

APPENDIX C: COMPLIANCE WITH PLANNING SCHEME CODES

440747 Beenleigh – Logan Planning Scheme 2015 Code Assessment

- **Strategic Framework**
- **6.2.1 Centre Zone Code**
- **7.2.1 Beenleigh Local Plan Code**
- **8.2.1 Acid Sulfate Soils Overlay Code**
- **9.3.7 Telecommunications Facility Code**

Strategic Framework

The proposed facility broadly accords with Council's strategic framework:

- Section 3.2 projects that the Logan City Council will accommodate over 420,000 people and 130,000 jobs by 2031. This will result in over 70,000 new dwellings being built in Logan by 2031 (per Section 3.2.2) and 50,000 new jobs being provided in Logan by 2031 (per Section 3.2.4). As per Section 3.2.11, efficient, cost effective, functional and sustainable infrastructure networks are to be provided and integrated with development, whilst protecting key infrastructure sites and corridors.
- Section 3.5.2.1 identifies that Beenleigh is a Principal Centre in Logan and supports residential opportunities for a significant number of people living in medium and high-density housing in a vibrant centre, provides for employment intensive land uses and provides a multifunctional town square that is animated by specialty shops, new urban residences, community markets and events.

Telecommunications infrastructure must be provided to keep pace with increasing demand. In this context, this proposal is highly important – it is proposed not only to improve mobile services for the existing residents and businesses of Beenleigh and surrounding suburbs, but also to ensure that future residential and commercial uses have access to telecommunications services.

6.2.1 Centre Zone Code

The proposed Axicom facility is expected to comply with the overall outcomes and specific assessment benchmarks for the Centre zone.

6.2.1 Centre Zone Code	
6.2.1.2 Centre Zone Purpose	Response
1. The purpose of the Centre Zone is to provide for a variety of uses and activities to service all or part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.	Complies. The proposed Axicom facility will assist in supporting the range of prospective uses for the Centre Zone by providing access to fast and reliable mobile service.
2. The local government purpose of the Centre Zone code is to: <ul style="list-style-type: none"> a) Protect the centre hierarchy; b) Provide a vibrant mix and intensity of uses; c) Provide a built form that provides visual interest and a sense of place while being compatible with the surrounding area; d) Provide development that is compatible with adjoining uses and protects amenity. 	Generally complies. Whilst the proposed facility is not a specific use identified within the purpose of the Centre Zone, the proposal will help support residences and businesses by providing access to fast and reliable mobile services across the Beenleigh area.
3. The purpose of the Centre Zone code will be achieved through the following overall outcomes: <ul style="list-style-type: none"> a) development protects the Centre hierarchy being: <ul style="list-style-type: none"> i. Principal centres as the dominant centres; ii. Major centres that complement and are subordinate to the principal centres; iii. District centres that complement and are subordinate to the major and principal centres; iv. Local centres that complement and are subordinate to the district, major and principal centres; v. Neighbourhood centres that complement and are subordinate to the local, district, major and principal centres b) Development in a principal centre: <ul style="list-style-type: none"> i. Provides a diverse mix of Principal centre activities; ii. Has the highest concentration and intensity of centre activities in Logan. c) Development in a major centre: <ul style="list-style-type: none"> i. Provides a diverse mix of Major centre activities. d) Development in a district centre: <ul style="list-style-type: none"> i. Provides a diverse mix of District centre activities at Marsden, Meadowbrook, Park Ridge and Underwood; ii. Supports the creation of a walkable centre where residents live within a walkable catchment of high frequency public transport, employment, entertainment and community facilities; iii. Has a built form that complements the surrounding residential zone category land; iv. Has an urbanised built form, character and amenity; v. Has a height in accordance with the building height provisions; vi. At Marsden is predominantly retail based; vii. At Meadowbrook contributes to the establishment of a retail, health and education knowledge based employment centre that: <ul style="list-style-type: none"> a) has uses that complement the Logan Hospital, Logan Institute of TAFE and Griffith University; b) Is supported by medium and high density housing in the Loganlea local plan viii. At Underwood is predominantly retail based. e) Development in a local centre: <ul style="list-style-type: none"> i. Comprises Local centre activities; ii. Provides a mix of Local centre activities; iii. Has a built form that complements the surrounding residential zone category land; iv. Serves weekly convenience needs; v. May include a single full line supermarket that is supported by a range of small-scale specialty shops and services; vi. Has an urban built form and character that integrates with and complements its surroundings; vii. Has a height in accordance with the building height provisions; viii. Is integrated with public transport and public open space; ix. Protects the amenity of surrounding residential uses; f) Development in a neighbourhood centre: <ul style="list-style-type: none"> i. Comprises Neighbourhood centre activities; ii. Provides a mix of Neighbourhood centre activities; iii. Has a built form that complements the surrounding residential zone category land; 	Not applicable – proposal is not for an accommodation activity.

<ul style="list-style-type: none"> iv. Includes a limited line supermarket (except where included in the Loganholme local plan) and small-scale Shops and services that serve daily and weekly convenience needs; v. Has an urban built form and character that integrates with and complements its surroundings; vi. Has a height in accordance with the building height provisions; vii. Is integrated with public open space and the movement network; viii. Protects the amenity of surrounding residential uses; g) Land uses contribute to a vibrant mix and intensity of uses compatible with the role and function of the centre; h) The design of the built form: <ul style="list-style-type: none"> i. Is responsive to site characteristics, including the shape, frontage, size, orientation and slope, and transitions sensitively to surrounding uses; ii. Contributes positively to the immediate streetscape character with highly articulated, attractive and functional buildings and detailing; iii. Is in accordance with the building height provisions contained in the relevant zone, precinct or local plan; iv. Ensures it is easily and safely accessed; v. Supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles; vi. Avoids adverse wind effects; i) Development protects amenity consistent with its location in the Centre zone and the surrounding area; j) Development provides a consistent and cohesive streetscape in each centre; k) Centre activities, other than an Accommodation activity, must be at a scale compatible with the role and function of the centre in the centre hierarchy being: <ul style="list-style-type: none"> 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. 	
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6.2.1.2.1 Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development – Centre Zone		
Performance Outcomes	Acceptable Solutions	Response
Land Use		
<p>PO1 A use in the Centre Zone is for uses identified in:</p> <ul style="list-style-type: none"> a) Section 6.2.1.2(3)(b) overall outcomes for development in a principal centre; or b) Section 6.2.1.2(3)(c) overall outcomes for development in a major centre; or c) Section 6.2.1.2(3)(d) overall outcomes for development in a district centre precinct; or d) Section 6.2.1.2(3)(e) overall outcomes for development in a local centre precinct; or e) Section 6.2.1.2(3)(f) overall outcomes for development in a neighbourhood centre precinct. 	<p>AO1 A use in the Centre zone is for uses identified in:</p> <ul style="list-style-type: none"> a) Section 6.2.1.2(3)(b) overall outcomes for development in a principal centre; or b) Section 6.2.1.2(3)(c) overall outcomes for development in a major centre; or c) Section 6.2.1.2(3)(d) overall outcomes for development in a district centre; or d) Section 6.2.1.2(3)(e) overall outcomes for development in a local centre t; or e) Section 6.2.1.2(3)(f) overall outcomes for development in a neighbourhood centre. 	<p>Generally complies. The proposed Axicom facility is sited within the Beenleigh Principal Centre. Whilst the proposal is not one of the specific Principal Centre Activities as identified in Section 6.2.1.2(3)(b), the proposal will complement the specified uses by providing access to fast and reliable mobile service.</p>
Amenity		
<p>POS 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; 	<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 	<p>Complies. The proposed Axicom facility will not generate any noise, air emissions, light emissions, radiation emissions or continuous and impulsive vibration acceleration which would exceed the permissible levels identified within the Scheme.</p>

<ul style="list-style-type: none"> c) Light emissions; d) Radiation emissions; e) Vibration emissions. 	<p>specified in 3.2.1(1)(a) of Planning scheme policy 3 – Environmental Management;</p> <ul style="list-style-type: none"> 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>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 c) Is within direct line of sight to government supported transport infrastructure; or d) Is within 100 metres of government supported transport infrastructure. 	<p>Not applicable. The proposed facility is not a sensitive land use.</p>
<p>PO7 An Accommodation activity is designed to mitigate potential noise impacts from a use that is not an Accommodation activity.</p>	<p>AO7 An Accommodation activity is designed to comply with Table 3.2.1.3 - Noise immissions standards of Planning scheme policy 3 - Environmental management.</p>	<p>Not applicable. The proposed facility is not an accommodation activity.</p>
<p>PO8 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.</p>	<p>AO8 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.1.3.2.</p>	<p>Not applicable. The proposed facility is not a sensitive land use.</p>
Design		
<p>PO9 Development provides a road boundary clearance that:</p> <ul style="list-style-type: none"> a) Clearly defines private and public space; b) Contributes to the streetscape character and landscape; c) Relates to the existing streetscape and setback pattern. 	<p>AO9 Development, other than an existing lawful building, provides a road boundary clearance:</p> <ul style="list-style-type: none"> a) A minimum of three metres; or b) Where the building or structure aligns with the building setback of one or more adjoining buildings. 	<p>Complies. The proposed facility will be setback approximately 25m from the nearest road boundary (Alamein Street).</p>
<p>PO10 Development provides side and rear boundary clearances that:</p> <ul style="list-style-type: none"> a) Allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity; b) Provide access to natural light and ventilation; c) Are consistent with the intended character of the zone. 	<p>AO10 Development provides a minimum three metres side and rear boundary clearance to premises in a residential zone category.</p>	<p>Complies. The proposed facility is setback approximately 60m from the nearest boundary located within a residential zone category.</p>
<p>PO14 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by:</p> <ul style="list-style-type: none"> a) Orientating the building towards the primary road frontage; 	<p>AO14 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure rather than a building.</p>

<ul style="list-style-type: none"> b) Providing a well-articulated façade; c) Incorporating detailed design measures for visual aesthetics; d) Integrating with public open space; e) Integrating with the street; f) Having a human scale at the ground floor 		
<p>PO15 A building is designed to minimise wind effects.</p>	<p>AO15 Development provides wind mitigation for a building which is 32 metres up to 60 metres that utilise at least two of the following strategies:</p> <ul style="list-style-type: none"> a) Building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b) A podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but the podium is not suitable for communal or private open space); c) Canopies and awnings to protect pedestrians; d) Trellis structures and a dense network of trees at ground or podium level. 	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure rather than a building.</p>
<p>PO16 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by:</p> <ul style="list-style-type: none"> a) Providing casual surveillance; b) Providing mechanical surveillance where a vulnerable setting is created with limited opportunities for casual surveillance; c) Providing easy way finding for pedestrians; d) Deterring unintended and illegitimate access to premises; e) Limiting the opportunities for graffiti and vandalism. 	<p>AO16 No acceptable outcome provided.</p>	<p>Generally complies. The proposed facility is not considered to impact on the safety of users of subject site shopping centre.</p>
<p>PO17 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 for each centre through the use of:</p> <ul style="list-style-type: none"> a) Footpath treatments; b) Street trees; c) Landscaping; d) Street furniture; e) Road treatments 	<p>AO17 No acceptable outcome provided.</p>	<p>Alternative solution proposed. The proposed facility has been setback approximately 25m from the nearest road frontage and is not anticipated to have a detrimental impact on the existing streetscape.</p>
<p>PO18 Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.</p>	<p>AO18 A development that:</p> <ul style="list-style-type: none"> a) locates any new parking areas underground or behind the building; b) screens plant, equipment, services and outdoor storage of materials from public view; c) site with more than one street frontage use the rear lane and/or street, with lesser pedestrian activity, for vehicular access to basements and parking areas; d) ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible. 	<p>Generally complies. The proposed facility will be accessed via an existing vehicle crossover and access point off Tansey Street. Once the facility is operational, it will require access only 2-4 times annually for routine maintenance. The facility will otherwise operate on an unmanned basis and will not be a significant generator of traffic.</p>

7.2.1 Beenleigh Local Plan Code

The proposed Axicom facility is expected to comply with the overall outcomes and specific assessment benchmarks for the Beenleigh Local Plan Code.

7.2.1 Beenleigh Local Plan Code	
7.2.1.3 Beenleigh Local Plan Code Purpose	Response
<p>1. The purpose of the Beenleigh local plan code is to:</p> <ul style="list-style-type: none"> a) develop the local plan area as a dominant principal centre within the Logan urban footprint, serving its primary trade area; b) establish the highest concentration and intensity of Centre activities in Logan, equal only to the other principal centre at Springwood; c) establish a highly urbanised built form, character and level of amenity with a significant number of people living in medium and high density housing in the centre; d) establish transit oriented development in a walkable catchment of the Beenleigh transit hub; e) create a fine grain movement network that gives priority to walking, cycling and public transport over private vehicles; f) enhance and develop the identity and distinctive character of the Beenleigh local plan area and its precincts. 	<p>Complies. The proposed Axicom facility will assist in supporting the range of prospective uses for the Beenleigh area by providing access to fast and reliable mobile service.</p>
<p>2. The Beenleigh local plan comprises nine precincts identified on the Beenleigh local plan map LPM-01.00 in Schedule 2 - Mapping and Figure 7.2.1.4.1 - Beenleigh local plan precincts being the:</p> <ul style="list-style-type: none"> a) Bellew Street precinct; b) Centre core precinct; c) Centre frame precinct; d) Civic and community precinct; e) Integrated health precinct; f) James Street mixed use precinct; g) Manila Street residential precinct; h) Retail and commercial precinct; i) Showgrounds precinct. 	<p>Not applicable.</p>
<p>3. The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> a) The local plan area is a mixed use residential and employment area supporting a range of Principal centre activities; b) The town square on George Street is the visual and pedestrian focal point of the local plan area and is at the core of a network of <ul style="list-style-type: none"> i. main streets that: <ul style="list-style-type: none"> a) link the Centre core precinct to the other precincts and the transit hub; b) support the highest volumes of pedestrians and vibrant engagement with adjacent uses; ii. active frontage streets that: <ul style="list-style-type: none"> a) support the highest volumes of pedestrians and vibrant engagement with adjacent uses; b) support the highest volumes of pedestrians and vibrant engagement with adjacent uses; c) Small-scale ground floor tenancies on main streets enable a greater number of uses and therefore higher levels of activity and engagement; d) Public transport, cycling and walking are given priority over motor vehicles by: <ul style="list-style-type: none"> i. limiting vehicular access from James Street to George Street to encourage and make safe pedestrian access to and across the town square; ii. enhancing the pedestrian environment on the main streets, drawing people to the town square; iii. road, streetscape and wayfinding improvements that create legible, safe, comfortable and interesting routes; iv. providing pedestrian connectivity within blocks; v. enhancement of John Lane; vi. providing a district cycle network and major cycle network, identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network; vii. vehicle access to premises not detracting from the pedestrian and shopping environment on a main street; viii. integrating the transit hub with adjacent development; ix. establishment of an efficient inner ring road and associated car parking to distribute bypass traffic and circulate local traffic around the local plan area; e) Built form facilitates a safe and interesting public realm by: <ul style="list-style-type: none"> 1. enabling positive casual surveillance and engagement on main streets, in and around the town square and along active frontage streets; 	<p>Complies. The proposed Axicom facility will assist in supporting the range of prospective uses for the Beenleigh area by providing access to fast and reliable mobile service.</p>

- ii. defining and supporting a human scale on main streets and active frontage streets;
 - iii. stimulating activity at ground level on main streets, active frontage streets and John Lane;
 - iv. ensuring that car parking does not detract from or have an adverse visual impact on the character and use of main streets and active frontage streets;
 - v. integrating seamlessly pedestrian areas within development sites with the town square, main streets and active frontage streets;
- f) Built form facilitates wayfinding and provides a sense of place by defining key destinations including main streets, active frontage streets, the town square, the transit hub, landmark buildings and civic and community buildings;
- g) Built form adjoining main streets, active frontage streets and the town square creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances and quality street furniture and landscape treatments;
- h) Building heights:
- i. create interest along the active frontage streets with the tallest and most prominent buildings, identified as landmark buildings, sited in and around the town square and transit hub;
 - ii. where a landmark building, and exceeding the building height identified on Figure 7.2.1.4.3 - Beenleigh building heights, the landmark building demonstrates design excellence, enhances identity and wayfinding and acts as a visual marker;
 - iii. avoid unacceptable impacts on adjacent development by transitioning down in height towards residential zone category land, while responding to the topography of individual sites;
 - iv. Development protects amenity consistent with its location in the Centre zone and the surrounding area;
- i) In the Bellew Street precinct:
- i. north of Bellew Street, land uses are Principal centre activities, other than large-scale Retail activities;
 - ii. south of Bellew Street and east of Tansey Street, land uses are Principal centre activities at the ground floor and predominantly Office or Accommodation activities above the ground floor;
 - iii. south of Bellew Street and east of Tansey Street, development provides for diversity of uses where Retail activities occur with Office or Accommodation activities;
 - iv. south of Bellew Street and west of Tansey Street, land uses are predominantly Accommodation activities, with small-scale non-accommodation Principal centre activities limited to the ground floor;
- j) In the Centre core precinct, land uses are Principal centre activities, other than:
- i. large-scale Retail activities;
 - ii. Adult store;
 - iii. an Adult store in a Shopping centre;
- k) In the Centre frame precinct, land uses are Principal centre activities, other than large-scale Retail activities;
- l) In the Civic and community precinct:
- i. land uses are predominantly:
 - a) Civic and cultural activities; or
 - b) Accommodation activities other than Dual occupancy or Dwelling house, and small-scale Retail activities other than Adult store, Adult store in a Shopping Centre, Agricultural supplies store or Shop being a liquor store, developed in conjunction with Civic and cultural activities;
- m) In the Integrated health precinct, land uses are predominantly:
- i. Health care service and Hospital; or
 - ii. small-scale Food and drink outlet or Shop, that directly serves the Health care service or Hospital; or
 - iii. incidental uses being Caretaker's accommodation, Childcare centre, Community care centre, Function facility, Indoor sport and recreation, Parking station or Residential care facility;
- n) In the James Street mixed use precinct, land uses are predominantly Multiple dwellings that are apartments, with small-scale Principal centre activities that are not Multiple dwellings limited to the ground floor;
- o) In the Manila Street residential precinct, land uses are predominantly Multiple dwellings that are apartments, with small-scale Principal centre activities that are not Multiple dwellings limited to the ground floor;
- p) In the Retail and commercial precinct, land uses are Principal centre activities including large-scale Shopping centres, Showrooms and Shops;
- q) In the Showgrounds precinct:
- i. north of Showgrounds Drive, land uses are predominantly Multiple dwellings being apartments and ground floor Retail activities where Multiple dwellings are above the ground floor;
 - ii. south of Showgrounds Drive, land uses are predominantly Community uses, Shops, Multiple dwellings being apartments and Recreation activities, other than Environmental facility or Motor sport facility.

7.2.1.4.1 Beenleigh local plan code for accepted development (subject to requirements) and assessable development		
Performance Outcomes	Acceptable Solutions	Response
Land Use		
<p>PO1 A use adjoining a main street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement.</p>	<p>AO1 A use adjoining a main street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has a maximum tenancy: a) size of 200m² gross floor area at the ground floor; b) frontage of 10 metres.</p>	<p>Generally complies. The proposal is not for a small-scale commercial tenancy, however, the proposed facility will help support commercial operations within the Beenleigh area by providing access to fast and reliable Vodafone mobile services.</p>
Building Height		
<p>PO2 A building has a building height that: a) is in accordance with building height overall outcome 7.2.1.3(3)(h); b) is responsive to the topography of the site; c) does not cause unacceptable overshadowing of premises in the residential zone category.</p>	<p>AO2 The building height of a building does not exceed the maximum height identified on Figure 7.2.1.4.3 - Beenleigh building heights.</p>	<p>Complies. The proposed facility will not exceed the 60m building height limit as prescribed in Figure 7.2.1.4.3 of the Logan Planning Scheme 2015.</p>
<p>PO3 Development on a site adjoining a road in column 1 of Table 7.2.1.4.2 - Streetscape section and plan view provides the following: a) for a road identified as a main street in column 2 of Table 7.2.1.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable a high level of visual engagement with pedestrians on the street and in the town square; b) for a road identified as an active frontage street in column 2 of Table 7.2.1.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable visual engagement with pedestrians on the street; c) for a road identified as an access laneway in column 2 of Table 7.2.1.4.2 - Streetscape section and plan view, road boundary clearances for the full site frontage to the road that enable a high level of visual engagement with pedestrians on the laneway; d) upper level boundary clearances that reduce bulk and articulate building form to provide a human scale along the street and adjoining lots; e) awnings over the footpath (other than if adjoining John Lane) adjacent to buildings for the full site frontage to the road to provide weather protection.</p>	<p>AO3 Development on a site adjoining a road in column 1 of Table 7.2.1.4.2 - Streetscape section and plan view: a) provides the following elements: i. road boundary clearances for the full site frontage to the road; ii. side and rear boundary clearances; iii. awning (other than if adjoining John Lane) for the full site frontage to the road; b) provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.1.4.2 - Streetscape section and plan view.</p>	<p>Complies. The proposed facility will provide sufficient road boundary, side and rear boundary clearances.</p>
<p>PO4 The rooftop of a building may be used as a functional space.</p>	<p>AO4 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure rather than a building.</p>

<p>PO5 Development on premises with a landmark building identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network provides landmark buildings and structures that:</p> <ul style="list-style-type: none"> a) demonstrate design excellence; b) enhance identity and wayfinding; c) act as a visual marker to define: <ul style="list-style-type: none"> i. the transit hub, in the case of the landmark building location identified in the Bellew Street precinct; ii. the town square and prominence of civic buildings, in the case of the landmark building location identified in the Civic and community precinct; iii. the intersection of City Road and George Street, in the case of the landmark building location identified in the Centre core precinct; d) articulate corner sites. 	<p>AO5 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is not located on a premises with a landmark building.</p>
<p>PO6 Development does not compromise and supports the provision of the town square elements identified on Figure 7.2.1.4.4 - Beenleigh conceptual town square.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is not sited proximal to the Beenleigh Town Square.</p>
<p>PO7 A building on a site adjoining the town square identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has:</p> <ul style="list-style-type: none"> a) a prominent civic architecture where in the Civic and community precinct; b) active frontages and uses on the ground floor that encourage pedestrian and community activities; c) varied building materials; d) distinctive building entrances; e) has a facade that enables casual surveillance of the town square; f) paving of pedestrian areas on the site equal in quality to that of the town square and seamlessly integrated with the footpath and associated landscaping. 	<p>AO7 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is not sited adjacent to the Beenleigh Town Square.</p>
<p>PO8 Development on a site adjoining a shared zone identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network does not compromise and supports the provision of a shared zone that has:</p> <ul style="list-style-type: none"> a) a low speed traffic environment; b) traffic calming devices such as narrowing of lane widths, material changes to road surfaces and regulatory and wayfinding signage; c) flush kerb to shared spaces for seamless footpath and road integration; d) trafficable stone or coloured concrete pavement treatments; e) no traditional signage or line markings; f) street furniture, street lighting and soft landscaping. 	<p>AO8 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is not adjacent to a shared zone.</p>
<p>PO9 Development on a site adjoining a road in column 1 of Table 7.2.1.4.2 - Streetscape section and plan view:</p> <ul style="list-style-type: none"> a) provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.1.4.2 - Streetscape section and plan view: <ul style="list-style-type: none"> i. footpath; ii. street furniture; iii. landscaping; 	<p>AO9 No acceptable outcome provided.</p>	<p>Not applicable. Whilst the proposed facility is on a site adjoining a road in Column 1 of Table 7.2.1.4.2 - Streetscape section and plan view, the proposal is not anticipated to interfere with the streetscape.</p>

<ul style="list-style-type: none"> iv. cycle network; v. on-street car parking; vi. street lighting; vii. median strip; viii. trafficable area for vehicles; <p>b) provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.1.4.2 - Streetscape section and plan view.</p>		
<p>PO10 A building adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has a facade that facilitates casual surveillance.</p>	<p>AO10 A building adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has transparent windows for a minimum of 75 percent of the building facade.</p>	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure rather than a building.</p>
<p>PO11 Development adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network creates an engaging, legible and pedestrian friendly streetscape through:</p> <ul style="list-style-type: none"> a) distinctive building entrances; b) varied building materials; c) paving of pedestrian areas on the site seamlessly integrated with the footpath and associated landscaping. 	<p>AO11 No acceptable outcome provided.</p>	<p>Not applicable. Whilst the proposed facility is adjoining a main street identified on Figure 7.2.1.4.2, the proposal is not anticipated to interfere with the streetscape.</p>
<p>PO12 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network provides the element:</p> <ul style="list-style-type: none"> a) pedestrian network; b) district cycle network; c) major cycle network. 	<p>AO12 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure and will not be a significant generator of traffic.</p>
<p>PO13 Development on a lot adjoining the inner ring road identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network is compatible with the function of the road to carry traffic around the local plan area.</p>	<p>AO13 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure and will not be a significant generator of traffic.</p>
<p>PO14 Service vehicle access to premises a main street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network does not have an adverse impact on the pedestrian or shopping environment.</p>	<p>AO14 Premises adjoining a main street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network has:</p> <ul style="list-style-type: none"> a) service vehicle access via a rear laneway; b) concealed service areas from the main street. 	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure and will not be a significant generator of traffic.</p>
<p>PO15 Car parking on land adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network does not have an adverse visual impact on the streetscape.</p>	<p>AO15 Car parking on land adjoining a main street or active frontage street identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network is:</p> <ul style="list-style-type: none"> a) located internal to, behind or under a building; b) not visible from the main street or active frontage street. 	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure and will not be a significant generator of traffic.</p>
<p>PO16 A Parking station is located close to and has convenient access from the inner ring road identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network.</p>	<p>AO16 No acceptable outcome provided.</p>	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure, not a parking station.</p>
<p>PO17 A Parking station does not adversely affect the pedestrian or shopping environment on a main street, active frontage street or town square identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network.</p>	<p>AO17 A Parking station on a site adjoining a main street, active frontage street or town square identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network:</p> <ul style="list-style-type: none"> a) does not have a vehicle entrance adjoining a main street, active frontage street or town square; b) other than a pedestrian or bicycle entrance, is not visible from a 	<p>Not applicable. The proposed facility is a Class 10B unmanned utility structure, not a parking station.</p>

	<p>main street, active frontage street or town square;</p> <p>c) is developed in conjunction with one or more other Principal centre activities that adjoin the main street, active frontage street or town square.</p>	
<p>PO18 Development adjoining the railway identified on Figure 7.2.1.4.2 - Beenleigh place making and movement network is designed to take into account planned railway upgrades.</p>	<p>AO18 No acceptable outcome provided.</p>	Not applicable. The proposed facility is not adjoining the railway network.
<p>PO19 A use in the Bellew Street precinct north of Bellew Street: a) is a Principal centre activity, other than a Retail activity exceeding 2,000m² gross floor area; b) generates a high level of pedestrian activity.</p>	<p>AO19 No acceptable outcome provided.</p>	Not applicable. The proposed facility is not located to the north of Bellew Street.
<p>PO20 A use in the Bellew Street precinct south of Bellew Street and east of Tansey Street is: a) if at the ground floor, a Principal centre activity; b) if above the ground floor, an Office or an Accommodation activity.</p>	<p>AO20 No acceptable outcome provided.</p>	Generally complies. The proposal is not for a commercial tenancy, however, the proposed facility will help support commercial operations within the Beenleigh area by providing access to fast and reliable Vodafone mobile services.
<p>PO21 A use in the Bellew Street precinct south of Bellew Street and west of Tansey Street is: a) an Accommodation activity; or b) another Principal centre activity, but only if: i. on the ground floor; ii. an Accommodation activity is above the ground floor.</p>	<p>AO21 No acceptable outcome provided.</p>	Not applicable. The proposed facility is not located to the west of Tansey Street.
<p>PO22 A use in the Bellew Street precinct south of Bellew Street and west of Tansey Street that is not an Accommodation activity is small-scale to protect residential amenity.</p>	<p>AO22 A use in the Bellew Street precinct south of Bellew Street and west of Tansey Street that is not an Accommodation activity: a) has a maximum tenancy size of 200m² gross floor area; b) does not include a drive-through facility.</p>	Not applicable. The proposed facility is not located to the west of Tansey Street.
<p>PO23 Material change of use for any Retail activity in the Bellew Street precinct south of Bellew Street and east of Tansey Street that exceeds 10,000m² gross floor area is developed in conjunction with an Office, or Principal centre activity that is an Accommodation activity that has a gross floor area equivalent to at least 15 percent of the Retail activity gross floor area.</p>	<p>AO23 No acceptable outcome provided.</p>	Generally complies. The proposal is not for a commercial tenancy, however, the proposed facility will help support commercial operations within the Beenleigh area by providing access to fast and reliable Vodafone mobile services.

8.2.1 Acid Sulfate Soils Overlay Code

The premises includes land retaining Acid Sulfate Soils Overlay. The planning scheme defines this overlay as “ensuring that acid sulfate soils do not adversely affect the natural and built environment and human health and safety”

The proposed facility is located on land that is identified as “Potential and actual acid sulfate soils above 5 metres AHD and at or below 20 metres AHD”.

8.2.1 Acid Sulfate Soils Overlay Code Requirements for Assessment		
Performance Outcomes	Acceptable Solutions	Response
Land Use		
<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 the nutrients that contribute to coastal algal blooms. 	<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. The proposal is located on land that is identified as “Potential and actual acid sulfate soils above 5 metres AHD and at or below 20 metres AHD” and does not involve the removal of 100m³ or more of soil.</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>	
<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 Sulfate Soil Technical Manual: Soil Management Guidelines.</p>	<p>Complies. If acid sulfate soils are identified on site, excavation of disposal of acid sulfate soils will be undertaken in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.</p>

9.3.7 Telecommunications Facility Code

The proposal is generally compliant with the Telecommunications Facility Code

9.3.7.3 Specific Benchmarks for Assessment		
Performance Outcomes	Acceptable Solutions	Response
Amenity		
PO1 A Telecommunications facility is located to minimise any adverse impacts on the intended amenity for the zone or precinct and an adjoining residential zone category land.	AO1 A Telecommunications facility has a minimum boundary clearance of 150 metres from an adjoining lot in the residential zone category.	The proposed facility is located approximately 60m the nearest boundary of an adjoining lot in a residential zone category. Whilst this is not compliant with the acceptable outcomes outlined in the Telecommunications Facility Code, the proposal is not considered to create any adverse impacts on the intended amenity for the adjacent residential zone. Additionally, the proposed facility location has been sited in coordination with the landowner so as to not interfere with the current commercial operations of the Beenleigh Mall as much as practicable.
PO2 A Telecommunications facility is designed to: <ul style="list-style-type: none"> a) Integrate with the surrounding natural and built environment; b) Not be visually intrusive. 	AO2 No acceptable outcome is provided.	Complies. The proposed facility has been sited within the carpark of a large retail centre and is not considered to be visually intrusive in the context of the local setting.
Location		
PO3 A telecommunications facility: <ul style="list-style-type: none"> a) Is co-located with existing telecommunications facilities; or b) Provides for future co-location of telecommunications facilities. 	AO3 No acceptable outcome is nominated.	Complies. As discussed in Section 3.2 of this report, there were no viable co-location opportunities available in the local Beenleigh area that would assist Vodafone in meeting their targeted coverage objectives. Notwithstanding, the proposed facility has been designed to accommodate the addition of future telecommunications equipment should additional carriers wish to co-locate.
Fauna Exclusion		
PO4 A telecommunications facility is designed to exclude native fauna.	AO4 No acceptable outcome is nominated.	Complies. The proposed facility is not anticipated to impact on native fauna that may be present in the local area.