and sewer is not available on-site sewerage systems and water tanks will be required and will be subject to site specific design.</p>			

Soil and topography

In accordance with Logan Planning Scheme 2015 and the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0.

State	Regional	Local - Category A	Local - Category B
<p>Soil should have adequate load-bearing qualities with maximum permeability for drainage. The site should have a maximum 2% post development grade over 60% of the site so significantly sloping land should be avoided to minimise significant earthworks costs. Acid sulfate soils naturally occur in areas of low lying coast land predominantly below 5m AHD and are required to be investigated, designed and managed to avoid potential adverse impacts on the environment.</p>			

Land contamination



Land contamination assessments are to be undertaken in accordance with the *Environmental Protection Act 1994*.

State	Regional	Local - Category A	Local - Category B
Not preferred	Management of land contamination is required for sites listed on the Environmental Management Register or the Contaminated Land Register.		

Land fill

State	Regional	Local - Category A	Local - Category B
Not preferred	<p>Acceptable for natural turf playing fields but not preferred for construction of buildings, tennis and netball courts, synthetic grass fields, baseball and softball diamonds or grass hockey fields.</p> <p>Construction of sports facilities on land fill have higher construction costs, higher ongoing maintenance costs and can require renewal of facilities much earlier than what would normally be expected.</p> <p>New fields constructed on land fill should have a layer of geofabric included in the soil profile to manage differential settlement and reduce maintenance costs. Softball, baseball and hockey require even surfaces for player safety.</p>		

Waterways and wetlands

In accordance with the Waterway corridors and wetlands overlay code of the Logan Planning Scheme 2015.

State	Regional	Local - Category A	Local - Category B
Not acceptable	Development acceptable outside the buffer widths identified in table 8.2.12.3.2 of the Waterway corridors and wetlands overlay code.		

Erosion prone areas

State	Regional	Local - Category A	Local - Category B
Not acceptable			

Flooding

In accordance with the Flood hazard overlay code within the Logan Planning Scheme 2015.

State	Regional	Local - Category A	Local - Category B
<p>All infrastructure above the 1% Annual Exceedance Probability (AEP) flood level. Buildings must have a finished habitable floor level a minimum of 500mm above the defined flood event.</p> <p>No development within a storm surge area.</p>	<p>Buildings and lighting infrastructure above the 1% AEP flood level. Buildings must have a finished habitable floor level a minimum of 500mm above the defined flood event.</p> <p>Turf fields and synthetic cricket pitches above the 5% AEP flood level.</p> <p>Specialist sports surfaces such as synthetic grass, acrylic, sand arenas, turf wickets and deco (skinned diamonds) should be located above the 1% AEP flood level</p>	<p>Buildings and Lighting infrastructure above the 1% AEP flood level. Buildings must have a finished habitable floor level a minimum of 500mm above the defined flood event</p> <p>Turf fields and synthetic cricket pitches above the 2% AEP flood level</p> <p>Specialist sports surfaces such as synthetic grass and acrylic courts should be located above the 1% AEP flood level.</p>	<p>Fields above the 5% AEP flood level.</p> <p>Buildings must have a finished habitable floor level a minimum of 500mm above the defined flood event.</p>

Tidal (HAT) area

In accordance with the Coastal Protection and Management Act 1995 and Fisheries Act 1994.

State	Regional	Local - Category A	Local - Category B
Not acceptable			

Overland flow path

State	Regional	Local - Category A	Local - Category B
Infrastructure and drainage to be designed to coincide with natural overland flow paths.			

Vegetation and habitat value

In accordance with:

- Local legislation - Biodiversity areas overlay code of the Logan Planning Scheme 2015;
- State legislation - Nature Conservation Act 1992 and Vegetation Management Act 1999; and
- Federal legislation – Environmental Protection and Biodiversity Conservation Act 1999.

State	Regional	Local - Category A	Local - Category B
Any clearing of protected vegetation or disturbance of natural habitats mapped under local, state or federal legislation will require environmental studies to be undertaken and recommendations implemented as part of the development. Lighting associated with development in a biodiversity corridor must comply with AS 4282-1997 – Control of the obtrusive effects of outdoor lighting.			

Bushfire hazard

In accordance with the Bushfire Hazard Overlay Code of the Logan Planning Scheme 2015.

State	Regional	Local - Category A	Local - Category B
Not preferred	Infrastructure is located to ensure that core services provided by the infrastructure can function effectively and is not compromised during bushfire events. Buildings to be located outside of the high bushfire hazard zone in accordance with a site-specific Bushfire Management Plan. Access for bushfire management and evacuation is provided in mapped bushfire areas.		

General emissions

In accordance with the Recreation and Open Space Zone Code and the Environmental management planning scheme policy of the Logan Planning Scheme 2015.

Comply with:

- AS1055.1-1997 Acoustics – Description and measurement of environmental noise
- AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting

State	Regional	Local - Category A	Local - Category B
Development does not detrimentally impact on the intended amenity of the zone and precinct and adjoining premises in a residential zone for noise, air, light, radiation and vibration emissions.			



State	Regional	Local - Category A	Local - Category B
Not acceptable	Acceptable if easement does not impact on the developable area or if infrastructure such as car parking, pathways, lighting etc are able to be developed within the easement area.		

Multiple land parcels / configuration of lots

State	Regional	Local - Category A	Local - Category B
Development of a site on multiple parcels of land is acceptable if the land is owned by one party and services can be connected across parcel boundaries. Consider amalgamation of lots for large sites comprised of multiple parcels. Where a site is comprised of multiple land ownerships (i.e. state land held in trust and Council freehold land) buildings cannot be developed across lot boundaries.			

Adjacent mosquito area that requires regular treatment

State	Regional	Local - Category A	Local - Category B
Not acceptable	Not acceptable	Site to be located a suitable distance from a mosquito breeding ground to ensure sports field lighting does not impede helicopter flight paths and the treatment product does not come into contact with site users.	

Flight paths

In accordance with the Strategic airport and environs overlay code within the Logan Planning Scheme 2015.

State	Regional	Local - Category A	Local - Category B
Development must not create or potentially create a permanent or temporary hazard in the Archerfield airport's operational air space.			

Cultural heritage and character

Comply with the requirements of the:

- Cultural Heritage Act 2003 and Torres Strait Islander Cultural Heritage Act 2003 and Queensland Heritage Act 1992; and
- Heritage overlay code and planning scheme policy in the Logan Planning Scheme 2015.

State	Regional	Local - Category A	Local - Category B
Ensure cultural heritage duty of care is met by exercising due diligence and reasonable precaution before undertaking an activity which may harm Queensland, Aboriginal or Torres Strait Islander cultural heritage.			

Active travel

In accordance with the Active Logan Strategy 2016-2028.

State	Regional	Local - Category A	Local - Category B
Link sport and recreation sites with the broader bikeway and pathway network to increase connectivity and encourage active travel.			