Logan City Council Planning Scheme 2015
Filling and Excavation Code
9.4.2.3.1

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Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Protection of natural processes and ecosystems		
PO1 The discharge of sediments and pollutants from filling or excavation does not adversely affect a waterway or the stormwater network**.**	**AO1** The discharge of sediments and pollutants to a waterway or stormwater network complies with part 3.3—Filling and excavation standards in planning scheme policy 5—Infrastructure.	Any discharge of sediments and pollutants to a waterway or stormwater network will not adversely affect the waterway or stormwater network in accordance with part 3.3—Filling and excavation standards in planning scheme policy 5—Infrastructure.
PO2 Topsoil and spoil stockpiled on the premises do not adversely affect natural processes and ecosystems**.**	**AO2** Topsoil and spoil is stockpiled to comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	Any topsoil and spoil will be stockpiled to comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.
PO3 Filling is carried out using stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material.	**AO3** Filling complies with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	Any filling will be stable, solid and clean earth, free of organic and putrescible waste, rubbish and refuse material to comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.
Protection of existing and planned infrastructure		**Comments**
PO4 Filling or excavation works do not adversely affect infrastructure, including any services.	**AO4** Filling or excavation works comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	Any filling or excavation works will not adversely affect infrastructure, including any services in accordance with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.

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Protection and enhancement of personal health and safety and premises		Comments
PO5 Filling or excavation works do not adversely affect personal health and safety.	**AO5** Filling or excavation works comply with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	Any filling or excavation works will not adversely affect personal health and safety in accordance with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.
Surface water flow		**Comments**
PO6 Surface water drainage does not cause any of the following: (a) ponding on any premises; or (b) a hazard or adversely affect personal health and safety and premises; or (c) diversion or concentration of flow from or onto adjoining premises or infrastructure.	**AO6** Surface water drainage complies with part 3.3–Filling or excavation standards in planning scheme policy 5–Infrastructure.	Any surface water drainage will not cause any: • ponding on any premises; or • hazard or adversely affect personal health and safety and premises; or • diversion or concentration of flow from or onto adjoining premises or infrastructure.
Batters		**Comments**
PO7 A batter: (a) does not adversely affect the natural physical processes and ecosystems; (b) protects existing and planned infrastructure; (c) is safe, stable and easily maintained; (d) is landscaped to enhance visual amenity.	**AO7** A batter is designed and constructed to comply with the standards specified in section 3.3.6–Batters and retaining walls in planning scheme policy 5–Infrastructure.	Any proposed batters will not: • adversely affect the natural physical processes and ecosystems; Will protect: • existing and planned infrastructure; Will be: • safe, stable and easily maintained; • landscaped to enhance visual amenity.
Retaining walls		**Comments**
PO8 A retaining wall:	**AO8** A retaining wall is designed and constructed to comply with the standards specified in section	All retaining walls will designed and constructed to comply with the standards specified in section

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(a) is not constructed of timber and are not located on existing or proposed lot boundaries, or movement networks; (b) does not adversely affect the natural physical processes and ecosystems; (c) is located to avoid conflict with adjoining premises; (d) is located such that existing and planned infrastructure is not adversely affected; (e) protects the visual amenity of adjoining premises or a public open space; (f) is located within the premises that is being filled; (g) is located within the premises that is cut and is designed to take any surcharge loading allowable on the uphill lot; (h) is safe and stable; (i) enables easy access for maintenance.	3.3.6.2–Retaining walls in planning scheme policy 5–Infrastructure.	3.3.6.2–Retaining walls in planning scheme policy 5–Infrastructure.
Filling of a dam		**Comments**
PO9 The filling of a dam: (a) does not adversely affect the natural physical processes and ecosystems; (b) creates a safe and stable surface; (c) is integrated into the landscape.	**AO9** The filling of a dam complies with part 3.3–Filling and excavation standards in planning scheme policy 5–Infrastructure.	NOT APPLICABLE

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Performance outcomes	Acceptable outcomes	Comments
For self-assessable and assessable development		
Provision, design, construction and location of infrastructure		
PO1 Development is demonstrated to be capable of being serviced by necessary infrastructure.	**AO1** Reports, plans and drawings are provided in accordance with part 2 of planning scheme policy 5–Infrastructure.	Plans and Reports have been prepared as per Planning Scheme Policy 5 - Infrastructure
PO2 Development: (a) provides necessary infrastructure to service the development; (b) provides that the design, construction and location of necessary infrastructure: (i) protects existing and planned infrastructure networks; (ii) services proposed development; (iii) integrates with existing and planned infrastructure networks; (iv) delivers a standard of service that is efficient and equitable; (v) minimises the cost to the community for the life of the infrastructure by providing a suitable design life, ease of maintenance and ease of replacement; (vi) protects personal health, safety and premises;	**AO2** Development: (a) in a water supply service area connects to the water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; (b) not in a water supply service area provides a tank with a minimum storage capacity of 45,000 litres; (c) in a sewerage supply service area connects to the waste water network in accordance with the SEQ Water Supply and Sewerage Design and Construction Code; (d) not in a sewerage supply service area complies with part 1 of the Queensland Plumbing and Wastewater Code; (e) provides stormwater infrastructure in accordance with part 3.6 of planning scheme policy 5–Infrastructure;	**Water Reticulation** Reticulated water is available from the existing main located on the east side of Kingston Road. A water service of the required size will need to be taken from the existing main to the property boundary (as shown). Existing water meters and services are to be removed and plugged. The development is provided with reticulated Water supply acceptable to the Logan City Planning Scheme 5 – Infrastructure. An existing fire hydrant is within 40m of the front corner of the property and within 90m of the furthermost rear corner of the property, however a fire hydrant will need to be installed on site to provide adequate firefighting coverage. **Sewerage Reticulation** An existing sewerage main traverses the rear of the property. A new DN160 property connection will be taken from the existing main (as shown) to

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Infrastructure Code
9.4.3.3.1

(vii) protects environmental values.	(f) provides a movement network infrastructure in accordance with part 3.4 of planning scheme policy 5–Infrastructure; (g) provides parks in accordance with part 3.12 of planning scheme policy 5–Infrastructure; (h) provides road lighting in accordance with part 3.5 of planning scheme policy 5–Infrastructure; (i) provides electricity reticulation in accordance with part 3.8 of planning scheme policy 5–Infrastructure; (j) provides gas and telecommunications reticulation in accordance with part 3.9 of planning scheme policy 5–Infrastructure. Editor's note—The delivery of any part of a network identified in the plans for trunk infrastructure is governed by Part 4—Priority infrastructure plan.	service proposed development. The exiting DN110 sewer connections will need to be sealed at the main. The development is provided with reticulated sewer supply acceptable to the Logan City Planning Scheme 5 – Infrastructure. **Electricity services** Electricity services are readily accessible by way of existing overhead reticulation on the east side of Kingston Road adjacent to the site. If required a design will be provided by the relevant utilities supplier or the appropriate services sub-contractor for the required Electrical, Telecommunications and Gas Supply **Telephone services** Telephone services are readily accessible by way of existing underground reticulation on the east side of Kingston Road adjacent to the site. If required a design will be provided by the relevant utilities supplier or the appropriate services sub-contractor for the required Electrical, Telecommunications and Gas Supply

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Location of development		**Comments**
PO3 Development is located to protect existing and planned infrastructure networks.	**AO3** Development is located outside: (a) planned widening of a road or a new road identified in Table 7.3.1.1–Road encroachment maps of planning scheme policy 5—Infrastructure; (b) planned public transport network identified on Figure 3.4.1.3.1—Public transport network in planning scheme policy 5—Infrastructure; (c) a planned cycle network identified on Figure 3.4.1.2.1–Cycle network in planning scheme policy 5–Infrastructure; (d) a planned park network identified in PIP map 09.00 Plan for trunk park infrastructure in Schedule 3–Priority infrastructure plans and mapping.	If any proposed road pavement surfaces are required, then they will be designed and constructed in accordance with the Logan City Planning Scheme 5 – Infrastructure. All existing road pavement surfaces are satisfactory and acceptable.
Fire fighting		**Comments**
PO4 Development in a water service area accessed by common private title provides: (a) fire hydrant infrastructure; (b) unimpeded access for emergency services vehicles. Editor's note—'The term common private title refers to areas such as access roads in community title developments or strata title unit access, which are	**AO4** Development in a water service area accessed by common private title complies with the Acceptable outcomes of the SPP code: Fire services in developments accessed by common private title in Appendix 1 of the state planning policy.	An existing fire hydrant is within 40m of the front corner of the property and within 90m of the furthermost rear corner of the property, however a fire hydrant will need to be installed on site to provide adequate firefighting coverage. A Fire Service will be installed to provide adequate firefighting coverage.

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9.4.3.3.1

private and under group or body corporate control.		
PO5 Development not in a water service area provides sufficient water storage with adequate pressure, volume and flow to service development for fire fighting purposes.	**AO5** Development: (a) is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or (b) has an on-site water storage in accordance with (c) (d) , dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: (i) a separate tank; or (ii) a reserve section in the bottom part of the main water supply tankwater tank . Editor's note—The requirement in AO5 is; – in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.2–Infrastructure code: self-assessable and assessable development; – reflected in AO5 in Table 8.2.3.3.1–Bushfire hazard overlay code: self-assessable and assessable development.	NOT APPLICABLE

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Disposal of trade waste		**Comments**
PO6 The disposal of trade waste in a sewerage supply service area does not adversely affect the sewerage network.	**AO6** The disposal of trade waste in a sewerage supply service area complies with the sewer admission standards in section 3.2.6–Sewer admission standards in planning scheme policy 3–Environmental management.	NOT APPLICABLE
Roof water drainage and surface water drainage		**Comments**
PO7 Development provides stormwater infrastructure for the drainage of the premises so as not to cause any of the following: (a) ponding of stormwater on the premises; (b) a hazard to personal health and safety; (c) damage to premises; (d) an increased risk of flooding to premises within the catchment.	**AO7** Development complies with the standards for stormwater infrastructure specified in part 3.6 of planning scheme policy 5–Infrastructure.	If an existing roofwater system to council's standards does not exist then runoff from developed areas will be captured and discharged to the exiting stormwater infrastructure located within lot 3 on SP273970 via the proposed detention tank (as shown) in accordance with the Logan City Planning Scheme 5 – Infrastructure. The site is also not flood affected.
Natural flow of surface water		**Comments**
PO8 Development provides that the natural flow of surface water is: (a) not altered so as to cause a risk to personal health and safety or damage to property; (b) not increased in intensity, velocity or frequency; (c) not concentrated onto adjoining premises.	**AO8** Development complies with the standards for stormwater infrastructure specified in part 3.6 of planning scheme policy 5–Infrastructure.	The proposed development works will not result in an increase in flood level on the existing property, upslope, downslope or adjacent premises.

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Water sensitive urban design		**Comments**
PO9 Development which provides stormwater infrastructure incorporates water sensitive urban design principles having regard to: (a) protecting existing natural features and ecological processes; (b) protecting the natural hydrologic behaviour of catchments; (c) protecting the existing natural flow and water quality regimes of waterways; (d) protecting water quality of surface and ground waters; (e) minimising demand on the water network; (f) minimising sewage discharges to the natural environment; (g) integrating water into the landscape to enhance visual and ecological values.	**AO9** Development complies with the standards for stormwater infrastructure specified in part 3.6 of planning scheme policy 5–Infrastructure.	If an existing roofwater system to council's standards does not exist then runoff from developed areas will be captured and discharged to the exiting stormwater infrastructure located within lot 3 on SP273970 via the proposed detention tank (as shown) in accordance with the Logan City Planning Scheme 5 – Infrastructure.
Movement network		**Comments**
PO10 The projected traffic levels for a use do not adversely affect the planned standards of service for a road or intersection.	**AO10** Development does not cause or contribute to projected traffic levels: (a) exceeding the maximum vehicle trips per day in Table 3.4.1.4.2 in planning scheme policy 5–Infrastructure; or (b) exceeding the maximum control delays through intersections in peak periods in Table 3.4.1.4.3 in planning scheme policy 5—Infrastructure.	NOT APPLICABLE

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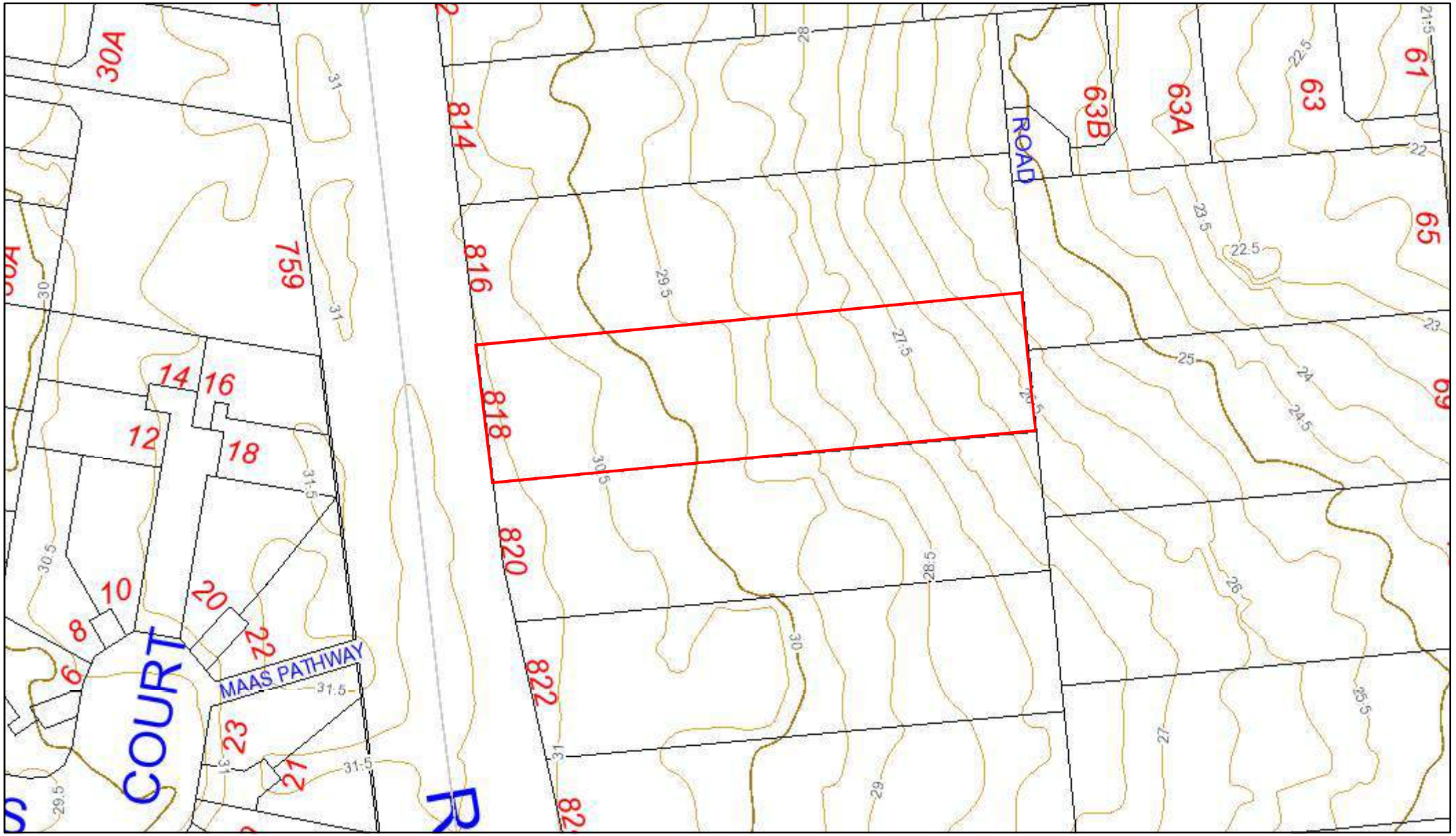
Integrated movement concept report		**Comments**
PO11 Development which generates more than 3,000 vehicle trips per average weekday is designed to integrate the movement network to minimise the transportation costs required to service the use.	**AO11** Development which generates more than 3,000 vehicle trips per average weekday provides an integrated movement concept report which integrates the planning of the movement network in accordance with part 2 and 3 of planning scheme policy 5–Infrastructure.	NOT APPLICABLE
*****For assessable development only*****		
Land use and transport integration		**Comments**
PO12 Development within 400 metres of existing or future public passenger transport facilities where the total site are is 5000m^2 or more: (a) supports a road hierarchy which facilitates efficient, safe and accessible bus services connecting to existing and future public passenger transport facilities; (b) enhances connectivity between existing and future public passenger transport facilities and other transport modes; (c) optimises the walkable catchment to existing and future public passenger transport facilities; (d) provides for direct and safe access to and use of existing or future public passenger transport facilities.	**AO12** No acceptable outcome provided.	Any required road enhancements for current/future transport facilities will be taken into consideration at Operational Works.

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Note—SPP code: Land use and transport integration in Appendix 4 of the state planning policy provides guidance to achieve this outcome.		

Logan City Council - Logan Planning Scheme 2015



April 22, 2016

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Logan City Council