

Theme 3.4. – Residential

Element 3.4.1 – Strategic Outcomes

Strategic Outcomes	Response
Strategic Outcome 1 Logan has a sufficient housing supply and has a range of housing sizes, housing types and housing tenures to: a. meet the community's projected housing needs; b. create socially diverse neighbourhoods.	Complies While the proposed development is not residential in nature, the proposed McDonald's Family Restaurant supports the needs of the surrounding residential community through the provision of a convenient, community-serving use. The proposal responds appropriately to the surrounding urban context and is supported by demonstrated economic and community need within the locality.
Strategic Outcome 2 Residential density is of an intensity compatible with the local context, public transport provision and infrastructure capacity where: a. medium or high density residential development is provided: i. in centres and areas of good public transport accessibility and infrastructure capacity; ii. where compatible with the intended character of the area; b. low density residential development is provided: i. in locations of limited public transport accessibility or infrastructure capacity; or ii. where consistent with the intended subdivision pattern, built form, and character of the area. Note – Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 – Purpose of the Low density residential zone code sets out the intended character of each precinct.	Complies While the proposed development is not residential in nature, the proposed McDonald's Family Restaurant has been designed to respond appropriately to the established urban context, surrounding infrastructure network and existing pattern of development within the locality. The proposal incorporates a scale, built form and operational layout that is compatible with the surrounding area and supported by existing transport and servicing infrastructure. The site is located within an established urban area adjoining existing commercial and centre-related activities, including the adjoining service station and nearby local centre uses. The proposal has also been designed to appropriately manage traffic, parking, servicing and amenity impacts, ensuring the development integrates appropriately with the surrounding locality.
Strategic Outcome 3	Not Applicable

Logan has sufficient specialised residential accommodation to meet the needs of those people in the community that have special residential accommodation needs. Editor's note – Specialised residential accommodation includes Retirement facilities, Residential care facilities, Community residences, Relocatable home parks and Rooming accommodation.	The proposal does not involve specialized residential accommodation.
Strategic Outcome 4 Rural residential development provides a lifestyle housing choice in Logan.	Not applicable The proposed development does not involve rural residential development or lifestyle housing.

Theme 3.5 – Centres

Element 3.5.1 – Strategic Outcomes

Strategic Outcomes	Response
Strategic Outcome 1 Logan has a hierarchy and network of interrelated centres comprising: a. principal centres, being Beenleigh and Springwood that are the dominant centres in Logan; b. major centres, being Browns Plains, Jimboomba, Logan Central, and Shailer Park that complement and are subordinate to the principal centres; c. district centres, being Marsden, Meadowbrook, Park Ridge, and Underwood that complement and are subordinate to the principal centres and major centres; d. local centres that complement and are subordinate to the principal centres, major centres and district centres; e. neighbourhood centres that complement and are subordinate to the principal centres, major centres, district centres and local centres; f. specialised centres that complement principal centres, major centres and district centres.	Complies While the proposed McDonald’s Family Restaurant is located outside a designated Centre Zone, the development is considered to appropriately complement the existing hierarchy and network of centres within Logan. The proposal provides a convenience-based food and drink outlet that supports the day-to-day needs of the surrounding community without undermining the role or function of nearby centres. The site adjoins existing commercial and centre-related activities, including the existing service station and nearby local centre uses, and forms part of an established activity node within the locality. The proposal is therefore considered compatible with the broader centres framework and urban context.
Strategic Outcome 2 Centres are vibrant, accessible and integrated places that: a. are characterised by a high quality, well designed built environment; b. have a built form consistent with the intended character of the centre; c. utilise land efficiently; d. are well serviced by public transport; e. have a safe, convenient and comfortable pedestrian network; f. support walking and cycling; g. include a mix of uses;	Complies The proposed McDonald’s Family Restaurant contributes to a vibrant and accessible urban environment through the provision of a contemporary convenience-based food and drink outlet integrated within an existing activity node. The development incorporates a well-designed built form, landscaped streetscape presentation and functional site layout that responds appropriately to the surrounding locality. The proposal supports efficient use of land and integrates with the surrounding transport network

h. support the growth of tourism experiences.	through safe vehicle access, pedestrian connectivity and bicycle parking provision. The development also contributes to the mix of services and activities available within the locality while supporting the day-to-day needs of the surrounding community.
---	--

Element 3.5.8 – New and Expanded Centres and Centre Activities

Specific Outcomes	Response
SO1 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:	Complies with SO1 While the proposed McDonald's Family Restaurant is located outside a designated Centre Zone, the development is supported by demonstrated community and economic need. The proposal provides a convenience-based service that responds to the needs of the growing surrounding catchment and complements the existing commercial context of the locality. The development is considered appropriate in scale and function and is not anticipated to adversely impact the role, viability or hierarchy of existing or planned centres. The proposal also incorporates appropriate design and operational measures to ensure acceptable amenity outcomes for the surrounding area. Refer to the Economic Need and Impact Assessment (Appendix F) and Section 7 of this Town Planning Report for further detail.

- A. a new district centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre or a minimum of 2 kilometres to an existing, planned or approved local centre, or a minimum of 5 kilometres to an existing, planned or approved district centre, major centre or principal centre; or
 - B. a new local centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre or a minimum of 2 kilometres to an existing, planned or approved local centre, district centre, major centre or principal centre; or
 - C. a new neighbourhood centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre, local centre, district centre, major centre or principal centre;
- b. consistent with the intent of the centre;
- c. at a scale compatible with the role and function of the centre in the centre hierarchy being:
 - i. a principal centre, which is a dominant centre in Logan and services a main trade area over 100,000 people;
 - ii. a major centre, which is subordinate to a principal centre and services a main trade area of approximately 40,000 to 50,000 people;
 - iii. a district centre, which is subordinate to a principal centre and major centre and services a main trade area of approximately 15,000 to 20,000 people;
 - iv. a local centre, which is subordinate to a principal centre, major centre and

district centre and services a main trade area of approximately 8,000 to 10,000 people; v. a neighbourhood centre, which is subordinate to a principal centre, major centre, district centre and local centre and services a main trade area of approximately 3,000 to 4,000 people.	
SO2 Where in the Emerging community zone, a district centre, local centre or neighbourhood centre must: - be integrated with future public transport and public open space; - be located adjoining an urban arterial road, where a district centre or local centre; - be accessed from an urban collector road; - provide for the orderly and efficient provision and integration of land use and infrastructure.	Not Applicable The site is not located in the Emerging Community Zone.
SO3 No new principal centre or major centre other than shown on SFM-01.00 Strategic framework map are created.	Complies with SO3 The proposed development does not involve the creation of a new principal centre or major centre.

Theme 3.11 – Design, Place Making and Amenity

Element 3.11.2 – Design and Place Making

Specific Outcomes	Response
SO1 Development creates a high quality, attractive and functional built environment that: a. provides highly desirable, attractive places that people want to be in; b. is responsive and sympathetic to the local topography and is consistent with and reinforces the intended character; c. is of an appropriate height, bulk, scale and mass and has an appropriate relationship with the road and surrounding area; d. defines and addresses roads through the height, bulk, scale, frontages and entrances of buildings; e. incorporates detailed design measures that create an attractive visual aesthetic; f. has landmark buildings of high architectural merit in nominated locations identified in a local plan or zone; g. creates or enhances views and vistas; h. enables pedestrians to move conveniently and safely along roads and public open space; i. provides places that can be accessed by people of all ages and abilities; j. strengthens the relationship between the built form, landscape and streetscape; k. integrates with public open space and the movement network; l. allows easy way finding for pedestrians;	Complies with SO1 The proposed McDonald's Family Restaurant has been designed to provide a contemporary, attractive and functional built form outcome that integrates appropriately with the surrounding locality. The development incorporates articulated façades, contemporary materials, landscaping and an efficient site layout that contribute positively to the visual presentation of the site and surrounding streetscape. The proposal responds appropriately to the site context through considered building orientation, access arrangements, pedestrian connectivity and landscaping treatments that support safe and functional movement throughout the site. The development also incorporates a scale, bulk and built form outcome appropriate to the surrounding urban environment and adjoining commercial activities. Importantly, the proposal has been designed to balance operational functionality with high-quality urban design outcomes, ensuring the development contributes positively to the built environment while maintaining appropriate amenity outcomes for surrounding properties

m. is adaptive to changes in use, lifestyle and demography; n. engenders civic pride.	
SO2 Development is designed to support community safety by: a. providing casual and mechanical surveillance; b. providing legible environments; c. clearly delineating the boundaries between private and public open space; d. limiting the opportunities for graffiti and vandalism; e. reducing risk associated with potentially vulnerable places.	Complies with SO2 The proposed development has been designed to support community safety through a functional site layout, active building frontages and clear pedestrian and vehicle circulation arrangements. The proposal incorporates opportunities for casual surveillance through the orientation of the building and customer areas, with building entrances visible from the road frontage and publicly accessible areas of the site. Landscaping, lighting and site design elements clearly define public and operational areas while supporting legibility and safe movement throughout the development. The proposal also incorporates durable materials, integrated servicing areas and operational layouts that minimise opportunities for vandalism and inappropriate use of the site.

Element 3.11.3 – Amenity

Specific Outcomes	Response
SO1 The level of amenity to be expected varies throughout Logan where: a. in highly urbanised locations, such as in and around centres, the amenity is commensurate with a highly urbanised environment that involves activity at all hours, high levels of pedestrian movement and noise from urban activities such as restaurants and entertainment uses; b. in suburban locations, such as in a Low density residential zone, the level of	Complies with SO1 The proposed McDonald’s Family Restaurant has been designed to appropriately respond to the amenity expectations of the surrounding suburban context. While the proposal introduces a non-residential use within the Low Density Residential Zone, the site adjoins existing commercial and centre-related activities, including the adjoining service station and nearby local centre uses, resulting in an interface environment rather than a purely residential setting. The development incorporates acoustic mitigation measures, landscaping, setbacks and operational controls to minimise impacts associated with noise,

amenity is commensurate with a suburban environment and noise is primarily associated with domestic living environments; c. in rural residential locations, such as in a Rural residential zone, the level of amenity is commensurate with a rural residential environment where: i. there are very low density living environments with some low level noise, odour and visual amenity impacts; ii. in areas suitable for rural production, such as in the Cottage rural precinct, there are noise, odour and visual amenity impacts associated with rural production; d. in rural locations, such as in a Rural zone, the level of amenity is commensurate with a rural environment where noise, odours and visual amenity associated with cropping, stock, and land management predominate.	traffic, servicing and lighting. Technical assessments prepared in support of the application demonstrate that the proposal can operate without resulting in unacceptable amenity impacts on surrounding properties.
SO2 People are protected from environmental harm or environmental nuisance caused by air, light, odour, vibration or acoustic emissions.	Complies with SO2 The proposed development incorporates appropriate design, landscaping and operational measures to manage potential impacts associated with air, light, odour, vibration and acoustic emissions. This includes landscaped buffers, acoustic fencing along residential interfaces, appropriate building setbacks and operational controls associated with servicing and vehicle movements. Technical assessments prepared in support of the application demonstrate that the proposed McDonald's Family Restaurant can operate without resulting in unacceptable environmental harm or nuisance to surrounding properties
SO3	Complies with SO3

Residential amenity is protected by: a. ensuring uses that generate emissions are designed and located to avoid environmental harm or environmental nuisance to established or planned land in a residential zone category; b. ensuring Residential activities are not located in areas where they will be subject to environmental harm or environmental nuisance from existing or planned uses that generate emissions; c. designing an Accommodation activity in a zone, other than in a residential zone category, in a way that adequately protects the amenity of residents.	The proposed McDonald's Family Restaurant has been designed and located to appropriately manage potential emissions and operational impacts associated with the use, having regard to the surrounding residential context. The development incorporates a range of mitigation measures, including acoustic fencing along residential interfaces, landscaped buffers, setbacks and operational controls to minimise potential impacts on adjoining properties and maintain acceptable residential amenity outcomes. Technical assessments prepared in support of the application demonstrate that impacts associated with noise, traffic, servicing and lighting can be appropriately managed and are not anticipated to result in unacceptable environmental harm or nuisance to surrounding residential areas.
SO4 Residential amenity is provided by creating residential environments that: a. protect the privacy of residential living by preventing unacceptable overlooking; b. provide adequate access to sunlight and daylight; c. are not adversely affected by overshadowing; d. provide adequate private and shared outdoor amenity space for residents.	Not applicable The proposed development does not involve a residential or accommodation use
SO5 Sensitive land uses are appropriately sited and designed to mitigate adverse impacts on development from environmental emissions generated by State transport infrastructure.	Not applicable The proposed development does not involve development for a sensitive land use.

Theme 3.12 – Transport

Element 3.12.2 – Movement Network and Car Parking

Specific Outcomes	Response
SO1 Development in the urban footprint is designed to provide a movement network that is accessible to the whole community and prioritises access and travel in accordance with the following hierarchy: a. walking is the preferred mode of transport; b. cycling is preferable to the use of public transport and private vehicles; c. public transport use is preferable to the use of private vehicles; d. private vehicle use is less preferable than public transport use, walking, and cycling.	Complies with SO1 The proposed development incorporates pedestrian connectivity, bicycle parking and safe access arrangements that support integration with the surrounding movement network. The site layout includes pedestrian pathways connecting the building entrance, parking areas and surrounding frontage areas, together with on-site bicycle parking facilities to support active transport opportunities. Vehicle access to the proposed McDonald's Family Restaurant is provided via Carl Heck Boulevard and the adjoining service station access arrangement, facilitating safe and efficient movement within the site and surrounding road network. The proposal also incorporates a functional internal circulation layout, including dedicated parking, servicing and dual-lane drive-through queuing arrangements designed to accommodate the anticipated operational demands of the development. The site is located within an established urban area with access to surrounding transport infrastructure and nearby public transport services, supporting a range of transport modes consistent with the operational requirements of the development
SO2 Car parking is: a. provided to: i. service the demand generated by development; ii. maintain a safe and functional road network.	Complies with SO2 The proposed development incorporates on-site car parking and vehicle circulation arrangements designed to appropriately accommodate the operational demands of the proposed McDonald's Family Restaurant while maintaining the safe and efficient operation of the surrounding road network. The proposal includes dedicated customer and accessible parking spaces, internal manoeuvring areas and dual-lane drive-through queuing

b. managed in centres and in locations of good public transport accessibility to: i. ensure car parking availability does not adversely affect the use of walking, cycling and public transport as preferred transport modes; ii. minimise the need for an individual use to provide car parking.	arrangements designed to support the function of the development. A Traffic Impact Assessment prepared in support of the application demonstrates that the proposed parking provision and access arrangements can operate appropriately having regard to the operational characteristics of the use and surrounding transport network.
---	---

Element 3.12.4 – Public Transport

Specific Outcomes	Response
SO1 The public transport network connects centres, employment areas and transit hubs in Logan and across the region.	Complies with SO1 The proposed development is located within an established urban area with access to existing public transport infrastructure, including the nearby bus stop on Carl Heck Boulevard. The proposal has been designed to integrate appropriately with the surrounding transport network and does not compromise the operation or connectivity of existing public transport services.
SO2 Transit hubs are locations of existing or future public transport accessibility where: a. primary transit hubs provide regional intermodal connections linking primary or secondary transport corridors; b. secondary transit hubs provide intermodal connections linking secondary or tertiary transit corridors.	Not applicable The proposed development does not involve or impact a designated transit hub.
SO3 Transport corridors provide public transport accessibility where: a. primary public transport corridors: i. provide inter-regional public transport connections where	Complies with SO3 The proposed development does not adversely impact the function or operation of existing or planned public transport corridors. The proposed McDonald's Family Restaurant is located within an established urban area with access to surrounding transport infrastructure and has been designed to

services are required to be fast and frequent; ii. include higher-order elements such as right-of-way separation and potential for different vehicle technology including light rail; b. secondary public transport corridors: i. facilitate high frequency public transport in Logan; ii. link transit hubs across Logan including Springwood, Logan Central, Browns Plains, Meadowbrook, Beenleigh, Park Ridge, Flagstone and Yarrabilba, by high frequency bus services; iii. are complemented by multi-modal corridors and green links that facilitate public transport, walking and cycling; c. tertiary public transport corridors: i. provide public transport connections in Logan and connect to secondary public transport corridors; ii. are provided as early as possible to Flagstone and Yarrabilba to establish public transport travel patterns and reduce dependency on private vehicles; d. long distance public transport corridors including the Salisbury-Beaunesart passenger rail link, Brisbane-Gold Coast rail link, and South East Busway provide regional public transport connections.	integrate appropriately with the surrounding road and movement network.
SO4 Development is integrated with existing or future public passenger transport facilities.	Complies with SO4 The proposed development has been designed having regard to existing public transport infrastructure within the locality, including the nearby bus stop on Carl Heck Boulevard. The proposal incorporates pedestrian connectivity and

	access arrangements that support integration with surrounding public transport facilities.
SO5 Park and ride facilities are integrated with and support the use of public transport.	Not applicable The proposed development does not involve a park and ride facility.
SO6 Green link roads that facilitate the movement of public transport, rather than private cars, and are integrated with emergency vehicles, the cycle network and pedestrian network.	Complies with SO6 The proposed development does not compromise the operation of the surrounding movement network and incorporates pedestrian connectivity and bicycle parking facilities that support integration with active transport opportunities within the locality

8.2.1 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		
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: - avoids disturbing acid sulfate soils; or - is managed to avoid the: - release of acid and metal contaminants; - release of nutrients that contribute to coastal algal blooms. Editor's note – For development to which this overlay code applies, undertake an acid sulfate soils investigation conforming to the current version of Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the current Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	AO1.1 Development in the Potential and actual acid sulfate soils area at or below 5 metres AHD identified on Acid sulfate soils overlay map OM-01.01 does not involve: - excavating or otherwise removing 100m³ or more of soil or sediment; or - filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or - extracting ground water. AO1.2 Development in the Potential and actual acid sulfate soils area above 5 metres AHD and at or below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.	Complies with AO1.1 – AO1.2 The proposal does not involve: - filling of land comprising 500m³ or more of material with an average depth of 0.5 metres or greater; or - excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.
Treatment and disposal of acid sulfate soils		

PO2 Development manages the treatment and disposal of acid sulfate soils.	AO2 Where acid sulfate soils are identified, the acid sulfate soils are managed in accordance with an acid sulfate soils management plan prepared in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.	Not Applicable The proposal does not involve works requiring the preparation of an Acid Sulfate Soils Management Plan.
--	--	---

9.4.1 Advertising Device Code

Table 9.4.1.3.1 – Advertising device code: accepted development (subject to requirements) and assessable development

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Visual amenity and safety of movement network		
PO1 An advertising device is designed and located: a. to be compatible and visually integrate with the built form and streetscape; b. to be safe for pedestrians, cyclists and vehicular traffic; c. to not cause a distraction to road users or light nuisance to residents.	AO1.1 An advertising device is designed and located to comply with Table 9.4.1.3.2 – Standards for signs.	Complies with PO1 The proposed advertising devices have been designed to integrate appropriately with the built form and streetscape context of the proposed McDonald's Family Restaurant and reflect McDonald's nationally applied branding standards. The signage is appropriately scaled and positioned to support the operation of the development while maintaining safe outcomes for pedestrians, cyclists and vehicular traffic. The proposal is not anticipated to result in unreasonable visual distraction or light nuisance and is considered compatible with the established commercial character of the locality
	AO1.2 An off-premises sign complies with Table 9.4.1.3.3 – Maximum face area of off-premises advertising devices in all zones or precincts.	Not Applicable The proposal does not include an off-premises sign
	AO1.3 An on-premises freestanding sign complies with Table 9.4.1.3.4 –	Complies with PO1 The proposed free-standing signs, including the pylon sign and pole sign, have been

	Maximum face area for an on-premises freestanding sign.	designed to integrate appropriately with the built form and surrounding streetscape context of the proposed McDonald's Family Restaurant while reflecting McDonald's nationally applied branding standards. The signage is appropriately located and proportioned having regard to the established commercial character of the locality and nearby existing signage elements. The proposed signage has been positioned to maintain safe outcomes for pedestrians, cyclists and vehicular traffic and is not anticipated to result in unreasonable visual distraction or light nuisance to surrounding properties Refer to Section 7 of this Town Planning Report for a detailed discussion of the relevant planning considerations and performance-based assessment outcomes.
	AO1.4 An advertising device: a. is not animated and does not rotate or flash; b. that is illuminated or contains an electronic display: i. does not contain scrolling, moving images or moving text; ii. does not obscure traffic signals, directional, regulatory or advisory road signage;	Complies with AO1.4 The proposed signage package includes internally illuminated advertising devices and electronic display menu boards associated with the operation of the proposed McDonald's Family Restaurant. The electronic display menu boards are limited to static product imagery and ordering information and do not incorporate scrolling text, moving images, animation or flashing elements. The proposed signage has been designed and positioned to

	iii. is not located to create an obstruction to a road user's clear line of vision to other road users; iv. is not located within 50 metres of: A. a school zone; B. an intersection; C. an unsignalised pedestrian crossing; D. a roundabout; v. displays a message for a minimum display dwell time of 30 seconds; vi. ensures message changes are instantaneous (within 0.5 seconds); vii. has luminous levels consistent with Table 9.4.1.3.5 – Luminance levels.	ensure it does not obscure traffic signals or directional, regulatory or advisory road signage, nor impede pedestrian or vehicular sightlines within the surrounding road network. The signage will also operate in accordance with the relevant illumination, display timing and luminance requirements prescribed.
PO2 An advertising device does not create visual clutter.	AO2.1 An advertising device is designed and located to comply with Table 9.4.1.3.2 – Standards for signs.	Complies with PO2 The proposed advertising devices are appropriately scaled, limited in number and integrated within the overall site and building design to ensure the development does not result in visual clutter. The signage has been carefully positioned to support the operation and legibility of the proposed McDonald's Family Restaurant while maintaining an orderly and cohesive streetscape outcome.

	AO2.2 No more than two free standing advertising devices are erected per 100 metre road frontage of a premises: a. where in: i. the Centre zone, other than in the Neighbourhood centre precinct; ii. the Low impact industry zone; iii. the Medium impact industry zone; iv. the Mixed use zone; v. the Specialised centre zone; b. with a separation distance of at least 60 metres from another freestanding sign on the same road frontage, or 200 metres if either sign has an electronic component.	Not Applicable The site is located in the Low Density Residential Zone.
	AO2.3 An off-premises sign is not located within 500 metres of another existing or approved off-premises sign, with a maximum of three off-premises signs in the same direction of travel in any five kilometres in: a. the Community facilities zone; b. the Emerging community zone; c. the Environmental management and conservation zone; d. the Recreation and open space zone;	Not Applicable The proposal does not include an off-premises sign.

	e. land in a residential zone category; f. the Rural zone; g. the Rural residential zone.	
	AO2.4 An advertising device does not include bunting.	Complies with AO2.4 The proposed signage package does not include bunting.
For assessable development only		
Off-premises sign		
PO3 The view of a building entrance or an existing advertising device from a road is not obscured by a new off-premises sign.	AO3 No acceptable outcome provided.	Not Applicable The proposal does not include an off-premises sign.

Table 9.4.1.3.2 – Standards for signs

Advertising Device Type	Response
Below awning sign a. has a maximum height of 0.5 metres below the awning, balcony or veranda; b. has a maximum width of 0.3 metres; c. does not project beyond the width of the awning, balcony or veranda or is not greater than 2.5 metres in length, whichever is the lesser; d. does not project within 0.45 metres of the vertical projection of the kerb; e. is not closer than 2.5 metres to any other below awning sign; f. has a minimum clearance above ground level of 2.4 metres; g. has nothing suspended from the below awning sign.	Partial Non-Compliance The proposed below awning sign (Sign S2A) does not strictly comply with the prescribed maximum height requirement. The sign has a height of approximately 0.69 metres, exceeding the prescribed maximum height of 0.5 metres. Notwithstanding this variation, the proposed sign complies with all other relevant standards applicable to the sign type. In particular, the sign: ▪ has a maximum width of 0.3 metres; ▪ has a length of 2.4 metres; ▪ does not project within 0.45 metres of the vertical projection of the kerb; ▪ is not located within 2.5 metres of another below awning sign; ▪ maintains a clearance height of approximately 5 metres above ground level; and ▪ does not incorporate any suspended elements beneath the sign.

	Accordingly, the proposed variation is minor in nature and does not result in adverse visual, safety or amenity impacts.
Building façade sign a. that is painted on, attached to or otherwise incorporated into a wall of a building does not project above the wall of the building; b. that is painted on, attached to or otherwise incorporated into a window of a building is limited to a window on the ground floor of the building; c. that is painted on, attached to or otherwise incorporated into the fascia of a building: i. does not project above or below the fascia of the building; ii. has a maximum height of one metre or 60% of the height of a fascia of the building, whichever is the lesser; iii. has a maximum total face of 25 percent of the building facade.	Partial Non-Compliance The proposed building façade signs (Signs S3A–S3E and S5A) do not strictly comply with the prescribed maximum height requirement applicable to fascia signage. Signs S3A–S3E each have a proposed height of approximately 1.198 metres and exceed the requirement that fascia signage must have a maximum height of one metre or 60% of the fascia height, whichever is lesser. Similarly, Sign S5A has a proposed height of approximately 1.2 metres and also exceeds the prescribed maximum height requirement. Notwithstanding this variation, the proposed signage has been designed to integrate appropriately with the architectural form and branding of the proposed McDonald’s Family Restaurant and remains proportionate to the overall building façade. The signage does not project above or below the fascia of the building and has been positioned to maintain a cohesive and visually balanced presentation. Importantly, the variation is minor in nature and is not anticipated to result in adverse visual, amenity or streetscape impacts.
Directional sign a. has a maximum height of 1.2 metres above ground level; b. has a maximum total face area of 1m².	Does not Comply The proposed directional signs (Signs S7A–S7D and Signs S8A–S8H) do not strictly comply with the prescribed maximum height and sign face area requirements applicable to directional signage. Signs S7A–S7D have a proposed height of approximately 1.875 metres and a minimum sign face area of approximately 1.38m², exceeding both the maximum height requirement of 1.2 metres and the maximum sign face area requirement of 1m².

	Similarly, Signs S8A–S8H have a proposed height of approximately 2.3 metres and a sign face area of approximately 1.61m², also exceeding the prescribed maximum height and sign face area requirements. Notwithstanding these variations, the directional signage has been designed to support the safe and efficient operation of the proposed McDonald’s Family Restaurant by providing clear wayfinding, ordering and operational information for customers within the site. In particular, the menu board signage displays menu items and ordering information essential to the operation of the drive-through facility. The signage remains proportionate to the scale and operational nature of the development and has been positioned to avoid adverse impacts on the surrounding streetscape, visual amenity or transport network.
Free standing sign a. has a maximum height from ground level of: i. 12 metres in: A. the Centre zone, other than in the neighbourhood centre precinct; B. the Low impact industry zone; C. the Medium impact industry zone; D. the Mixed use zone; E. the Specialised centre zone; ii. 10.5 metres in Centre zone, Neighbourhood centre precinct; iii. 5 metres in all other zones; b. being a pole or pylon sign, has a minimum clearance above ground level of 2.4 metres where pedestrian access is to occur under the free standing sign; c. where an on-premises sign, has a maximum width of 4 metres;	Does not Comply Refer to Section 7 of this Town Planning Report for a detailed discussion of the relevant planning considerations and performance-based assessment outcomes.

d. is not located within: i. 3 metres of a side or rear boundary of premises in a Centre zone; or ii. 10 metres of a side or rear boundary of premises not in a Centre zone; e. has a tenant directory sign where the development contains more than one tenancy.	
Horizontal projecting wall sign a. does not project within 0.45 metres of the vertical projection of the kerb; b. has a maximum height above ground level of 3 metres; c. has a minimum clearance above ground level of 2.4 metres; d. there is a maximum of one horizontal projecting wall-sign per tenancy.	Partial Non-Compliance The proposed horizontal projecting wall signs (Sign S6 and Signs S13A–S13C) do not strictly comply with all prescribed requirements applicable to this sign type. Sign S6 does not comply with the requirement limiting development to a maximum of one horizontal projecting wall sign per tenancy. Notwithstanding this variation, Sign S6 complies with all other relevant requirements, including maintaining a minimum clearance above ground level of 2.4 metres, a maximum height above ground level of 2.8 metres and compliance with the prescribed kerb projection requirements. Signs S13A–S13C do not comply with the prescribed minimum ground clearance and kerb projection requirements. The signs provide a minimum ground clearance of approximately 0.9 metres and project within 0.45 metres of the vertical projection of the kerb. Notwithstanding these variations, the proposed signage has been designed to support the safe and efficient operation of the proposed McDonald’s Family Restaurant by providing clear operational and wayfinding information associated with the drive-through facility. The signage remains appropriately scaled and located within the site and is not anticipated to result in adverse visual, amenity or safety impacts

Landscape Code

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists; iii. being consistent with the function of the road; iv. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: i. is suitable for the available space	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.	Complies with AO1 A Landscape Concept Plan has been prepared in accordance with Part 2 of Planning Scheme Policy 5 – Infrastructure and will guide the delivery of landscape works associated with the proposed development. The Landscape Concept Plan is provided in Appendix K .

and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees; g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; m. be easily maintained. Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.		
--	--	--

8.2.8 Landslide Hazard and Steep Slope Area Overlay Code

Performance Outcome	Acceptable Outcome	Response
For accepted development (subject to requirements) and assessable development		
Natural physical processes and safety of people and premises		
PO1 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00: - takes into account the risks associated with the natural physical processes of land movement and erosion; - is located so that it is geologically stable in the long term and not at risk from landslide.	A01 Development on premises in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is carried out in accordance with a site-specific geotechnical report: - prepared in accordance with section 2.2.6 of Planning scheme policy 5 – Infrastructure and is provided to the local government; - that assesses the suitability of the proposed development based on existing geotechnical conditions of the site; - identifies all risk mitigation measures required to ensure the development remains geologically stable in the long term; - that includes a certification by a Registered Professional Engineer of Queensland specialising in geotechnical engineering that the development the subject of the report has a factor of safety greater than 1.5 against geotechnical failure.	Complies with A01 A Civil Engineering Report has been prepared in support of the proposed development and includes consideration of the site's topography, earthworks and geotechnical constraints. The assessment confirms that the development can be appropriately designed and constructed having regard to the existing site conditions and identifies measures to ensure the long-term stability of the development. The supporting technical documentation has been prepared in accordance with the relevant requirements of Planning Scheme Policy 5 – Infrastructure and demonstrates that the proposal can achieve an appropriate geotechnical and engineering outcome. The Civil Engineering Report is provided in Appendix H.

PO2 Development protects the safety of people and property and the environment from the impacts of landslide on hazardous materials stored or handled on the premises.	AO2 Storage of hazardous materials is in compliance with AS1940 – The storage and handling of flammable and combustible liquids.	Not Applicable The proposal does not involve the storage of hazardous materials on the site.
Design		
PO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is designed to be responsive to: a. the topography of the premises; b. the visual amenity of adjoining premises, the streetscape and the locality.	AO3 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 does not involve cut and fill.	Complies with AO3/PO3 Filling and excavation works are generally limited to the proposed building pad associated with the McDonald's Family Restaurant. The portion of the site identified within the Steep Slope Area overlay is limited to minor grading works only to support appropriate on-site drainage.
PO4 The undercroft of a building or structure located in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 is screened when viewed from: a. adjoining premises; b. a road.	AO4 The undercroft of the building or structure in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 has: a. skirting or landscape screening to the full height of the undercroft; b. a maximum height at the perimeter of the building or structure of three metres above ground level.	Not Applicable No buildings or structures are located within the Steep Slope Area overlay.
Stormwater drainage		
PO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 ensures that stormwater runoff does not increase the susceptibility of the	AO5 Development in a Steep slope area identified on Landslide hazard and steep slope area overlay map OM-08.00 manages stormwater drainage (including roof guttering and rainwater tank	Complies with AO5 The proposed development incorporates stormwater infrastructure designed to appropriately manage surface water runoff and discharge within the site. Stormwater drainage,

site and neighbouring sites to landslide.	overflows) to avoid, on the site and on neighbouring sites: - redirection of the flow of surface water or groundwater; - concentration of surface water or groundwater.	including roof water and overland flow management, has been designed to avoid the redirection or concentration of surface water or groundwater that could adversely impact the site or adjoining properties. The Stormwater Management Plan and Civil Engineering Report confirm that stormwater can be appropriately managed as part of the proposed development. Refer to Appendices H and I.
---	---	--

6.2.5 Low Density Residential Zone Code

Overall Outcomes	Response
a. the design of the built form: i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope; ii. ensures that its size and bulk is consistent with the character of the residential environment; iii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents; iv. ensures it is easily and safely accessed; v. provides a streetscape that is attractive, pedestrian friendly and supports the precinct character;	Complies The proposed development has been designed to appropriately respond to the characteristics of the site, including its size, frontage, orientation and surrounding context. While the proposal introduces a non-residential use, the built form, landscaping and site layout are considered appropriate having regard to the established commercial and centre-related activities adjoining the site. The development incorporates safe and efficient access arrangements, appropriate separation to surrounding properties and a landscaped streetscape presentation that contributes positively to the locality.
b. development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area;	Complies The proposed development incorporates appropriate setbacks, landscaping, acoustic mitigation measures and operational controls to ensure surrounding amenity is protected. Technical assessments prepared in support of the application demonstrate that traffic, noise, servicing and lighting impacts can be appropriately managed, consistent with the site's location adjoining existing commercial and centre-related activities within the surrounding locality.
c. development contributes to the visual amenity of the residential streetscape;	Complies The proposed development incorporates contemporary architectural design, landscaped frontage treatments and articulated built form outcomes that contribute positively to the visual amenity of the streetscape. The development has been designed to present an attractive and well-landscaped interface to surrounding roads and adjoining properties.

d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;	Complies The proposed development will provide a convenient food and drink outlet that supports the day-to-day needs of the surrounding community and contributes to local employment opportunities. The development has been designed to appropriately manage potential impacts through landscaping, acoustic mitigation measures, traffic management and operational controls, ensuring adverse impacts on surrounding properties and the broader locality are minimised.
e. in the Acreage precinct: i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a large single lot, Home-based business, Residential care facility, Retirement facility or Sales office; ii. the built form is characterised by Dwelling houses in a semi-rural landscape setting where the landscape or bush character dominates the built environment; iii. development has a maximum density of 2.5 dwellings per hectare;	Not Applicable The site is not located in the Acreage Precinct.
f. in the Large suburban precinct: i. land uses comprise: A. Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Relocatable home park, Residential care facility Retirement facility or Sales office; or B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;	Not Applicable The site is not located in the Large Suburban Precinct.

ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy; iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting; iv. development has a maximum density of 10 dwellings per hectare;	
g. in the Small acreage precinct: i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Residential care facility, Retirement facility or Sales office; ii. the built form is characterised by Dwelling houses in an urban landscape setting where the landscape character dominates the built environment; iii. development has a maximum density of 5 dwellings per hectare;	Not Applicable The site is not located in the Small Acreage Precinct
h. in the Small lot precinct: i. land uses comprise: A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop; ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy; iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;	Not Applicable The site is not located in the Small Lot Precinct

iv. a Dual occupancy has a density consistent with that intended for the use; v. a Multiple dwelling has a maximum net density of 33 equivalent dwellings per hectare; vi. Reconfiguring a lot: A. creates lot sizes which are consistent with the intended lot size and character of the precinct; B. provides for a compact form of detached residential living with landscaping;	
i. in the Suburban precinct: i. land uses comprise: A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop; ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy; iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting; iv. a Dual occupancy has a density consistent with that intended for the use; v. a Multiple dwelling has a maximum net density of 25 equivalent dwellings per hectare; vi. Reconfiguring a lot: A. creates lot sizes which are consistent with the intended lot size and character of the precinct;	Will Comply While the proposed McDonald's Family Restaurant does not comprise a small-scale Food and Drink Outlet and includes a drive-through facility, the development is supported by a demonstrated economic and community need. An Economic Need and Impact Assessment prepared in support of the application (Appendix F) identifies strong population growth within the surrounding catchment, increasing demand for convenience-based food catering services and a lack of existing drive-through food catering facilities within the locality. Refer to Section 7 of this Town Planning Report for a detailed discussion of the relevant planning considerations and performance-based assessment outcomes.

B. maintains a block pattern that accommodates traditional backyards and large trees;	
j. in the Village precinct: i. land uses comprise: A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop; ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy; iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting; iv. a Dual occupancy has a density consistent with that intended for the use; v. a Multiple dwelling has a maximum net density of 20 equivalent dwellings per hectare; vi. Reconfiguring a lot: A. creates lot sizes which are consistent with the intended lot size and character of the precinct; B. maintains a block pattern that accommodates traditional backyards, large trees and wider frontages.	Not Applicable The site is not located in the Village Precinct.

Performance outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land Use		

PO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.	AO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.	Complies with PO1 Refer to Section 7 of the Town Planning Report for a detailed discussion of the relevant planning considerations and performance-based assessment outcomes.
Design		
Building Height		
PO2 A building has a building height that is: a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings.	AO2 A building on a slope of: a. less than 15 percent has a maximum building height of 8.5 metres; or b. 15 percent or more has a maximum building height of 10 metres.	Complies with AO2 The proposed development is of an appropriate height for the surrounding context at 6.325m tall
Boundary Clearance		
PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or	AO3 Unless Dual occupancy, Relocatable home park, Residential care facility or	Complies with AO3 The proposed development complies with the boundary

Retirement facility development provides boundary clearances that: - allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; - provide access to natural light and ventilation; - are consistent with the character for the precinct.	Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 – Low density residential zone boundary clearance provisions.	clearances and setbacks outlined in the Table 6.2.5.3.3.
Density		
PO4 Development achieves a density consistent with that intended for the precinct.	A04 Development has a maximum density shown in Table 6.2.5.3.4 – Low density residential zone densities.	Not Applicable The proposal does not include development for the land uses listed in Table 6.2.5.3.4
Amenity		
General emissions		
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: - noise emissions; - air emissions; - light emission; - radiation emissions; - vibration emissions.	A05 Development complies with the following emissions standard of Planning scheme policy 3 – Environmental management: - 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; - 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;	Complies with A05 The proposed development has been designed to achieve compliance with the relevant emission standards contained within Planning Scheme Policy 3 – Environmental Management. Refer to the Noise Impact Assessment in Appendix J for further detail.

	c. Table 3.2.2.1 – Air emission standards; d. Table 3.2.3.1 – Light emission standards; e. Section 3.2.4 – Radiation emission standards; f. Table 3.2.5.1 – Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s2) 1/80Hz.											
Reverse amenity												
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.	AO6 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 – Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.	Not Applicable The proposal does not involve development for a sensitive land use and is for the establishment of a McDonald’s Family Restaurant.										
PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note – Planning scheme policy 3 – Environmental management provides guidance on how to achieve this outcome.	AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2. Table 6.2.5.3.2 <table><tr><th>Column 1: Separation distance</th><th>Column 2: Use</th></tr><tr><td>1,500m</td><td>Special industry</td></tr><tr><td>500m</td><td>High impact industry</td></tr><tr><td>500m</td><td>Intensive animal industry</td></tr><tr><td>300m</td><td>Intensive horticulture</td></tr></table>	Column 1: Separation distance	Column 2: Use	1,500m	Special industry	500m	High impact industry	500m	Intensive animal industry	300m	Intensive horticulture	Not Applicable The proposal does not involve development for a sensitive land use and is for the establishment of a McDonald’s Family Restaurant.
Column 1: Separation distance	Column 2: Use											
1,500m	Special industry											
500m	High impact industry											
500m	Intensive animal industry											
300m	Intensive horticulture											

	<table><tr><td>300m</td><td>Wholesale nursery</td></tr><tr><td>250m</td><td>Medium impact industry</td></tr></table>	300m	Wholesale nursery	250m	Medium impact industry	
300m	Wholesale nursery					
250m	Medium impact industry					
For assessable development only						
Design						
Built form						
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by: a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade.	AO8 No acceptable outcome provided.	Complies with PO8 The proposed McDonald’s Family Restaurant has been designed to contribute positively to the character of the precinct through a contemporary and well-articulated built form. The building is oriented towards the primary street frontage and incorporates articulated façades, varied materials and integrated landscaping treatments that enhance the visual presentation of the development and contribute positively to the streetscape.				
Streetscape						
PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of: a. footpath paving; b. street trees; c. landscaping.	AO9 No acceptable outcome provided.	Complies with PO9 The proposed development incorporates landscaping, pedestrian connectivity and streetscape treatments that contribute to a cohesive and visually attractive streetscape outcome. The proposal includes landscaped frontage areas, street tree planting and pedestrian access arrangements that enhance the presentation of the site and support a safe and functional pedestrian environment consistent with the intended character of the precinct.				

Service areas and storage		
PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	AO10 Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	Complies with AO10 Plant and service infrastructure is located on the rooftop and positioned out of sight from surrounding roads and public spaces. Outdoor equipment and storage areas are appropriately enclosed and screened within the site.
Reconfiguring a lot		
PO11 Reconfiguring a lot: a. in the Small lot precinct creates a lot with a minimum size of 300m²; or b. in the Suburban precinct: i. where not creating a rear lot, has a minimum size of 400m²; ii. where creating a rear lot, has a minimum size of 500m²; or c. in the Village precinct: i. where not creating a rear lot, has a minimum size of 500m²; ii. where creating a rear lot, has a minimum size of 600m².	AO11 No acceptable outcome provided.	Complies with PO11 The proposed Reconfiguring a Lot component of the development significantly exceeds the minimum lot size requirement of 400m ² applicable to the Suburban Precinct, resulting in two lots with areas of approximately 5,345m ² and 4,655m ² respectively.
Social and health impact		

PO12 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 – Social and health impact assessment. Note – Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 – Social and health impact assessment.	AO12.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 – Social and health impact assessment where involving the sale or consumption of liquor. AO12.2 Development does not provide for gaming.	Not Applicable The proposal does not involve development involving the sale or consumption of liquor and does not involve development for gaming.
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land uses		
Shop		
PO13 A Shop: - is of a scale and character suitable to ensure that the residential amenity is maintained; - serves the local residents' daily needs; - 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.	AO13 A Shop: - has a maximum gross floor area of 200m² per tenancy; - is not within 800 metres of another Shop.	Not Applicable The proposed development is not for a shop.
Food and drink outlet		
PO14 A Food and drink outlet: is small-scale;	AO14 A Food and drink outlet: has a maximum gross floor area of 200m² per tenancy;	Complies with PO14 Refer to Section 7 of the Town Planning Report for a detailed discussion of the relevant

b. protects residential amenity; c. does not undermine the viability of a nearby centre or the centre hierarchy.	b. is not within 800 metres of another Food and drink outlet; c. does not include a drive-through facility.	planning considerations and performance-based assessment outcomes.
Acreage precinct		
Design		
Built form		
PO15 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	AO15 No acceptable outcome provided.	Not Applicable The site is not located within the Acreage Precinct
Site cover		
PO16 Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO16 Development in the Acreage precinct has a maximum site cover of 20 percent.	Not Applicable The site is not located within the Acreage Precinct
Large suburban precinct		
Design		
Built form		
PO17 The Large suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO17 No acceptable outcome provided.	Not Applicable The site is not located within the Large Suburban Precinct.
Site cover		
PO18 Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with	AO18 Development in the Large suburban precinct has a maximum site cover of 50 percent.	Not Applicable The site is not located within the Large Suburban Precinct.

the intended character of the precinct.		
Small acreage precinct		
Design		
Built form		
PO19 The Small acreage precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting, where the landscape character dominates the built environment.	AO19 No acceptable outcome provided.	Not Applicable The site is not located within the Small Acreage Precinct.
Site cover		
PO20 Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO20 Development in the Small acreage precinct has a maximum site cover of 35 percent.	Not Applicable The site is not located within the Small Acreage Precinct.
Small lot precinct		
Design		
Built form		
PO21 The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO21 No acceptable outcome provided.	Not Applicable The site is not located within the Small Lot Precinct.
Site cover		
PO22 Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO22 Development in the Small lot precinct has a maximum site cover of 60 percent.	Not Applicable The site is not located within the Small Lot Precinct.
Suburban precinct		

Design		
Built form		
PO23 The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO23 No acceptable outcome provided.	Complies with PO23 While the proposed development introduces a non-residential use, the proposal has been designed to appropriately respond to the established urban landscape setting through the incorporation of landscaping, articulated built form and appropriate setbacks. The development also adjoins existing commercial and centre-related activities, including the adjoining service station, and is considered compatible with the evolving character of the locality.
Site cover		
PO24 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO24 Development in the Suburban precinct has a maximum site cover of 50 percent.	Complies with AO24 The proposed development maintains a site cover that does not exceed the maximum 50% requirement applicable to the Suburban Precinct.
Village precinct		
Design		
Built form		
PO25 The Village precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO25 No acceptable outcome provided.	Not Applicable The site is not located within the Village Precinct.
Site cover		
PO26 Development in the Village precinct has a site cover that reflects a development intensity	AO26 Development in the Village precinct has a maximum site cover of 50 percent.	Not Applicable The site is not located within the Village Precinct.

consistent with the intended character of the precinct.		
---	--	--

9.4.6 Reconfiguring a Lot Code

Performance Outcome	Acceptable Outcome	Response
For assessable development		
Boundary realignment		
PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	AO1 A boundary realignment complies with the standards specified in Table 9.4.6.3.2 – Reconfiguring a lot and Table 9.4.6.3.3 – Reconfiguring a lot: local plans.	Not Applicable The proposal does not involve boundary realignment.
PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	AO2 A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.	Complies with AO2 The proposal does not involve boundary realignment.
Design		
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are: a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced. Note – Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 – Purpose of the Low density residential zone code sets	AO3 Unless involving an approved Multiple dwelling, a new lot complies with: a. Table 9.4.6.3.2 – Reconfiguring a lot; or b. Table 9.4.6.3.3 – Reconfiguring a lot: local plans; or c. a preliminary approval for reconfiguring a lot.	Complies with AO3 The proposed reconfiguration complies with the standards prescribed in Table 9.4.6.3.2.

out the intended character of each precinct.		
PO4 Reconfiguring a lot results in functional lots that: a. can be safely accessed and egressed by vehicles; b. provide for safe and efficient on-site refuse collection; c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing; d. provide durable site access constructed to withstand heavy vehicles.	AO4.1 Where a passing bay is identified as required in Table 9.4.6.3.4 – Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide: a. one passing bay for every 30 metres of length; b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 – Passing bay dimensions. AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 – Additional requirements for rear lots, lots provide for: a. a refuse collection vehicle to enter and exit the site in a forward gear; b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions; c. the access driveway (including crossover) to be designed to withstand heavy vehicles.	Not Applicable The proposed development does not involve a rear lot or driveway access exceeding 30 metres in length requiring the provision of passing bays under Table 9.4.6.3.4.
PO5 Reconfiguring a lot is designed to:	AO5 No acceptable outcome provided.	Complies with PO5 The proposed Reconfiguring a Lot component has been designed

a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling. Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.		having regard to the existing site conditions and surrounding context. The subdivision arrangement minimises the extent of earthworks required and facilitates the orderly development of the site while maintaining appropriate landscape and amenity outcomes.
PO6 Reconfiguring a lot facilitates a movement network that: a. is permeable; b. supports active transport. Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.	AO6 No acceptable outcome provided.	Complies with PO6 The proposed Reconfiguring a Lot component facilitates the establishment of the proposed McDonald’s Family Restaurant with access and circulation arrangements that integrate appropriately with the surrounding movement network. The development incorporates pedestrian connectivity and bicycle parking facilities that support active transport opportunities within the site.
PO7 Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions. Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.	AO7 No acceptable outcome provided.	Complies with PO7 The proposed Reconfiguring a Lot component establishes lot configurations capable of accommodating appropriately designed development outcomes having regard to site orientation, access and local climatic conditions. The proposed McDonald’s Family Restaurant has been designed to respond to the site context through building orientation, landscaping and integrated site planning outcomes.
PO8 The location and orientation of residential lots enables the siting of buildings to mitigate potential	AO8 A lot for a residential purpose is not created within the distances stated for any of the following:	Not Applicable The proposed development is not for residential purposes.

adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.	a. 1,500 metres of a Special industry; or b. 500 metres of a High impact industry; or c. 500 metres of an Intensive animal industry; or d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry.	
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone		
PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by: a. providing a wide variety of frontages; b. providing lots with noticeable frontage variation when observed from the street. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO9.1 Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome. Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.	Not Applicable The reconfiguring a lot component is for a 1 into 2 lot subdivision and does not involve development for 10 or more lots.
	AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.	
Access easement		
PO10 An access easement: a. is fit for its particular purpose:	AO10 No acceptable outcome provided.	Not Applicable The proposed development does not involve the establishment of a new access easement and only

b. has a safe access point; c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities; d. does not adversely affect adjoining premises having regard to any of the following: i. traffic; or ii. accessibility; or iii. parking; or iv. privacy; or v. amenity Editor's note – Planning scheme policy 5 – Infrastructure provides guidance on the design standards for access driveways.		involves establishment of a new access driveway to the site.
Lots adjoining an urban arterial road		
PO11 Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.	AO11 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides: a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: i. is a minimum of 3 metres wide; ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the	Not Applicable The site does not adjoin an urban arterial road.

	development from view from the urban arterial road; or b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 – Infrastructure where located within a general planning layout area. Note – AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 – Infrastructure.	
Approved multiple dwellings		
PO12 Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.	AO12 Reconfiguring a lot where material change of use has been granted for three or more dwellings: a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; b. does not result in a building that straddles a boundary; c. does not compromise the use of a multiple dwelling as a self-contained residence.	Not Applicable The proposed reconfiguring a lot component is not for a multiple dwelling use.
PO13 Reconfiguring a lot where a material change of use has been granted for three or more dwellings: a. is in the form of a community title scheme with a body	AO13 No acceptable outcome provided.	Not Applicable The proposed reconfiguring a lot component is not for a multiple dwelling use.

corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or b. establishes freehold lots only if: i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.		
Where within a regulated access area		
PO14 Development within Figure 9.4.6.3.1 – Regulated access area: a. does not result in additional lots gaining vehicular access from Beenleigh–Redland Bay Road or California Creek Road; b. supports the extension of the local access road network.	AO14 Development is designed to comply with Figure 9.4.6.3.1 – Regulated access area.	Not Applicable The site is not located within a regulated access area
Where within a local plan area		
PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	AO15 No acceptable outcome provided.	Not Applicable The site is not located within a local plan area.