

Assessment Benchmarks

The following Assessment Benchmarks have been addressed by Saunders Havill Group for this application:

Zone Codes

1. Emerging Community Zone Code
2. Low Density Residential Zone Code

Development Codes

3. Reconfiguring a Lot Code
4. Landscape Code

Overlay Codes

5. Acid Sulfate Soils Overlay Code

1. Emerging Community Zone Code

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land Use		
<p>PO1 A use is for:</p> <ul style="list-style-type: none"> a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes. 	<p>AO1 A use is for:</p> <ul style="list-style-type: none"> a. urban purposes after detailed land use and infrastructure planning has been completed; or b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes. 	<p>Complies The proposed development is compliant with the intents of the Logan Reserve Land Use area plan of the Strategic Framework. Under the land use plan, the site is identified within the Village precinct and has been designed consistent with the intents of this zone.</p>
Design		
Building Height		
<p>PO2 A building has a height that is compatible with the:</p> <ul style="list-style-type: none"> a. existing landscape character which predominates over the built form; or b. desired urban purpose character. 	<p>AO2 A building has a maximum building height of 8.5 metres.</p>	<p>Complies Future dwelling houses are to comply with BLE provisions, consistent with QDC.</p>
Boundary Clearance		
<p>PO3 A building or structure has a boundary clearance that is consistent with the:</p> <ul style="list-style-type: none"> a. existing character; or b. desired urban purpose character. 	<p>AO3 A building or structure, other than an existing lawful building or structure, has a minimum:</p> <ul style="list-style-type: none"> a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres. 	<p>Complies Future dwelling houses are to comply with BLE provisions, consistent with QDC.</p>
Site Cover – Interim Uses		
<p>PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is</p>	<p>AO4 A building or structure for an interim use has a maximum site cover of 10 percent or 700m², whichever is the greater.</p>	<p>N/A No interim uses are proposed.</p>

compatible with the landscape character of the zone.		
Amenity		
General Emissions		
<p>PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. 	<p>AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz. 	<p>Complies Development is for a residential subdivision and will not generate or emit emissions.</p>
Reverse Amenity		
<p>PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>AO6 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it:</p> <ul style="list-style-type: none"> a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or 	<p>N/A The subject site does not adjoin or state controlled road or government supported infrastructure.</p>

	<p>c. is within direct line of sight to government supported transport infrastructure; or</p> <p>d. is within 100 metres of government supported transport infrastructure.</p>															
<p>PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p>AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2.</p> <p>Table 6.2.3.3.2</p> <table border="1"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <tr> <td>1,500 metres</td> <td>Special industry</td> </tr> <tr> <td>500 metres</td> <td>High impact industry</td> </tr> <tr> <td>500 metres</td> <td>Intensive animal industry</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture</td> </tr> <tr> <td>300 metres</td> <td>Wholesale nursery</td> </tr> <tr> <td>250 metres</td> <td>Medium impact industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	<p>Complies The subject site is not located within the column 1 separation distance to any uses listed in Column 2.</p>
Column 1: Separation distance	Column 2: Use															
1,500 metres	Special industry															
500 metres	High impact industry															
500 metres	Intensive animal industry															
300 metres	Intensive horticulture															
300 metres	Wholesale nursery															
250 metres	Medium impact industry															
For assessable development only																
Design																
<p>PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.</p>	<p>AO8 No acceptable outcome provided.</p>	<p>Complies Development is for low density residential uses consistent with the Logan Reserve Land Use area plan for the Strategic Framework.</p>														

2. Low Density Residential Zone Code

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land use		
<p>PO1 A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct. 	<p>AO1 A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.5.2(3)(d)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(e)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(f)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(g)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(h)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(i)(i) overall outcomes for the Village precinct. 	<p>Complies Development has been designed in accordance with the Village Precinct as identified in the Logan Reserve Land Use Area plan of the strategic framework.</p>
Design		
Building Height		
<p>PO2 A building has a building height that is:</p> <ul style="list-style-type: none"> a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings. 	<p>AO2 A building on a slope of:</p> <ul style="list-style-type: none"> a. less than 15 percent has a maximum building height of 8.5 metres; or b. 15 percent or more has a maximum building height of 10 metres. 	<p>Complies Future dwelling houses are to be sited in accordance with the proposed BLE plans, generally consistent with QDC and as varied by the preliminary approval.</p>
Boundary Clearance		
<p>PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that:</p> <ul style="list-style-type: none"> a. allow for the separation of buildings or structures necessary to ensure the impacts 	<p>AO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.</p>	<p>Complies As per the response above.</p>

<p>on residential amenity and privacy are minimised;</p> <p>b. provide access to natural light and ventilation;</p> <p>c. are consistent with the character for the precinct.</p>		
<p>PO4 Development achieves a density consistent with that intended for the precinct.</p>	<p>AO4 Development has a maximum net density shown in Table 6.2.5.3.4 - Low density residential zone net densities.</p>	<p>Complies The proposal achieves a maximum density of 13.2 dwellings per hectare, being below the maximum allowable density for the Village precinct. Refer to <i>section 6 – key considerations</i> regarding compliance with frontages and average lot size.</p>
<p>Amenity</p>		
<p>General emissions</p>		
<p>PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <p>a. noise emissions;</p> <p>b. air emissions;</p> <p>c. light emission;</p> <p>d. radiation emissions;</p> <p>e. vibration emissions.</p>	<p>AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <p>a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management;</p> <p>b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management;</p> <p>c. Table 3.2.2.1 - Air emission standards;</p> <p>d. Table 3.2.3.1 - Light emission standards;</p> <p>e. section 3.2.4 - Radiation emission standards;</p> <p>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.</p>	<p>Complies The proposal is for a residential subdivision, development that provides the intended amenity for the zone.</p>
<p>Reverse Amenity</p>		
<p>PO6 Development, being a sensitive land use, maintains the operational integrity of the government</p>	<p>AO6 Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected</p>	<p>N/A The site does not adjoin a State controlled road or any government supported transport infrastructure.</p>

supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	<p>by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it:</p> <ul style="list-style-type: none"> a. shares a common boundary with government supported transport infrastructure; or b. is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or c. is within direct line of sight to government supported transport infrastructure; or d. is within 100 metres of government supported transport infrastructure. 															
<p>PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p>AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2.</p> <p>Table 6.2.5.3.2</p> <table border="1" data-bbox="779 800 1350 1312"> <thead> <tr> <th data-bbox="779 800 1066 914">Column 1: Separation distance</th> <th data-bbox="1066 800 1350 914">Column 2: Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="779 914 1066 963">1,500 metres</td> <td data-bbox="1066 914 1350 963">Special industry</td> </tr> <tr> <td data-bbox="779 963 1066 1011">500 metres</td> <td data-bbox="1066 963 1350 1011">High impact industry</td> </tr> <tr> <td data-bbox="779 1011 1066 1060">500 metres</td> <td data-bbox="1066 1011 1350 1060">Intensive animal industry</td> </tr> <tr> <td data-bbox="779 1060 1066 1109">300 metres</td> <td data-bbox="1066 1060 1350 1109">Intensive horticulture</td> </tr> <tr> <td data-bbox="779 1109 1066 1157">300 metres</td> <td data-bbox="1066 1109 1350 1157">Wholesale nursery</td> </tr> <tr> <td data-bbox="779 1157 1066 1206">250 metres</td> <td data-bbox="1066 1157 1350 1206">Medium impact industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	<p>N/A The site is not located within the separation distance listed in column 1 to uses listed in column 2.</p>
Column 1: Separation distance	Column 2: Use															
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250 metres	Medium impact industry															
For assessable development only																
Design																

Built Form		
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by: <ul style="list-style-type: none"> a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade. 	A08 No acceptable outcome provided.	Complies Future houses are to be sited in accordance with the proposed BLE plans of the variation request.
Streetscape		
PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of: <ul style="list-style-type: none"> a. footpath paving; b. street trees; c. landscaping. 	A09 No acceptable outcome provided.	Complies Refer to the landscape plan, prepared by Saunders Havill Group, designed in accordance with PSP5.
Service areas and storage		
PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	A010 Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	N/A Development is for a residential subdivision.
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land Uses		
Shop		
PO11 A Shop: <ul style="list-style-type: none"> a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	A011 A Shop: <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop. 	N/A Development is for a residential subdivision.

Food and drink outlet		
P012 A Food and drink outlet: a. is small-scale; b. protects residential amenity; c. does not undermine the viability of a nearby centre of the centre hierarchy.	AO12 A Food and drink outlet: a. has a maximum gross floor area of 200m ² per tenancy; b. is not within 800 metres of another Food and drink outlet; c. does not include a drive-through facility.	N/A Development is for a residential subdivision.
Health care service		
P013 A Health care service: a. is small-scale; b. serves the local residents' daily needs; c. protects residential amenity. d. does not undermine the viability of a nearby centre or the centre hierarchy.	AO13 A Health care service: a. has a maximum gross floor area of 200m ² per tenancy; b. is not within 800 metres of another Health care service.	N/A Development is for a residential subdivision.
Acreage precinct		
Design		
Built form		
P014 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	AO14 No acceptable outcome provided.	N/A The proposal has been designed in accordance with the Village precinct.
Site cover		
P015 Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO15 Development in the Acreage precinct has a maximum site cover of 20 percent.	As above.
Large suburban precinct		
Design		
Built form		
P016 The Large suburban precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO16 No acceptable outcome provided.	N/A The proposal has been designed in accordance with the Village precinct.

Site cover		
PO17 Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO17 Development in the Large suburban precinct has a maximum site cover of 40 percent.	As above.
Small acreage precinct		
Design		
Built form		
PO18 The Small acreage precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting, where the landscape character dominates the built environment.	AO18 No acceptable outcome provided.	N/A The proposal has been designed in accordance with the Village precinct.
Site cover		
PO19 Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO19 Development in the Small acreage precinct has a maximum site cover of 35 percent.	As above.
Small lot precinct		
Design		
Built form		
PO20 The Small lot precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.		N/A The proposal has been designed in accordance with the Village precinct.
Site cover		
PO21 Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.		As above.
Suburban precinct		

Design		
Built form		
PO22 The Suburban precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO22 No acceptable outcome provided.	N/A The proposal has been designed in accordance with the Village precinct.
Site cover		
PO23 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO23 Development in the Suburban precinct has a maximum site cover of 50 percent.	As above.
Village precinct		
Design		
Built form		
PO24 The Village precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting.	AO24 No acceptable outcome provided.	Complies The residential subdivision has been designed in accordance with the village precinct as identified in the Logan Reserve Land Use area Plan. Development achieves compliance with the urban character and fabric of this precinct.
Site cover		
PO25 Development in the Village precinct has development intensity consistent with the intended character of the precinct.	AO25 Development in the Village precinct has a maximum site cover of 50 percent.	Complies Future dwelling houses are to be sited as per the proposed BLE plan, seeking a max site cover of 50% in the village precinct.

3. Reconfiguring a Lot Code

Performance Outcomes	Acceptable Outcomes	Response
For assessable development		
Boundary realignment		
<p>PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.</p>	<p>AO1 A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.</p>	<p>N/A Application is not for a boundary re-alignment</p>
<p>PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.</p>	<p>AO2 A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.</p>	<p>N/A Application is not for a boundary re-alignment</p>
Design		
<p>PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are:</p> <ol style="list-style-type: none"> consistent with their intended use and the intended character of the applicable zone, local plan and precinct; safely accessed and serviced. 	<p>AO3 Unless involving an approved Multiple dwelling, a new lot complies with:</p> <ol style="list-style-type: none"> Table 9.4.6.3.2 - Reconfiguring a lot; or Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or a preliminary approval for reconfiguring a lot. 	<p>Performance solution The proposal seeks to adopt the provisions of the low density residential zone – village precinct. The proposal meets the minimum lot size of 500m² and the minimum average lot size of 600m² – at 758m². The minimum frontage for standard lots additionally vary below 18m to provide variations to the streetscape.</p> <p>Notwithstanding, it is believed that that development complies with the performance outcomes given that –</p> <ul style="list-style-type: none"> subdivision achieves minimum lot size logan reserve represents greenfield development that is establishing a residential character generally consistent

		<p>with the village precinct as shown on the site in the Logan Reserve Use are of the Strategic Framework.</p> <ul style="list-style-type: none"> • variety of lot sizes and frontages are provided to accommodate a variety of single and double storey dwelling house designs. • subdivision is serviced by all urban infrastructure <p>Please refer to section 6 – key considerations of the town planning report.</p>
<p>PO4 Reconfiguring a lot results in functional lots that:</p> <ol style="list-style-type: none"> can be safely accessed and egressed by vehicles; provide for safe and efficient on-site refuse collection; contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing; provide durable site access constructed to withstand heavy vehicles. 	<p>AO4.1 Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide:</p> <ol style="list-style-type: none"> one passing bay for every 30 metres of length; passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions. 	<p>N/A Application does not involve rear lots.</p>
	<p>AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for:</p> <ol style="list-style-type: none"> a refuse collection vehicle to enter and exit the site in a forward gear; a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions; the access driveway (including crossover) to be designed to withstand heavy vehicles. 	<p>N/A Application does not involve rear lots.</p>
<p>PO5 Reconfiguring a lot is designed to:</p> <ol style="list-style-type: none"> protect significant natural features; protect landscape amenity values; 	<p>AOS No acceptable outcome provided.</p>	<p>Complies The site does not contain significant values or features. Refer to the ecological assessment.</p>

<p>c. minimise the amount of excavation and filling. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>		
<p>PO6 Reconfiguring a lot, involving the creation of 10 or more lots, within the Small lot precinct or Suburban precinct of the Low density residential zone: a. provides a diverse mix of lot sizes; b. avoids concentrations of smaller lots. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome for developments of 10 or more lots.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>N/A Application is not in the small lor suburban precinct.</p>
<p>PO7 Reconfiguring a lot facilitates a movement network that: a. is permeable; b. supports active transport. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>Complies Development provides future connections to the north and west.</p>
<p>PO8 Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions. Note--Planning scheme policy 8--Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO8 No acceptable outcome provided.</p>	<p>Complies Blocks and roads run north/south. Lots will be orientated east/west. House designs will respond to the western sun. BLE provisions proposed introduces a minimum open space requirement for lots over 450m2, ensuring that houses have appropriate areas for open space recreation and plantings.</p>
<p>PO9 The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.</p>	<p>AO9 A lot for a residential purpose is not created within the distances stated for any of the following: a. 1,500 metres of a Special industry; or b. 500 metres of a High impact industry; or c. 500 metres of an Intensive animal industry; or</p>	<p>Complies Site is not within the distances of the stated the activities.</p>

	<ul style="list-style-type: none"> d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry. 	
Access easement		
<p>PO10 An access easement:</p> <ul style="list-style-type: none"> a. is fit for its particular purpose; b. has a safe access point; c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities; d. does not adversely affect adjoining premises having regard to any of the following: <ul style="list-style-type: none"> i. traffic; or ii. accessibility; or iii. parking; or iv. privacy; or v. amenity <p>Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.</p>	<p>AO10 No acceptable outcome provided.</p>	<p>N/A Development does not contain an access easement.</p>
Lots adjoining an urban arterial road		
<p>PO11 Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.</p>	<p>AO11 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:</p> <ul style="list-style-type: none"> a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: <ul style="list-style-type: none"> i. is a minimum of 3 metres wide; ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or 	<p>N/A Loganview Road is an urban collector road, not an arterial road.</p>

	<ul style="list-style-type: none"> b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area. <p>Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.</p>	
Approved multiple dwellings		
<p>PO12 Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.</p>	<p>AO12 Reconfiguring a lot where material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; b. does not result in a building that straddles a boundary; c. does not compromise the use of a multiple dwelling as a self-contained residence. 	<p>N/A proposal is not for a reconfiguration over approved multiple dwellings.</p>
<p>PO13 Reconfiguring a lot where a material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> a. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or b. establishes freehold lots only if: <ul style="list-style-type: none"> i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided. 	<p>AO13 No acceptable outcome provided.</p>	<p>N/A As above.</p>
Where within a local plan area		
<p>PO14</p>	<p>AO14 No acceptable outcome provided.</p>	<p>N/A</p>

Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.		Site is not within a local plan area of the Logan Planning Scheme.
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4. Landscape Code

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Landscape design		
<p>PO1 Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: <ul style="list-style-type: none"> i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists; iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: <ul style="list-style-type: none"> i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; 	<p>AO1 Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p>Complies Refer to Landscape Concept Plan.</p>

<p>m. be easily maintained. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.</p>		
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5. Acid Sulfate Soils Overlay Code

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land in the Potential and actual acid sulfate soil area		
<p>PO1 Development in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.01 that involves disturbing soil or sediment at or below 5 metres AHD:</p> <ul style="list-style-type: none"> a. avoids disturbing acid sulfate soils; or b. is managed to avoid the: <ul style="list-style-type: none"> i. release of acid and metal contaminants; ii. release of nutrients that contribute to coastal algal blooms. <p>Editor's note - For development to which this overlay code applies, undertake an acid sulfate soils investigation conforming to the current version of Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the current Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.</p>	<p>AO1.1 Development in the Potential and actual acid sulfate soils area at or below 5 metres AHD identified on Acid sulfate soils overlay map OM-01.01 does not involve:</p> <ul style="list-style-type: none"> a. excavating or otherwise removing 100m³ or more of soil or sediment; or b. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. 	<p>Complies Refer to the engineering services report prepared by inertia. Earthworks are subject to an operational works application.</p>
	<p>AO1.2 Development in the Potential and actual acid sulfate soils area above 5 metres AHD and at or below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.</p>	
Treatment and disposal of acid sulfate soil		
<p>PO2 Development manages the treatment and disposal of acid sulfate soils.</p>	<p>AO2 Where acid sulfate soils are identified, the acid sulfate soils are managed in accordance with an acid sulfate soils management plan prepared in accordance with the current Queensland Acid</p>	<p>Complies As above. Should mitigation be required, works will be carried out as determined by a future operational works application.</p>

