

Appendix B: Assessment Benchmarks

Logan Planning Scheme 2015 (Version 9.2 (with TLPI No. 1/2024))

6.2.7 Low-medium density residential zone code

6.2.7.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and code assessable material change of use for which Low-medium density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.7.1 - Low-medium density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - b. material change of use made impact assessable in Table 5.5.7.1 - Low-medium density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

6.2.7.2 Purpose

1. The purpose of the Low-medium density residential zone is to provide for:
 - a. a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and
 - b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The local government purpose of the Low-medium density residential zone code is to:
 - a. provide a range of low to medium density dwelling types to achieve housing choice;
 - b. support urban consolidation to achieve infrastructure efficiency;
 - c. provide a mix of dwelling types and non-residential development of an appropriate scale that services the local residents' daily needs;
 - d. provide levels of comfort, quiet, privacy, safety and amenity reasonably expected in a predominantly residential environment.
3. The purpose of the code will be achieved through the following overall outcomes:
 - a. the design of the built form:
 - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - ii. incorporates appropriate road boundary clearances and building separation to:

- A. protect and provide visual privacy for residents;
 - B. provide a transition from the premise to an adjoining premise in a Low density residential zone category or precinct;
 - iii. contributes positively to the immediate streetscape with highly articulated, attractive, functional buildings and detailing;
 - iv. ensures it is easily and safely accessed;
 - v. supports the safety of residents and adjoining public open spaces by utilising crime prevention through environmental design principles;
 - b. the streetscape is attractive, pedestrian friendly and supports the intended residential character;
 - c. development protects the amenity of a sensitive land use from the impacts of noise, air, light, radiation and vibration emissions;
 - d. development protects amenity consistent with its location in the Low-medium density residential zone;
 - e. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
 - f. in the Apartment precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation, Sales office, Short-term accommodation; or
 - B. other uses that cater for a demonstrated need being Childcare centre, Community care 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 characterised by walkable urban compact neighbourhoods with low-medium intensity multi-storey housing and high levels of amenity;
 - iv. development:
 - A. is located on suitable sites, in accessible locations, near to regular public transport and larger centres;
 - B. has a building height and bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
 - C. has a density that is consistent with its proximity to a centre or high frequency public transport service;
 - D. ensures the privacy and amenity of adjoining Low density residential zone land is protected by utilising transitional building heights on the boundary of the zone;
 - g. in the Townhouse precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling, Residential care facility, Retirement facility or Sales office; or
 - B. other uses that cater for a demonstrated need being Childcare centre, Community care 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 characterised by walkable urban neighbourhoods with both detached housing and low-medium intensity low rise housing and high levels of amenity;
 - iv. development:
 - A. is located in areas that are predominantly surrounded by the Low density residential zone, clustered around smaller centres or facilities in suburban locations;
 - B. has a building height and bulk that is consistent with adjoining dwellings and the intended zone and precinct character;
 - C. has a density that is consistent with the surrounding predominant land uses and its proximity to a centre or high frequency public transport service.

6.2.7.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 6.2.7.3.1 - Low-medium density residential zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
PO1 A use in the Low-medium density residential zone is for uses identified in: <ul style="list-style-type: none"> a. section 6.2.7.2(3)(f)(i) overall outcomes for the Apartment precinct; or b. section 6.2.7.2(3)(g)(i) overall outcomes for the Townhouse precinct. 	AO1 A use in the Low-medium density residential zone is for uses identified in: <ul style="list-style-type: none"> a. section 6.2.7.2(3)(f)(i) overall outcomes for the Apartment precinct; or b. section 6.2.7.2(3)(g)(i) overall outcomes for the Townhouse precinct. 	AO1 Complies The Childcare Centre land use is consistent with the 6.2.7.2(3)(g)(i)(b) overall outcomes for the Townhouse precinct.
Design		
Net density in the Apartment precinct		Not Applicable

<p>PO2 Development in the Apartment precinct ensures the efficient use of land and has a density that is consistent with:</p> <ul style="list-style-type: none"> a. the intended character of the zone and precinct; b. its proximity to a centre or high frequency public transport service. 	<p>AO2 Development in the Apartment precinct has a maximum net density of 75 equivalent dwellings per hectare.</p>	
<p>Net density in the Townhouse precinct</p>		<p>Not Applicable</p>
<p>PO3 Development in the Townhouse precinct ensures the efficient use of land and is consistent with:</p> <ul style="list-style-type: none"> a. the surrounding area; b. the intended character of the zone and precinct. 	<p>AO3 A building in the Townhouse precinct has a maximum net density of 40 equivalent dwellings per hectare.</p>	<p>The development proposes for a Childcare Centre.</p>
<p>Boundary clearance</p>		
<p>PO4 Development provides a road boundary clearance that:</p> <ul style="list-style-type: none"> a. clearly defines private and public space; b. assists in achieving visual privacy to ground floor dwellings from the street; c. contributes to the streetscape character and landscape; d. relates to the existing streetscape and setback pattern. 	<p>AO4 Development, other than an existing lawful building, provides a road boundary clearance:</p> <ul style="list-style-type: none"> a. a minimum of four metres; or b. where the building or structure aligns with the building setback of one or more adjoining buildings. 	<p>PO4 Complies The proposal allows for appropriate setbacks to all boundaries, including a setback greater than the prescribed 4m front setback to Chambers Flat Road and a minimum 3m side and rear setbacks, which is considered to be consistent with Child Care Centre land use and commensurate of adjoining residential land uses. It is noted that the development provides a 1.849m front setback along the western southern boundary and 3.015m from the eastern boundary in lieu of the prescribed 4m. It is noted that these setbacks that adjoin the road reserve and will not impact the traffic network or the streetscape character.</p> <p>Landscaping and acoustic fencing will be provided to increase the visual privacy and contributes to the</p>

		streetscape.
Boundary clearance in the Apartment precinct		Not Applicable
<p>PO5 A building in the Apartment precinct has side and rear boundary clearances that:</p> <ul style="list-style-type: none"> a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic. 	<p>A05 A building, other than an existing lawful building, in the Apartment precinct has minimum side and rear boundary clearances of three metres.</p>	
Boundary clearance in the Townhouse precinct		
<p>PO6 A building in the Townhouse precinct has side and rear boundary clearances that:</p> <ul style="list-style-type: none"> a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic. 	<p>A06 A building, other than an existing lawful building, in the Townhouse precinct has:</p> <ul style="list-style-type: none"> a. minimum side boundary clearances: <ul style="list-style-type: none"> i. where the height of part of the building or structure is: <ul style="list-style-type: none"> A. 4.5 metres or less - 1.5 metres; B. greater than 4.5 metres but not more than 7.5 metres - 2 metres; C. greater than 7.5 metres - 2 metres plus 0.5 metres for every 3 metres or part exceeding 7.5 metres; b. a minimum rear boundary clearance of three metres. 	<p>PO6 Complies The proposal allows for appropriate setbacks to all boundaries, including a minimum 3m side and rear setbacks, which is considered to be consistent with Child Care Centre land use and commensurate of adjoining residential land uses. It is noted that these setbacks adjoin the road reserve and will not impact on the traffic network or the streetscape character.</p> <p>The setbacks allows for suitable separation between the proposed development and the closest buildings on the adjoining allotments minimising impacts to the existing residential development to the east.</p> <p>The proposed development is appropriately setback to allow for ventilation, and the design enhances the visual aesthetics of the buildings.</p>
Building height		

Building height in the Apartment precinct		Not Applicable
<p>PO7 A building in the Apartment precinct has a building height that:</p> <ul style="list-style-type: none"> a. is consistent with the intended character for the precinct; b. has regard to the functional requirements of the use; c. is responsive to the topography of the site; d. avoids overshadowing of premises in a residential zone category; e. transitions to land in the Townhouse precinct or Low density residential zone to protect: <ul style="list-style-type: none"> i. visual amenity; ii. privacy. 	<p>AO7 A building in the Apartment precinct has a maximum building height of:</p> <ul style="list-style-type: none"> a. 18 metres; b. 12 metres where within 15 metres of a lot in the Townhouse precinct or Low density residential zone. 	
Building height in the Townhouse precinct		
<p>PO8 A building in the Townhouse precinct has a building height that is:</p> <ul style="list-style-type: none"> a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings. 	<p>AO8 A building, other than an existing lawful building, in the Townhouse precinct has a maximum building height of 8.5 metres.</p>	<p>AO8 Complies The proposed development provides for a building height that is less than 8.5m.</p>
Site cover		
Site cover in the Apartment precinct		Not Applicable
<p>PO9 Development in the Apartment precinct has a site cover that reflects a development intensity that is</p>	<p>AO9 Development in the Apartment precinct has a maximum site cover of 45 percent.</p>	

consistent with the intended character of the precinct.		
Site cover in the Townhouse precinct		
PO10 Development in the Townhouse precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO10 Development in the Townhouse precinct has a maximum site cover of 60 percent.	AO10 Complies The proposed development provides for a site cover of 35.9%.
For assessable development only		
Land use		
Shop		Not Applicable
PO11 A Shop: <ul style="list-style-type: none"> a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy; d. is developed in conjunction with an Accommodation activity. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	AO11 A Shop: <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop; c. is developed in conjunction with an Accommodation activity. 	
Food and drink outlet		Not Applicable
PO12 A Food and drink outlet: <ul style="list-style-type: none"> a. is small scale; b. is developed in conjunction with an 	AO12 A Food and drink outlet: <ul style="list-style-type: none"> a. has a maximum gross floor area of 200m² per tenancy; 	

<p>Accommodation activity; c. does not impact on residential amenity.</p>	<p>b. is developed in conjunction with an Accommodation activity; c. does not include a drive-through facility.</p>	
<p>Design</p>		
<p>Built form</p>		
<p>PO13 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating:</p> <ul style="list-style-type: none"> a. variations in plan shape, such as steps or projections; b. variations in vertical profile, with steps or slopes at different levels; c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices; d. balconies, verandas or terraces; e. variations in materials and finish; f. planting at any or all levels, particularly on podiums. <p>Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>AO13 No acceptable outcome provided.</p>	<p>PO13 Complies The development provides for a built form which contributes to the immediate streetscape which includes:</p> <ul style="list-style-type: none"> • articulation of the built form; • stepping of the building and the vertical profile; • the inclusion of verandahs; • the variation in materials and colours; • inclusion of landscaping.
<p>Crime prevention through environmental design</p>		
<p>PO14 Development supports the safety of users by utilising crime prevention through environmental design principles by:</p> <ul style="list-style-type: none"> a. providing casual surveillance; b. providing easy way finding for pedestrians; c. deterring unintended and illegitimate 	<p>AO14 No acceptable outcome provided.</p>	<p>PO14 Complies The development has been designed with CEPTED elements to the built form.</p>

<p>access to premises; d. limiting the opportunities for graffiti and vandalism. Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p>		
<p>Streetscape</p>		
<p>PO15 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.</p>	<p>AO15 No acceptable outcome provided.</p>	<p>PO15 Complies The proposed development provides for a consistent streetscape creating visual interest through landscaping, footpaths and street trees.</p>
<p>Servicing areas and parking</p>		

<p>PO16 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>AO16 A development:</p> <ol style="list-style-type: none"> a. locates 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>AO16 Complies The development provides at grade parking areas which are located to the south east of the built form. All plant; equipment, services and outdoor storage will be screened appropriately from public view.</p> <p>All access points are appropriately designed and provided.</p>
<p>Amenity</p>		
<p>General emissions</p>		
<p>PO17 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ol style="list-style-type: none"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. 	<p>AO17 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ol style="list-style-type: none"> a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental 	<p>AO17 Complies The proposed development complies with the Emissions Standard of PSP 3 – Environmental Management.</p>

	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/s^2) $1/80Hz$.									
Reverse amenity										
PO18 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.	AO18 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.	AO18 Complies The development will comply with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy.								
PO19 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.	AO19 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.7.3.2. Table 6.2.7.3.2 <table border="1" data-bbox="120 1114 1016 1356"> <thead> <tr> <th data-bbox="120 1114 566 1251">Column 1: Separation distance</th> <th data-bbox="566 1114 1016 1251">Column 2: Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="120 1251 566 1305">1,500 metres</td> <td data-bbox="566 1251 1016 1305">Special industry</td> </tr> <tr> <td data-bbox="120 1305 566 1356">500 metres</td> <td data-bbox="566 1305 1016 1356">High impact industry</td> </tr> <tr> <td data-bbox="120 1356 566 1410">500 metres</td> <td data-bbox="566 1356 1016 1410">Intensive animal industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	AO19 Complies The proposed development is located outside the land uses identified in Table 6.2.7.3.2.
Column 1: Separation distance	Column 2: Use									
1,500 metres	Special industry									
500 metres	High impact industry									
500 metres	Intensive animal industry									

300 metres	Intensive horticulture	
300 metres	Wholesale nursery	
250 metres	Medium impact industry	
<p>PO20 A building in the Apartment precinct has side and rear boundary clearances that:</p> <ul style="list-style-type: none"> a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic. 	<p>AO20 A building in the Apartment precinct has minimum side and rear boundary clearances of three metres.</p>	<p>Not Applicable</p>
Social and health impact		
<p>PO21 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</p>	<p>AO21.1 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.</p> <p>AO21.2 Development does not provide for gaming.</p>	<p>AO21.1 Complies The proposed development complies with the Social and Health Impact Assessment PSP.</p> <p>Not Applicable</p>

d9.3 Use codes

9.3.1 Childcare centre code

9.3.1.1 Application

1. This code applies to:
 - a. accepted development (subject to requirements) and code assessable material change of use for a Childcare centre for which the Childcare centre code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
 - b. material change of use for a Childcare centre made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment - Material change of use or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.3.1.2 Purpose

1. The purpose of this code is to provide for accessible and safe childcare facilities that serve community needs and are compatible with the surrounding area.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. A Childcare centre is located and designed to:
 - i. be conveniently and safely accessible;
 - ii. provide levels of comfort, quiet, privacy, safety and amenity reasonably expected for the zone and precinct;
 - iii. avoid non-residential traffic on urban access streets, urban access roads and urban neighbourhood access roads;
 - iv. provide for the health and wellbeing of staff and users;
 - v. not adversely impact the ongoing operations of existing non-residential land uses that have the potential for offsite emissions.
 - b. A Childcare centre has a built form that:
 - i. is compatible with the character of the zone and precinct;

- ii. is of a high quality with architectural elements that create visual interest and minimise bulk and scale.
 - c. A Childcare centre is designed to minimise offsite amenity impacts on surrounding residential land.
 - d. A Childcare centre located in the residential zone category or on a premises identified for a future residential zone in section 3.3.3
- Element - Future urban area:
- i. caters for a demonstrated need;
 - ii. is small scale.

9.3.1.3 Assessment benchmarks for assessable development and requirements for accepted development

Part A - Assessment benchmarks for assessable development

Table 9.3.1.3.1 - Childcare centre code: assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Location		
<p>PO1 A Childcare centre is conveniently accessible and located in close proximity to other facilities such as Shopping centres and Educational establishments.</p>	<p>AO1 A Childcare centre is located in the:</p> <ul style="list-style-type: none"> a. Centre zone; or b. Community facilities zone where in the Community purposes precinct or Education precinct; or c. Mixed use zone where in the Retail/commerce precinct; or d. Specialised centre zone; or e. Residential zone category where: <ul style="list-style-type: none"> i. not in the Acreage precinct or Small acreage precinct; ii. located on a premises that contains or adjoins an existing 	<p>PO1 Complies The proposed development is located in proximity to a park, multiple shopping centres which includes supermarkets and within Marsden State High School.</p>

	Educational establishment.	
PO2 A Childcare centre is located and designed to ensure occupants are not exposed to amenity or safety impact from a nearby Service station.	AO2 A Childcare centre is not located within 50 metres of an existing or approved Service station.	AO2 Complies The proposed development is located outside the required 50m from an existing Service Station.
PO3 A Childcare centre is located to avoid conflict with an existing Adult store.	AO3 A Childcare centre is not located within 200 metres of an existing or approved Adult store.	AO3 Complies The proposed development is located outside the required 200m from an existing adult store.
For assessable development		
Design		
PO4 The site is of sufficient size and width to accommodate the needs and safe functions of the operations. Editor's note - Needs of the operations include indoor and outdoor spaces, landscaping, site access and vehicle parking.	AO4 No acceptable outcome provided.	PO4 Complies The proposed development is for a childcare on a 4,123m ² which is of a sufficient size and accommodates the needs and safe functions of the Centre.
PO5 A Childcare centre provides for separate and clearly defined pedestrian movement and vehicle movement through the premises.	AO5 No acceptable outcome provided.	PO5 Complies The proposed development delivers separate clearly delineated infrastructure for pedestrian and vehicle movement.
PO6 Development contains: a. a combination of facade materials, treatments and colours; b. design elements that enhance the character of the streetscape and surrounding area; c. variations in roof pitch and design to create visual interest.	AO6 No acceptable outcome provided.	PO6 Complies The proposed development provides for a combination of materials treatments and colours, design elements and variations in roof pitch to enhance the character of the streetscape and surrounding area whilst creating visual interest.

<p>PO7 A Childcare centre is designed to be of a high quality and incorporates elements to reduce perceived visual bulk.</p>	<p>AO7 Other than where a built to boundary wall is supported under the zone or local plan, a Childcare centre provides articulation to the built form through increased setbacks every 15 metres of length or less.</p>	<p>AO7 Complies The development does not propose built to boundary walls but still is designed to provide building articulation every 15m.</p>
<p>Amenity</p>		
<p>PO8 Development ensures adjoining amenity and privacy are maintained by minimising the potential for overlooking between premises through appropriate building layout, location and the design of windows and screening devices.</p>	<p>AO8 No acceptable outcome provided.</p>	<p>PO8 Complies The proposed development ensures adjoining amenity and privacy are maintained by minimising the potential for overlooking between premises through appropriate building layout, location and the design of windows and screening devices.</p>
<p>PO9 A Childcare centre is of a design and operation to protect amenity expectations of the zone and surrounding premises.</p>	<p>AO9.1 Development provides an acoustic fence along a boundary shared with land in the residential zone category. Note - A noise impact assessment report prepared by a suitably qualified professional will determine the appropriate height for acoustic fencing.</p> <p>AO9.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining premises in the residential zone category.</p>	<p>AO9.1 Complies The proposed development provides a 2m acoustic fence along the northern, western and southern boundaries.</p> <p>AO9.2 Complies The proposed development ensures mechanical plant or equipment is acoustically screened.</p>
<p>Where located in the residential zone category or on a premises identified for a future residential zone in section 3.3.3 Element - Future urban area</p>		
<p>PO10 A Childcare centre caters for a demonstrated need.</p>	<p>AO10 No acceptable outcome provided.</p>	<p>PO10 Complies An economic needs assessment report has been provided and demonstrates that a need for the proposed childcare is required.</p>

<p>PO11 A Childcare centre is small scale to protect residential amenity.</p>	<p>AO11 No acceptable outcome provided.</p>	<p>PO11 Complies The proposed development is of a scale which is suitable for the site.</p>
<p>PO12 Access for a Childcare centre: a. ensures a safe and functional movement network; b. minimises the introduction of non-residential traffic onto access roads and access streets.</p>	<p>AO12.1 Where located on a corner lot or dual road lot and the site has frontage to an urban arterial road or urban collector road, a Childcare centre gains vehicle access from the lower order road.</p> <p>AO12.2 Where not located on a corner lot or dual road lot, a Childcare centre does not have direct vehicle access to an urban access street, urban access road or urban neighbourhood access road.</p>	<p>AO12.1 Complies The proposed development gains access via Lot 1.</p> <p>AO12.2 Not Applicable</p>
<p>PO13 Development provides side and rear boundary clearances that: a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. contains dense landscaping.</p>	<p>AO13.1 Where adjoining land in the residential zone category, the development has a minimum: a. side boundary clearance of 3 metres; b. rear boundary clearance of 6 metres. Editor's note - Where a greater setback is prescribed in the zone code or local plan code, the greater setback prevails.</p> <p>AO13.2 Development provides a 2 metre wide landscape strip for dense planting along any boundary shared with land in the residential zone category.</p>	<p>AO13.1 Complies The proposed development provides compliant rear and rear setbacks.</p> <p>AO13.2 Complies The proposed development provides 2m wide landscaping along the side and rear boundaries.</p>

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

1. This code applies to accepted development (subject to requirements) and assessable development for which the Acid sulfate soils overlay code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.10.1.1 - Acid sulfate soils overlay map OM-01.00 in Part 5.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

8.2.1.2 Purpose

1. The purpose of code is to ensure that acid sulfate soils do not adversely affect the natural and built environment and human health and safety.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development:
 - i. avoids the disturbance of acid sulfate soils; or
 - ii. protects ecosystems, the built environment and personal health and safety by managing any disturbed acid sulfate soils and associated drainage waters.

8.2.1.3 Requirements for assessment

Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 8.2.1.3.1 - Acid sulfate soils overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
----------------------	---------------------	----------

For accepted development (subject to requirements) and assessable development		
Land in the Potential and actual acid sulfate soil area		
<p>PO1 Development in the Potential and actual acid sulfate soil area identified on Acid sulfate soils overlay map OM-01.01 that involves disturbing soil or sediment at or below 5 metres AHD:</p> <ul style="list-style-type: none"> a. avoids disturbing acid sulfate soils; or b. is managed to avoid the: <ul style="list-style-type: none"> i. release of acid and metal contaminants; ii. release of nutrients that contribute to coastal algal blooms. <p>Editor's note - For development to which this overlay code applies, undertake an acid sulfate soils investigation conforming to the current version of Guidelines for Sampling and Analysis of Lowland Acid Sulfate Soils in Queensland and the current Queensland Acid Sulfate Soil Technical Manual: Laboratory Methods Guidelines. Where the presence of acid sulfate soils is confirmed, prepare an acid sulfate soils management plan in accordance with the current Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.</p>	<p>AO1.1 Development in the Potential and actual acid sulfate soils area at or below 5 metres AHD identified on Acid sulfate soils overlay map OM-01.01 does not involve:</p> <ul style="list-style-type: none"> a. excavating or otherwise removing 100m³ or more of soil or sediment; or b. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or c. extracting ground water. <p>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>Not Applicable</p> <p>Not Applicable</p>
Treatment and disposal of acid sulfate soils		
<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>Not Applicable</p>

Editor's note - The following documents will assist in undertaking an acid sulfate soil investigation and assessment:

- Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines
- Queensland Acid Sulfate Soil Technical Manual, Legislation and Policy Guide
- National Acid Sulfate Soils Guidance: National acid sulfate sampling and identification methods manual
- Acid Sulfate Soils: Laboratory Methods Guidelines
- Australian Standard 4969 - Analysis of acid sulfate soil - Dried samples - Methods of test
- National Acid Sulfate Soils Guidance: National acid sulfate soils identification and laboratory methods manual
- National Acid Sulfate Soils Guidance: Guidelines for the dredging of acid sulfate soil sediments and associated dredge spoil management
- National Acid Sulfate Soils Guidance: Guidance for the dewatering of acid sulfate soils in shallow groundwater environments
- National Acid Sulfate Soils Guidance: Overview and management of monosulfidic black ooze (MBO) accumulations in waterways and wetlands