

Town Planning Report

283-293 Logan Reserve Road, Logan Reserve

Material Change of Use for Place of Worship and
Community Use

Queensland Nepalese Cultural Centre Inc





Project Perspective

Client: **Queensland Nepalese Cultural Centre Inc**
 Project: **283-293 Logan Reserve Road, Logan Reserve**
 Project No: **23-8191**
 Date: **June 2024**
 Project Contact: **Emily Hines / Hayden Gianarakis**

© 2024 Urban Strategies Pty Ltd
 ABN 12 064 941 591
 E admin@urbanstrategies.com.au
 W www.urbanstrategies.com.au

BRISBANE
 LEVEL 1, THE ICE CREAM FACTORY, WEST VILLAGE
 97 BOUNDARY ST, WEST END QLD 4101
 PO BOX 3368 SOUTH BRISBANE QLD 4101
 07 3360 4200

GOLD COAST – LOGAN
 LEVEL 8, 33 ELKHORN AVE
 SURFERS PARADISE QLD 4217
 PO BOX 1136 SOUTHPORT QLD 4215
 07 5551 9170

SYDNEY
 7/LEVEL 2 LAWSON PLACE
 165-167 PHILLIP ST SYDNEY NSW 2000
 PO BOX 3036 REDFERN NSW 2016
 02 8093 6950

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Contents

1.0	EXECUTIVE SUMMARY	1
1.1	Project Overview	1
2.0	SUMMARY.....	3
3.0	PRE-APPLICATION / CONSULTATION AND HISTORY.....	4
3.1	Prelodgement Meeting.....	4
3.2	Development History.....	4
4.0	SITE INFORMATION AND ANALYSIS	4
4.1	Physical Description	4
4.2	Existing and Previous Uses	5
4.3	Exemption Certificates	5
4.4	Easements and Encumbrances.....	5
4.5	Site Circumstances	5
5.0	PROPOSAL DETAILS.....	6
5.1	General Description.....	6
5.2	Proposal Detail & Town Planning Justification for Proposal / Design	7
5.3	Staging	14
5.4	Infrastructure Charges.....	14
5.5	Approval Requirements.....	15
6.0	LEGISLATIVE FRAMEWORK.....	15
6.1	Purpose of the Planning Act 2016	15
6.2	Development Assessment System	15
6.3	State Planning Instruments	16
6.4	Local Planning Instruments	16
6.5	General Assessment Provisions.....	23
6.6	Local Laws.....	25
6.7	Referral Agencies.....	25
7.0	REASONS FOR APPROVAL.....	25
8.0	CONCLUSIONS AND RECOMMENDATIONS	26
APPENDIX A – LOGAN CITY COUNCIL CODES	27	
	Emerging Community Zone Code.....	27
	Low Density Residential Zone Code	31
	Filling and Excavation Code.....	38
	Infrastructure Code	38
	Landscape Code	38
	Servicing, Access and Parking code	40
	Acid Sulfate Soils Overlay Code.....	45
	Biodiversity Areas Overlay Code	46
	Bushfire Hazard Overlay Code.....	50
	Flood Hazard Overlay Code.....	51
	Regional Infrastructure Corridors and Substations Overlay Code	60
	Waterway Corridors and Wetlands Overlay Code	62

1.0 Executive Summary

1.1 Project Overview

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Queensland Nepalese Cultural Centre (QNCC) Inc in association with an Impact Assessable Development Application seeking a Development Permit for a Material Change of Use for Place of Worship and Community Use.

The subject site is located at 283-293 Logan Reserve Road, Logan Reserve, formally identified as Lot 1 on RP162124. The site is an “L-shaped” lot, with a total area of 40,850sqm (approximately 4.08ha) and approximately 90m of road frontage to Logan Reserve Road. The site is situated within the Emerging Community zone of the Logan Planning Scheme version 9 and is currently occupied by a dwelling house. It is noted the site is positioned within the future Low density residential (small lot precinct) and Environmental Management and Conservation zone under the Logan Reserve Land Use Area Plan (LUAP).

The proposal is for a Place of Worship and Community Use to establish the Queensland Nepalese Cultural Centre on the subject site. The QNCC Inc is a not-for-profit community organisation with a rapidly growing member base spread across various parts of Southeast Queensland, including Brisbane, Gold Coast, Ipswich, Logan, Redlands, Toowoomba and the Sunshine Coast. The intent of the proposed Cultural Centre is to offer a variety of cultural activities and events which celebrate Nepalese culture and showcase it to the wider community, whilst also hosting member events.

Key attributes of the proposal are as follows:

- 1-2 storey community hall (GFA approximately 518.7sqm) with stupa and pagoda temple positioned towards the rear of the site
- Entry and exit via a new crossover to Logan Reserve Road in a left in, left out arrangement with Auxiliary Left Turn (AUL) deceleration lane on approach to site (north-bound)
- Parking for 81 cars (plus 1 SRV bay and 2 PWD bays) at a rate of approximately 1 space per 10sqm GFA.
- Compensatory cut and fill to achieve minimum flood planning levels above the 1%AEP, and no loss of flood plain storage
- 4m front setback and southern side setback
- 1.2-1.5m landscaping buffers along the frontage and side boundaries of the site to soften carparking and filter views from the street.

Logan Planning Scheme Version 9 (“Planning Scheme”), the Categorising Instrument, categorises this Development Application as Assessable Development. Further the Planning Scheme identifies the application to be subject to Impact Assessment in accordance with Section 45 (5) of the Planning Act 2016.

The following Development Codes are triggered and are assessed in Appendix A of this report:

- Low Density Residential Zone Code
- Filling and Excavation Code
- Infrastructure Code
- Landscape Code
- Servicing, Access and Parking Code

The following Overlays are identified to be relevant to the site:

- Acid Sulfate Soils Overlay
- Biodiversity Areas Overlay
- Bushfire Hazard Overlay
- Flood Hazard Overlay
- Regional Infrastructure Corridors and Substations Overlay
- Waterway Corridors Overlay

The proposal is consistent with the relevant Assessment Benchmarks and furthers the purpose of the Planning Act 2016. Further the proposal is consistent with and does not compromise the Strategic Framework of the Planning Scheme. Relevant components of the Strategic Framework have been addressed within Section 6.4.2 of this report.

The application is supported by the following plans and documents:

- Architectural Plans prepared by Elevation Architecture;
- Civil Engineering Report and Stormwater Management Plan prepared by HCE Engineers;
- Traffic Impact Assessment Report prepared by ITE Consulting;
- Vegetation Retention Plan and Environmental Offset Report prepared by s5 Environmental;
- Acoustic Report prepared by Acoustic Works;
- Landscape Concept Plans prepared by Andrew Gold Landscape Architects (AGLA).

This report and accompanying consultant documentation has demonstrated that the proposal complies with the intent of the relevant Codes. Although alternative outcomes are noted (in particular for the proposed non-residential land use), this report highlights the suitability of the subject site for development of this nature, and the potential community benefit of the proposal. Further, a conscious effort has been made to ensure a sympathetically designed and scaled built form that is comparable and expected within the Low Density Residential zone (small lot precinct). The proposal is not considered to prejudice development of adjoining sites and can adequately comply with required amenity benchmarks.

Consequently, this development application meets the relevant Assessment Benchmarks and should be approved subject to reasonable and relevant conditions.

2.0 Summary

Address of Site: 283-293 Logan Reserve Road, Logan Reserve			
Real Property Description: Lot 1 on RP162124			
Area of Site: 40,850sqm			
Regional Plan Land Use Category: Urban Footprint			
Zone: Emerging Community zone			
Name of Owner: Queensland Nepalese Cultural Centre			
Type of Application:		Prelodgement / Consultation: A formal prelodgement meeting was undertaken with Logan City Council on 15 August 2023 (PLM/223/2023). Please refer to Section 3.0 for further details.	
Aspects of Development	Type of Approval Requested		
	PA		DP
MCU			X
RoL			
BW			
OW			
Variation Request: No			
Brief Description / Purpose of Proposal: Material Change of Use for Place of Worship and Community Use			
Staged Development: Yes			
Referral Agencies: Not Applicable			
Category of Assessment: Impact			
Public Notification: Yes If Yes: 15 business days			
Superseded Planning Scheme Application: No			
RiskSmart: No			
Assessment Manager / Council Officer Previously Involved: N/A			
Applicant Contact Person: Emily Hines / Hayden Gianarakis			

3.0 Pre-Application / Consultation and History

3.1 Prelodgement Meeting

A formal prelodgement meeting was held with Logan City Council on 15 August 2023.

The items for discussion at the meeting were:

- Appropriateness of proposed land use
- Flooding impacts
- Built form and setbacks
- Access and parking
- Infrastructure servicing

This report and accompanying consultant documentation has incorporated and addressed comments raised from the prelodgement meeting.

3.2 Development History

A review of Council’s Development Enquiry search portal shows no development approvals recorded for this property since 2001.

4.0 Site Information and Analysis

4.1 Physical Description

The subject site is formally described as Lot 1 on RP162124. The site comprises of a single “L-shaped” allotment, with an approximate area of 4.085ha (40,850m²) and frontage of approximately 90m to Logan Reserve Road (Figure 1).

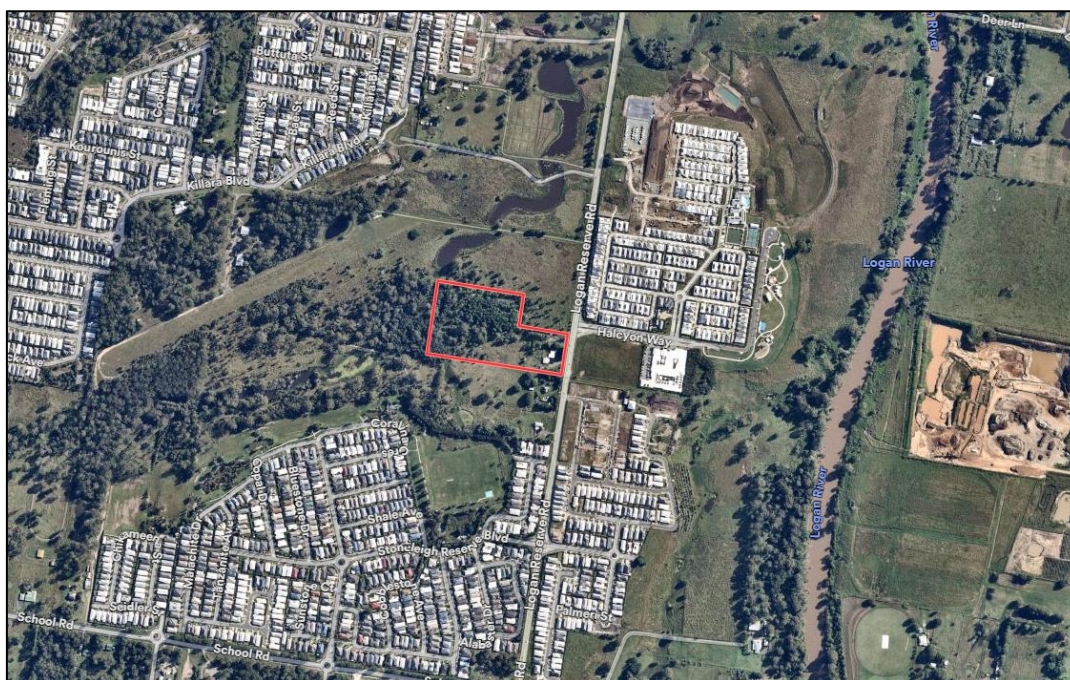


Figure 1: Aerial of site

Topographically, the site slopes away from the road towards the rear north-west corner of the site. Sloping from a high point of 16m AHD adjacent to the road reserve to a low point of 4.5m AHD at the north-west corner. The site is largely void of any significant vegetation at the frontage of the site, with dense significant vegetation featured at the rear of the site.

4.2 Existing and Previous Uses

The land is currently occupied by a single detached dwelling house. Other prior uses are unknown.

4.3 Exemption Certificates

No exemption certificates are requested or have been approved for the site.

4.4 Easements and Encumbrances

The subject site is not benefitted or burdened by any easements or encumbrances.

4.5 Site Circumstances

The site is located within the Emerging Community Zone under the Logan Planning Scheme 2015. Areas directly surrounding the site are also similarly zoned as Emerging Community with pockets of Environmental Management and Conservation and Open Space and Recreation.

The “Logan Reserve Land Use Area” map (taken from the Strategic Framework within the Planning Scheme), illustrates the site as being in both the Environmental Management and Conservation zone and Low Density Residential (Small Lot precinct) zone. The line separating the nominations appears to generally follow the extent of flooding hazard (Figure 2).

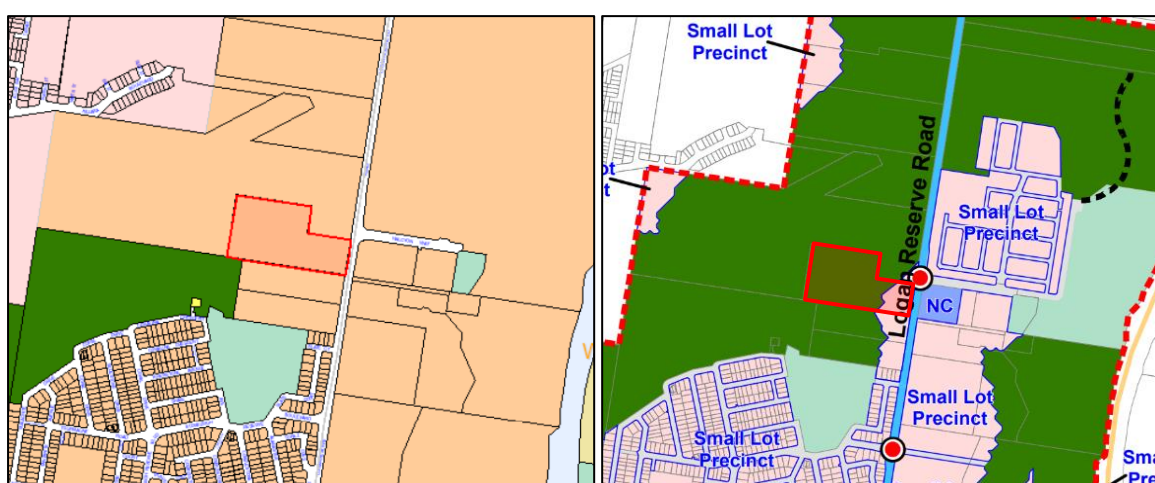


Figure 2: Current zoning (left – Emerging Community) vs future zoning (right – Environmental Management and Low Density Residential (small lot precinct))

The surrounding development context is predominately characterised by large scale contained housing estates including the ‘Stockland Halcyon Rise’ retirement estate directly

opposite the site, 'Stoneleigh Reserve' to the south and 'The Verge' housing community to the south-east. The expansive Killara estate is located north-west of the site.

Future Neighbourhood Centre zoned land is positioned directly opposite the site along Logan Reserve Road which is currently vacant however contains approval for a multi retail and child care development.

5.0 Proposal Details

5.1 General Description

It is proposed to redevelop the site to establish the Queensland Nepalese Cultural Centre on the subject site (Figure 3)

The development is summarised as follows which will be delivered across two (2) stages:

- 1-2 storey community hall (GFA approximately 518.7sqm) with stupa and pagoda temple positioned towards the rear of the site
- Entry and exit via a new crossover to Logan Reserve Road in a left in, left out arrangement with Auxiliary Left Turn (AUL) deceleration lane on approach to site (north-bound)
- Parking for 81 cars (plus 1 SRV bay and 2 PWD bays) at a rate of approximately 1 space per 10sqm GFA including 2 PWD bays.
- Compensatory cut and fill to achieve minimum flood planning levels above the 1%AEP and no loss of floodplain storage
- 4m front setback and southern side setback
- 1.2-1.5m landscaping buffers along the frontage and side boundaries of the site to soften carparking and filter views from the street.

As detailed within the accompanying architectural plans, all works are proposed to be delivery as part of Stage 1, except for the Community Hall (not including kitchen and amenities) which will be delivered at Stage 2.

The proposal adopts a low rise articulated form, with the community hall well below the overall height intended under the Planning Scheme. The development has been sympathetically designed to present a complementary built form to the surrounding low density area and streetscape.



Figure 3: Renders of proposed development

5.2 Proposal Detail & Town Planning Justification for Proposal / Design

5.2.1 Proposed Uses

The following uses and their respective definition under the Logan Planning Scheme 2015 (version 9 with TLPI No.1/2023) are:

Community use means the use of premises for -

- a. providing artistic, social or cultural facilities or community services to the public; or
- b. preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).

Place of worship means the use of premises for -

- a. organised worship and other religious activities; or
- b. social, education or charitable activities, if the use is ancillary to the use in paragraph (a).

The intent of the proposed Cultural Centre is to offer a variety of cultural activities and events that celebrate Nepalese culture, whilst also hosting member events and fundraising initiatives. It is anticipated that the hall may be available to hire for other community groups. The 'worship' component of the use is to allow for the modest amount of private religious worship that will take place over the site, within and around identified temples. The proposed Cultural Centre will not be a place of religious congregation for large organised worship (i.e. a mosque or church).

5.2.2 Appropriateness of Proposed Uses

The subject site is currently zoned as Emerging Community. Future planning for the area identifies the site as being within the Low density residential zone (small lot precinct) and Environmental management and conservation zone, as per the Logan Reserve Land Use Area Plan (LUAP). Under both zonings, a proposed Community Use and Place of Worship is Impact Assessable.

With respect to the emerging community zone, the proposed land uses have general support as they are for an urban purpose in the emerging community zone. Architectural design and specialist reporting demonstrates that the proposal will achieve a level of amenity consistent with the sites location in the Emerging community zone and the surrounding area.

With respect to the Low density residential zone code, the purpose statement sets out that a Community use is an anticipated use. Places of worship are not expressly encouraged or discouraged, however the zone does support small-scale services, facilities and infrastructure, to support local residents. Although nominally a residential zone, the proposed land uses are both contemplated in the low density residential zone.

To the extent the land use varies from the zone/s intent, the land use aligns and responds to the Strategic Framework as further discussed within Section 6.4.2 of this report.

5.2.3 Design Rationale

The proposed development has been sympathetically designed to align with and complement the surrounding low density built form and adjacent retail development. Development will consist of a community hall (main building) with temple and stupa. The main building will be one-two storeys incorporating both slated and gable roof forms, under 8.5m above Ground Level, maintaining a 'small-scale' residential form. The temple and stupa will be positioned behind the main building, interfacing with the vegetation at the rear so as to not dominate the streetscape.

At the frontage the development adopts a more modern architectural façade that incorporates typical 'residential' building materials such as metal cladding and roofing which presents a comparable residential form when viewed from the street (Figure 3). As you transition from the street, the main building adopts a more ornate built form with gable roofing and architectural detailing, and variations in materials by incorporating brick

and timber, common for place of worship uses in this cultural setting. The spaces are connected via an internal open courtyard space featuring large glazing and transparent roofing to seamlessly and complementary integrate both structures whilst remaining highly attractive and not overtly non-residential (Figure 4).



Figure 4: Road and northern elevation of proposed development

Architecturally, the development offers an attractive, compatible design with a focus on use of varied materials and finishes within a landscaped setting. The development incorporates a variety of lightweight materials, including vertical and horizontal feature cladding elements and variations in colour and materials. Consideration has been given to articulation within the façades provided through eaves, roof overhang and awnings, and window framing which invites visual interest and high quality streetscape amenity.

From a site planning perspective, the development is maintained at the frontage of the site, largely outside the mapped flood overlay, and positioned within the future Low density residential zone (small lot precinct) zoning extent. The rear of the site will remain clear of any proposed buildings and carparking with only vegetation and passive recreation opportunities proposed, in-line with the expectations of the Environmental Management and Conservation Zone.

5.2.4 Setbacks

It is noted that due to current and anticipated zoning of the site and the nature of the proposed use, there is no clear guidance provided for setbacks, however the Low Density Residential zoning provisions have been applied.

The proposal adopts an envelope that is consistent with the low density residential zone (small lot precinct). A minimum front and southern side boundary setback of 4m to OMP is proposed, which complies with Table 6.2.5.3.3 of the Low Density Residential Zone Code. The northern boundary offers a side setback of approximately 60m, with the majority of that side buffer used for parking and access. A rear setback of over 200m is proposed.

5.2.5 Height

In accordance with the Low Density Zone Code of the Planning Scheme, the 'Acceptable Outcome' height is 8.5 metres above ground level.

The proposal seeks to establish a maximum height of 2 storeys, approximately 7.3m above Ground Level for the proposed main building and Community Hall. Maximum building height is only exceeded to 9.3m for the spire on the proposed temple. Although this marginally exceeds above the height limit, the spire is an architectural embellishment of the temple and not part of the unbroken envelope of the building. From the streetscape, the overall height of the temple will in fact read as 8.5m and naturally incorporates elements that assist with breaks and articulation in the building form, which reduces dominance.

5.2.6 Site Cover

The Gross Floor Area (GFA) of the proposal is 518.7sqm, with Site Cover in the order of approximately 1.9% of the total site area, which noticeably complies with the maximum 60% prescribed for the small lot precinct under AO22 of the Low Density Residential Code.

5.2.7 Landscaping / Open Space

Landscaped buffers (approximately 1-1.5m wide) between the carparking areas and the side boundaries, and at the frontage, are provided as a screening element and to soften any perceived building dominance at the street.

Appropriate shade trees and species have been selected, as per the attached Landscape Concept Plans prepared by AGLA, to ensure a cohesive and visually attractive streetscape outcome.

An open 'kick about' space is provided just west of the main proposed buildings at ground level. This area is proposed to be turfed to maximum opportunities for passive recreation that won't interfere with natural overland flowpaths.

5.2.8 Flooding/Earthworks

The site is identified within the Flood hazard overlay, specifically the Flood Risk Areas Low to High, as depicted on Logan City Council's interactive mapping. Flooding risk and assessment has been undertaken within the accompanying Civil Engineering Report prepared by HCE Engineers.

Minimum flood planning levels for the development are to be 500mm above the Defined Flood Event (1%AEP). The minimum floor level required is 15.1m AHD for compliance against Acceptable Outcome AO10 which the proposed Community Hall (class 9b building) complies with. Further, all buildings and structures are proposed to be located outside of the mapped high flow area to comply with Performance Outcome PO8 of the Flood Hazard Code.

Carparking and vehicle manoeuvring areas are also proposed above the defined flood event. The lowest point of the carpark is 14.61m AHD which achieves compliance against Acceptable Outcome AO11.

It is proposed to utilise compensatory cut/fill to achieve the minimum flood planning levels for the development and maintain existing flood storage. Approximately 426m³ of earthworks is proposed within the high risk flood area which results in an area of disturbance of 3,510m².

The proposed extent of earthworks within the high flood risk area requires an alternative outcome to PO21 of the Flood Hazard Code. As discussed within the accompanying Civil Engineering Report, the development nevertheless achieves the purpose of the code and planning scheme policy 10 – Flood.

Flooding analysis, as investigated by HCE Engineers, deduced the expected nature of flooding over the site is backwater considering the velocity does not increase within the mapped creek bed and would be in the lower band of 0-1m/s (likely closer to zero than one). It is therefore likely the depth of flow that is dictating the hazard rating. The maximum depth of flow against the proposed fill pad is 2.3m remaining consistent with existing flood depths within the development site.

Accordingly, the development is considered to meet the purpose of the Flood Hazard Overlay Code and PSP for the following reasons:

- The development provides a compensatory cut/fill solution that does not result in a loss of flood storage;
- The design maintains the natural conveyance and function of flood waters;
- The development ensures buildings and pad levels are proposed at or above minimum flood planning levels;
- Trafficable and safe pedestrian and vehicle access to the site is maintained during a flood event and therefore does not expose people or property to isolation;

With respect to earthworks, retaining walls are proposed along the southern, western and northern boundaries. Maximum retaining heights are proposed in the order of 1.1m (southern), 2.4m (western) and 2.2m (northern). All retaining walls are expected to be suitably designed to ensure no adverse visual impacts and constructed using materials that are resilient to flooding. Proposed earthworks are shown within the accompanying concept design drawings prepared by HCE Engineers.

5.2.9 Stormwater

Stormwater will be managed in accordance with the accompanied Stormwater Management Plan prepared by HCE Engineers. The report concludes on-site stormwater detention and stormwater quality will be managed by a proprietary cartridge based filter system within the proposed detention tank. Water runoff from roof, driveways and development areas will be collected within the detention tank, under the carpark, treated

and discharged from the tank outlet via sheet flows to the lawful point of discharge, the mapped waterway at the rear of the property.

The high flow outlet is positioned above the 5% AEP flood level (12.6m AHD) at 12.7m AHD, which achieves compliance with AO26 of the Flood Hazard Overlay Code. The proposed detention tank, located beneath the carparking area, has been set with an invert level of 12.7m AHD which is lower than the 2% AEP event (13.7m AHD). However, the high flow control weir has been set at RL 13.8m AHD and therefore the flow outlet remains functional during the 2%AEP achieving compliance with PO27 of the Flood Hazard Overlay Code.

5.2.10 Infrastructure servicing

The development will be provided access to all necessary services, with connections to sewer and water supply set out in the attached reporting by HCE Engineers. In particular:

- With regard to sewer, there is an existing 225mm diameter trunk sewerage line within Logan Reserve Road, constructed under approval OW/255/2017. It is proposed to establish a new sewer main across Logan Reserve Road that will terminate in a new manhole within the property. The main is approximately 3.8m deep which provides suitable depth at the connection point. Depths of the existing services will need to be further investigated via service location at detailed design phase.
- With regard to water, it is proposed to provide a new metered service from the existing 225mm diameter water main located on the opposite side of Logan Reserve Road. The existing water main was constructed under application OW/255/2017.

Concept design drawings for the proposed sewer and water reticulation works is shown on the accompanying drawings prepared by HCE Engineers.

5.2.11 Traffic

Access

Access to the site will be via a new standard 6m wide vehicle crossover to Logan Reserve Road. This is provided as a left-in, left-out arrangement and will service two-way flow of both passenger traffic and service vehicles. A left turn deceleration lane on approach is also proposed, following a turn warrant assessment, which is further discussed and assessment within the attached Traffic Impact Assessment prepared by ITE Consulting. This has been accommodated via a small road widening along the southern extent of the frontage. It is acknowledged that the Planning Scheme preference is for development to not take direct access from an urban arterial single carriageway, however there is no other viable alternative. It is expected the inclusion of a deceleration lane will assist with safety and access/exit manoeuvring onto the urban arterial road.

The proposed access is located approximately 75m south of the Halcyon Way/Logan Reserve Road intersection. The design and location of the access has been situated as far south of the intersection as possible. SIDRA analysis on the intersection was undertaken which confirmed the development would not result in an aggregate delay of more than 5% to the AM and PM peak hours. As such, no further mitigation measures are required. It is

noted the proposed development would typically not interfere with peak hour background traffic due to the nature of operations.

Queuing space has also been sufficiently provided in accordance with Table 9.4.7.3.3 of the Servicing, access and parking code. Allowance is made for up to 21m of queue storage plus an additional 25m when factoring in the deceleration lane.

Car parking

Parking for the proposal will be provided on site at ground level towards the north. Car parking will be designed generally in accordance with the relevant Australian and Council standards. A suite of swept path drawings are included in the attached traffic report by ITE Consulting.

A total of 81 parking spaces is proposed, including 1 SRV space and 2 PWD spaces. The Logan Planning Scheme prescribes parking numbers for a Place of Worship use at 1 space for 10sqm of GFA, however specifies no rate for a Community Use. As a guide, the Brisbane City Plan rate for a community use (hall) is 1 space per 10sqm of GFA.

Carparking is provided in accordance with the 1 space per 10sqm of GFA rate which sufficiently caters for parking demand. All parking is proposed above minimum flood planning levels.

Servicing

With regard to servicing, the proposal allows for a SRV to enter and exit the site in forward gear, in accordance with Table 9.4.7.3.5 of the Servicing Access and Parking Code. SRV service bay has also been accommodated and demonstrates appropriate servicing capability as shown within the accompanying swept path diagrams provided in the Traffic Impact Assessment prepared by ITE Consulting.

5.2.12 Acoustics

An Acoustic Report prepared by Acousticworks is provided detailing an environmental noise assessment of the proposed building and associated activities. Compliance with Logan City Council criteria is predicted following adoption of recommendations (including restrictions on amplified music and bell usage, hours of operation, and partial 1.8m, 2m and 2.6m high acoustic barriers along the northern and eastern property boundaries). The acoustic report and recommendations are attached with this application.

5.2.13 Ecological Matters

The proposal results in the clearing of more than 9 native trees at the frontage of the site as detailed within the accompanying Vegetation Retention Plan prepared by s5 Environmental, which are mapped within the Secondary vegetation management area of the Biodiversity areas overlay.

In accordance with the AO3 of the Biodiversity areas overlay code, an Environmental Offset Report has been prepared by s5 Environmental to address resultant clearing. On-ground

rehabilitation of 26 native trees, a replanting ratio of 2 native trees for every 1 native tree cleared in compliance with the PSP, is proposed within the western extent of the subject site.

On balance, the proposal covers only a modest amount of the land and is concentrated in the existing disturbed area at the front of the site, away from ecologically sensitive areas to the rear.

5.3 Staging

The development will be will delivered across two (2) stages as follows:

Stage 1:

- Carparking and site access (AUL lane and new driveway crossover)
- Temple and stupa structures
- Open courtyard space between temples
- Kitchen and amenities block
- Turfed open space area at frontage
- Associated earthworks and landscaping

Stage 2:

- Community Hall and meeting rooms

5.4 Infrastructure Charges

In accordance with the Logan Charges Resolution (No.11) 2023, infrastructure charges are to be imposed in the following manner. The below charges and credits relate to those to be imposed by Logan City Council.

Credits for Existing or Previous Uses:

Credit use	Credit unit	Total value per demand unit	Number of credit units	Value of Credit
Dwelling House (3 or more bedrooms)	Per dwelling	\$31,080.00	1	\$31,080.00
Total Credit:				\$31,080.00

Demand Charges GFA:

Demand use	Demand unit	Total value per demand unit	Number of demand units (sqm GFA)	Demand Value
Community Use/Place of Worship	Gross Floor Area	\$77.75	518.7	\$40,328.925
Gross Charge:				\$40,328.925
Credits:				\$31,080.00
Net Charge:				\$9,248.925

Demand Charges Impervious Area:

A separate charge for increase in areas impervious to stormwater is also applicable for the development. This is charged at a rate of \$11.10 per sqm. The additional impervious area is estimated to be in the order of 4,500sqm, with the final figure to be determined prior to approval.

Trunk Infrastructure / Offsets

The proposed development does not involve the construction or dedication of trunk works and is consequently not subject to an Infrastructure Charge Offset.

Incentives

The applicant is a registered not for profit and, as the application is for non-residential development, it is anticipated to be eligible for the incentive listed in Council's Charges Resolution.

5.5 Approval Requirements

In accordance with Section 85 of the Planning Act 2016, a Currency Period of 6 years is requested for the first Material Change of Use applied for.

6.0 Legislative Framework

6.1 Purpose of the Planning Act 2016

The Planning Act 2016 identifies a Purpose of achieving Ecological Sustainability. In accordance with Section 5 of the Planning Act 2016, an entity that performs a function under the Act must perform the function in a way that advances the purpose of the Act. Further Section 4 of the Act outlines the system to facilitate the achievement of ecological sustainability to include:

- State Planning Policies;
- Regional Plans;
- Planning Schemes;
- Temporary Local Planning Instruments;
- Planning Scheme Policies; and
- The Development Assessment System.

The manner in which the proposal responds to each of these items, and consequently furthers the Purpose of the Act, can be seen within the following sections of this report.

6.2 Development Assessment System

The Development Application is categorised as Impact Assessment and as such will be assessed in accordance with Section 45 (5) of the Planning Act 2016.

Parts 1, 3, 4 and 5 of the Development Assessment Rules are consequently applicable to this development application. Of note, the Applicant does not choose to opt out of receiving an Information Request and consequently the decision as to whether to issue an Information Request is left at the discretion of the Council.

6.3 State Planning Instruments

6.3.1 State Planning Policies

The State Planning Policy is a State Planning Instrument outlining matters of State Interest. In accordance with the Planning Act 2016, a Local Government in assessing a development application must give consideration to any relevant components of the State Planning Policy if the Planning Scheme has not yet appropriately integrated the relevant State Interest Policies. Section 2.1 of the Logan Planning Scheme 2015 indicates that all state interests have been appropriately integrated in the planning scheme. The proposal is therefore considered to suitably respond to the State Planning Policy.

6.3.2 Regional Plan

The subject site is contained in the Urban Footprint within the *South East Queensland Regional Plan*. The intent of the Urban Footprint is to accommodate a range of urban uses in the forms of housing, industry, businesses, infrastructure, community facilities and urban open space. The proposal is for Material Change of Use for Place of Worship and Community Use, thus the application is consistent with the intentions of the Urban Footprint.

6.4 Local Planning Instruments

6.4.1 Logan Planning Scheme 2015 Version 9 (with TLPI No.1/2023)

The site is contained within the Logan City Local Government Area and is assessable under the Local Government's Planning Scheme, Logan Planning Scheme (Version 9).

6.4.2 Strategic Framework

Part 3, Strategic Framework, of the Logan Planning Scheme (Version 9) sets the policy directions for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.

The Strategic Framework identifies a Strategic Intent and specifies 11 Themes that collectively represent the policy intent. Different parts of the Strategic Intent and different Elements of the Themes are identified within the Planning Scheme to be applicable to different types of development applications. Triggers with respect to the applicable Elements of themes are linked to the Zone in which the site is located and the applicable Overlays. The relevant themes highlighted within the Strategic Framework are discussed below.

Settlement Pattern

The settlement pattern is comprised of the Urban footprint, the Future urban area, the Priority development area, the Regional Landscape and Rural Production Area and the Rural Living Area identified on SFM-01.00-Strategic framework map. The site is situated within the Urban Footprint and Area 21, flagged as the Logan Reserve Future Urban Areas (Figure 5).

The strategic outcome for the settlement pattern in Section 3.3.1 paragraph 1 states that the Urban Footprint:

(a) provides high quality places for people to live, work, learn and play;

(b) accommodates predominantly urban development;

Editor's note—Urban development includes housing, industry, business, infrastructure, community facilities and urban open space.

The proposal is for urban development where it provides for infrastructure and services that support the local and wider residential areas and promotes opportunities for residents to work, learn and play in the Urban Footprint.

The Specific Outcomes continue in Section 3.3.2.1 highlighting:

1. *Urban development is located in the urban footprint identified on SFM-01.00 Strategic framework map.*

2. *Premises in the urban footprint that is identified in a non-urban type zone retains a non-urban character.*

Editor's note - A non-urban type zone comprises the Environmental management and conservation zone, Recreation and open space zone, Rural residential zone or Rural zone.

Section 3.3.3.1 provides the Specific outcomes of the Settlement pattern theme relating to Future Urban Areas. Part (6) states Logan Reserve is to be developed in accordance with:

a. *the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.8 - Logan Reserve land use area to provide:*

i. a residential community of about 23,000 people;

ii. neighbourhood centres;

iii. a range of infrastructure;

iv. environmental areas and corridors;

v. an integrated movement network.

vi. a sequence of development approved by the local government that:

vii. provides for the orderly and efficient provision and integration of land use and infrastructure;

viii. ensures the integrated provision of all infrastructure networks.

The subject site is identified as being within the Low density residential zone (small lot precinct) and Environmental management and conservation zone under the Logan Reserve Land Use Area Plan (LUAP). As shown on the attached plans, it is proposed to maintain development to the frontage of the site, identified as being within the Low density residential zone (small lot precinct). The rear of the site will remain clear of any proposed buildings and carparking with only vegetation and passive recreation opportunities proposed. This type of work is consistent with a non-urban character and therefore aligns with Specific Outcome 3.3.2.1.

With respect to the Low density residential zone part of the lot, the purpose statement sets out that a Community use is an anticipated use. Places of worship are not expressly

encouraged or discouraged, however the zone does support small-scale services, facilities and infrastructure, to support local residents. Although nominally a residential zone, the proposed land uses are both contemplated in the low density residential zone.

The uses will nevertheless contribute to the “range of infrastructure” to support the planned residential community of 23,000 people.

To remain consistent with the anticipated low density residential setting, specific attention has been given to adopt a ‘small scale’ built form that is consistent with the setbacks, building height and form anticipated for dwelling houses in the area. Given the limited developable land available, the development is considered compatible in its context, particularly for a site positioned along a major road and directly opposite future Centre zoned land.

To the extent the land use does not strictly meet the envisaged outcome of the planning scheme, relevant planning grounds are discussed further below that support the proposal in this location.

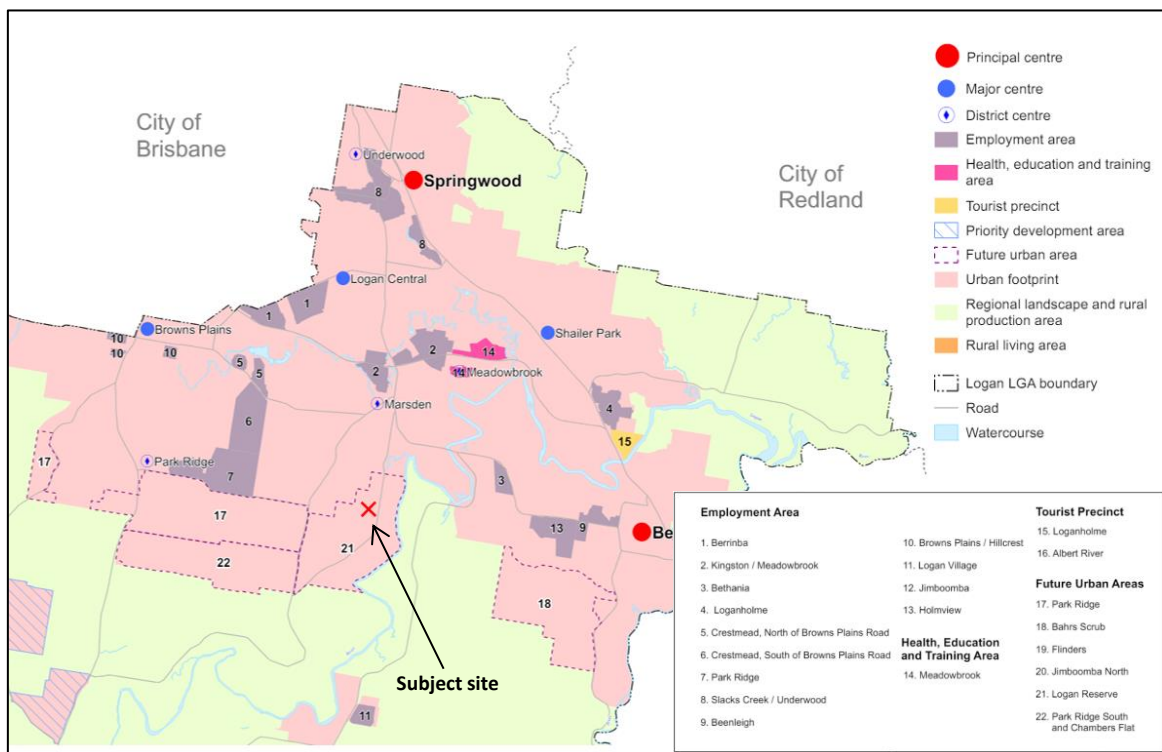


Figure 5: Showing subject site within the Urban Footprint and Logan Reserve Future Urban Areas (Area 21) on SFM-01.00-Strategic framework map

Centres

The hierarchy of centres within Logan are categorised as Principal Centres, Major Centres, District Centres, Local Centres, Neighbourhood Centres and Specialised Centres. The strategic framework also provides guidance for new and expanded centres and centre activities.

As both a Place of Worship and Community use are identified as a centre activity, the following specific outcomes from Section 3.5.8.1(1) relating to New and Expanded Centre activities, apply:

1. *Centre activities, other than an Accommodation activity, must be:*
 - a. *located in a centre unless:*
 - i. *there is community need and economic need for the use;*
 - ii. *the use is of a scale compatible with its role and function in the centre hierarchy;*
 - iii. *the use does not have unacceptable adverse effects on any existing or planned centre;*
 - iv. *the use:*
 - A. *cannot be located in a principal centre, major centre, district centre, local centre or neighbourhood centre;*
 - B. *is located in the Specialised centre zone, or in an employment area where it cannot be located in a specialised centre; or*
 - C. *has a specific locational need requiring its location outside a centre and the use is located in accordance with the specific locational need;*
 - b. *consistent with the intent of the centre;*
 - c. *at a scale compatible with the role and function of the centre in the centre hierarchy being:*
 - i. *a principal centre, which is a dominant centre in Logan and services a main trade area over 100,000 people;*
 - ii. *a major centre, which is subordinate to a principal centre and services a main trade area of approximately 40,000 to 50,000 people;*
 - iii. *a district centre, which is subordinate to a principal centre and major centre and services a main trade area of approximately 15,000 to 20,000 people;*
 - iv. *a local centre, which is subordinate to a principal centre, major centre and district centre and services a main trade area of approximately 8,000 to 10,000 people;*
 - v. *a neighbourhood centre, which is subordinate to a principal centre, major centre, district centre and local centre and services a main trade area of approximately 3,000 to 4,000 people.*

Editor's note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome.

It is noted the subject site is not identified within the centre zones hierarchy. The intended function and layout of the proposal relies on large setbacks, established plantings and high parking demand. When considering the cost of centre land, a development of this nature is not practical or viable to be positioned within a centre, especially when this type of use can operate independently from more urbanised land uses.

A common outcome of the Centre 'theme' within the Strategic Framework describes the intent of higher intensity land uses, taller built forms and a focus on economic activity. The proposed Cultural Centre does not align with this outcome, being a comparatively low intensity building, set within landscaped grounds, with a primary social/community

function. Further, the cost of developing with a centre zone, for development of this nature, would prove impractical, especially where an underlying commercial or economic benefit is not noted.

Allowance is made in Section 3.5.8.1 of the Strategic Framework for 'out of centre' development where demonstration of a community and economic is provided. This is discussed further below. There is currently no Nepalese Cultural Centre servicing Logan or South East Queensland. The subject site has been chosen to provide a central base that services the members from various SEQ locations.

General strategic planning goals support the idea that non-residential uses should be provided in close proximity to other non residential uses. The site is located directly across future Neighbourhood Centre zoned land, which is anticipated to accommodate an approved Shopping Centre made up of approximately 16 tenancies and a Childcare Centre. The site is separated from the planned centre by Logan Reserve Road, however the proposed development is considered to be of a scale and function which is reasonably expected in a centre-fringe location. The established streetscape along this section of Logan Reserve Road is characterised by a mix of 'estate-style' residential development and semi-rural landscape allowing the flexibility for a small-scale non-residential use to establish.

The proposed land uses are not expected to conflict with the established character of the area or undermine local centres. The development is being established over the subject site to advance and promote religious, social and cultural wellbeing for this association. It is not intended to have an economic or convenience role in the community. Visitors to the site would only serve to benefit the viability of nearby centres.

Community

The community 'theme' applies to the development as a Community use is identified as community infrastructure, while both a Community use and Place of Worship are considered community activities. Sections 3.7.2 and 3.7.4 of the Strategic Framework (Community Infrastructure and Culture and Heritage) apply:

3.7.2 Element – Community Infrastructure

1. *People of all ages and abilities have equitable access to community infrastructure that is designed and developed to respond to local community needs.*
2. *Community infrastructure is provided that:*
 - a. *is well located and accessible to accommodation activities, public transport, employment and education uses;*
 - b. *is co-located and integrated with compatible uses;*
 - c. *is adaptable, to minimise the cost of the infrastructure and to provide a range of functions to the community;*
 - d. *provides equitable access to a variety of users in a way that meets community needs.*

3.7.4 Element – Culture and Heritage

1. Characteristics that are important to Logan's diverse, multicultural community are maintained and enhanced to:
 - a. create a sense of place;
 - b. reinforce local identity;
 - c. reflect local arts and culture.
2. Local heritage places are protected and adapted for reuse where practical.

There is currently no Nepalese Cultural Centre servicing Logan or South East Queensland. The subject site has been strategically chosen to base the Nepalese Cultural Centre in order to service the wide spread and growing member base across SEQ. Analysis of recent Census data shows a steady increase in the people identifying as having Nepalese ancestry in South East Queensland, including Logan (Figure 6). Ongoing operations has identified the need to establish a centre that will support and cater for cultural activities and member events while accommodating future demand.

South East Queensland - Total persons (Usual residence)		2021		2016		Change	
Ancestry	Number	%	Greater Brisbane %	Number	%	Greater Brisbane %	2016 to 2021
Nepalese	10,519	0.3	0.3	4,688	0.1	0.2	+5,831

Figure 6: Ancestry Census Data comparing Nepalese Ancestry 2016 vs 2021 (ABS Statistics)

The nature of the development means it can operate independently from other community uses and hubs, and therefore doesn't necessarily need to be co-located with comparable uses. The primary focus of the cultural centre is to provide a space for social and cultural activities and events for members of the congregation. It is expected the centre could be utilised for other events and services for the wider community.

With respect to element 3.7.4, the establishment of the cultural centre is not considered to significantly interfere with or undermine the existing streetscape character. The theme along Logan Reserve Rd is one that is mixed and not considered overly distinct (containing both small lot housing estates, approved townhouse developments and a new neighbourhood centre). The location of the development will aid in strengthening local identity and character for the surrounding area, while also achieving greater diversity for Logan's multicultural community. A high level of consideration has been given to the overall design and built form of the proposal to ensure a compatible outcome for the locality that also respects the established development pattern and future planning.

Natural hazards and climate change

The site is affected by Flooding hazard. Revised flood mapping across the Logan LGA has marginally increased theoretical flooding impacts to the site. Section 3.10.2.1 provides the Specific outcomes relating to Natural hazards and climate change adaptation.

Development has been sited and designed so as to avoid flooding risk and ensure impacts to the natural conveyance of flood water and storage is minimised.

Specific outcome 3.10.2.1(3) of the Strategic Framework is provided below:

3. *Development manages the risks associated with flooding by:*
 - a. *avoiding, and where not possible to avoid, minimising the exposure of people, property and infrastructure to an intolerable level of flood risk;*
 - b. *maintaining the accessibility and functionality of a vulnerable use and essential community infrastructure activities during and after all flood events;*
 - c. *maintaining the natural functions of the floodplain for the storage and conveyance of flood waters, and avoids adverse impacts to natural overland flow paths;*
 - d. *supporting safe self-evacuation and not increasing the emergency management response or recovery burden;*
 - e. *increasing the community's resilience to flood risk and minimising flood recovery time;*
 - f. *not resulting in unacceptable flood risk to people, property, infrastructure and the environment;*
 - g. *improving the resilience of buildings while maintaining built form and amenity expectations;*
 - h. *avoiding the exposure of people and property to isolation.*

This development application is accompanied by specialist reporting, including Civil Engineering Reporting prepared by HCE Engineers that investigates flooding risk and mitigation over the site.

The proposed encroachment within the high flood hazard area adopts compensatory cut/fill to achieve the minimum flood planning levels for the development and improve existing flood storage.

As discussed above within the report, the development is considered consistent with the “natural hazard” element of this theme for the following reasons:

- It is proposed to provide a compensatory cut/fill solution that does not result in a loss of flood storage;
- The development maintains the natural conveyance and function of flood waters;
- The design ensures buildings and pad levels are proposed at or above minimum flood planning levels;
- Trafficable and safe pedestrian and vehicle access to the site is maintained during a flood event and therefore does not expose people or property to isolation.

Design, place making and amenity

Section 3.11 of the Strategic framework stipulates the planning scheme's intent with regards to the design, place making and amenity to ensure the built environment is both attractive and functional, and the social wellbeing of people is enhanced.

With respect to design and place making, the development is considered to present a highly attractive built form outcome that has been sympathetically designed to

complement the surrounding low density area and streetscape. The proposal will consist of a community hall (main building) with temple and stupa. The main building will be one-two storeys with a gable roof, approximately 8.5m above Ground Level, maintaining a 'small-scale' residential form. The temple and stupa will be positioned behind the main building, interfacing with the vegetation at the rear so as to not dominate the streetscape.

New plantings and landscaped finishes, particularly to the frontage and southern side boundary will assist with appropriate screening to soften any perceived building dominance at the street. Notwithstanding, the ultimate design and built form is not considered to be visually detracting or incompatible for this section of Logan Reserve Road.

Building height is predominately maintained under 8.5m and only increases to a maximum height of 9.3m for the spire on the proposed temple. Although this marginally exceeds above the height 'acceptable outcome', the spire is an architectural embellishment of the temple and considered a reasonable design feature to emerge for a development of this nature. From the streetscape, the overall height of the temple will in fact read as 8.5m and naturally incorporates elements that assist with breaks and articulation in the building form, which reduces dominance.

With regard to amenity, the primary consideration and focus has been attenuating acoustic impacts on nearby sensitive receivers. As discussed in the attached Acoustic Report prepared by Acousticworks, compliance with Logan City Council criteria is predicted following adoption of recommendations (including a combination of 1.8m, 2m and 2.6m high acoustic barriers along the norther and eastern property boundaries). With regard to visual amenity, new plantings are proposed to filter views to the new structures and activity in and around them.

6.4.3 Category of Assessment

The proposed development is categorised as Impact Assessment in accordance with Part 5 of the Logan Planning Scheme 2015. As such the proposal will be assessed in accordance with the Impact Assessment procedures of Section 45 (5) of the Planning Act 2016.

In accordance with Section 45 (5) of the Act this Impact Assessable development application must be assessed against the assessment benchmarks, and having regard to any matters prescribed by regulation or having regard to any other relevant matters such as planning need or the current relevance of the assessment benchmarks in light of changed circumstances.

6.5 General Assessment Provisions

The proposal has been assessed against Version 9 (with TLPI No.1/2023) of the Logan Planning Scheme 2015 (effective 30 October 2023.)

Zones

The site is currently zoned as Emerging Community but is anticipated to transition to the Environmental Management and Conservation and Low Density Residential zone (small lot precinct), in accordance with the Logan Reserve General Planning Layout.

The overall intent of the Emerging Community zone is to provide for orderly development for future urban purposes, subject to managing constraints. The proposal is for an urban purpose.

The purpose of the Low density residential zone is to provide for *“a variety of low density dwelling types, including dwelling houses, and community uses, and small-scale services, facilities and infrastructure, to support local residents”*.

It is noted a Community Use is an anticipated land use, however a Place of Worship is not specifically listed as either encouraged or discouraged. The proposed place of worship would however be considered a small scale service to support local residents. It is noted that the ‘worship’ element of the proposal does not involve large religious congregation for organised worship (i.e. unlike a mosque or church). The intent of the proposed Cultural Centre is to offer a variety of cultural activities and events that celebrate Nepalese culture, whilst also hosting member events and private worship.

The development is considered compatible within its context, particularly with respect to location, proximity to future Centre land, existing streetscape character and management of constraints. Specific attention has been given to adopting a ‘small scale’ built form that is consistent with the setbacks, building height and form anticipated for dwelling houses in the area. The proposed built form outcome will provide visual interest and ensure local character is not negatively impacted.

The Zone Code is assessed in Appendix A.

Local Plans

The site is not contained within a Local Plan area.

Development Codes

The following Development Codes are triggered and are assessed in Appendix B of this report:

- Filling and Excavation Code
- Infrastructure Code
- Landscape Code
- Servicing, Access and Parking Code

Overlay Codes

The following Overlays have been identified as applicable to the site and are addressed in Appendix B where identified as applicable to the proposed development in Assessment criteria Column of Section 5.10 of the Logan Planning Scheme 2015.

- Acid Sulfate Soils Overlay
- Biodiversity Areas Overlay
- Bushfire Hazard Overlay
- Flood Hazard Overlay
- Regional Infrastructure Corridors and Substations Overlay
- Waterway Corridors and Wetlands Overlay.

6.6 Local Laws

No Local Laws are considered to be applicable to this application.

6.7 Referral Agencies

A review of the State Government's Development Assessment Mapping System (DAMS) and Planning Regulations 2017 does not indicate that the site or nature of development is subject to referral.

7.0 Reasons for Approval

The development is considered an appropriate outcome for the site and should be approved for the reasons outlined as follows:

- The development is for an urban purpose in the emerging community zone. Architectural design and specialist reporting demonstrates that the proposal will achieve a level of amenity consistent with the sites location in the Emerging community zone and the surrounding area
- A Community Use and small scale place of worship catering for local residents are also contemplated land uses in the low density residential zone (the zone to which the subject site has been earmarked in the Logan Reserve Road Land Use Area Plan of the Strategic Framework).
- The proposal is largely located at the front of the site, generally leaving the area at the rear of the site earmarked as “environmental management” as undisturbed bushland.
- The location of the development will aid in strengthening local identity and character for the surrounding area, while also achieving greater diversity for Logan’s multicultural community. There is a growing population in Logan and SEQ of people identifying as having Nepalese ancestry. The site is well located to service this population.
- A high level of consideration has been given to the overall design and built form of the proposal to ensure a compatible outcome for the locality that also respects the established development pattern and future planning. The scale of the building is consistent with the overall form envelope which would be achievable for a residential development on the subject site. The use of lightweight materials nature will further complement the residential character of the area. To soften the bulk of the development and integrate it with surrounding residential premises, landscaping is proposed to side and front boundaries to filter views.
- The proposal shall meet the relevant criteria related to acoustic impacts on sensitive receivers as outlined in the attached report by Acoustic Works.

- The flood risk to the site has been appropriately managed via compensatory cut and fill which improves flood storage and ensures minimum flood planning levels are achieved.
- The development is in accordance with the Planning Scheme with regard to operational matters such as traffic engineering, servicing and stormwater management.
- The proposed access and parking arrangement is functional and is supported on traffic engineering grounds.

8.0 Conclusions and Recommendations

This Town Planning Report has been prepared by Urban Strategies Pty Ltd on behalf of Queensland Nepalese Cultural Centre Inc, in association with an Impact Assessable Development Application seeking a Development Permit for a Material Change of Use for Community Use and Place of Worship over 283-293 Logan Reserve Road, Logan Reserve.

The proposal has been demonstrated in this report and accompanying consultant documentation to comply with the relevant Assessment Benchmarks. The development will deliver a modern cultural centre on a well located site, consistent with general strategic intentions for the area and zoning. This application is therefore recommended to the Council to be approved subject to reasonable and relevant conditions.

Urban Strategies Pty Ltd

June 2024

APPENDIX A – Logan City Council Codes

Emerging Community Zone Code

Table 6.2.5.3.1—Low Density Residential Zone Code		
Performance outcomes	Acceptable outcomes	Response
Land use		
<p>PO1</p> <p>A use is for:</p> <ol style="list-style-type: none"> urban purposes after detailed land use and infrastructure planning has been completed; or an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes. 	<p>AO1</p> <p>A use is for:</p> <ol style="list-style-type: none"> urban purposes after detailed land use and infrastructure planning has been completed; or an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes. 	<p>Complies</p> <p>The development is of a community nature, in particular a Community Use and Place of Worship, which is of an urban purpose.</p> <p>As highlighted and discussed within this report, the proposal is considered an appropriate outcome for the site and location both strategically and logically.</p> <p>The proposed land uses have general support as they are for an urban purpose. Architectural design and specialist reporting demonstrates that the proposal will achieve a level of amenity consistent with the sites location in the Emerging community zone and the surrounding area.</p> <p>With respect to the Low density residential zone code, the purpose statement sets out that a Community use is an anticipated use. Places of worship are not expressly encouraged or discouraged, however the zone does support small-scale services, facilities and infrastructure, to support local residents. Although nominally a residential zone, the proposed land uses are both contemplated in the low density residential zone.</p> <p>To the extent the land use varies from the zone/s intent, the land use aligns and responds to the Strategic Framework as further discussed within Section 6.4.2 of this report.</p>
Design		

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response
Building Height		
<p>PO2 A building has a height that is compatible with the:</p> <ul style="list-style-type: none"> a. existing landscape character which predominates over the built form; or b. desired urban purpose character. 	<p>A02 A building has a maximum building height of 8.5 metres.</p>	<p>Complies</p> <p>The proposed hall buildings over the site will remain under 8.5m and will present as one-two storeys.</p> <p>It is noted the height only marginally exceeds above 8.5m for the spire on the proposed temple. Due to the site topography, the temple will read as 8.5m from the streetscape and is not considered to dominate the streetscape where a high level of articulation and breaks in the building form are incorporated. The slight exceedance in height is also not considered to interfere with the established streetscape character, further dense landscaping proposed at the frontage will assist in filter view to the site. The spire is an architectural feature and not part of the unbroken envelope of the building.</p>
Boundary clearance		
<p>PO3 A building or structure has a boundary clearance that is consistent with the:</p> <ul style="list-style-type: none"> a. existing character; or b. desired urban purposed character. 	<p>A03 A building or structure, other than an existing lawful building or structure, has a minimum:</p> <ul style="list-style-type: none"> a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres. 	<p>Performance Outcome</p> <p>The proposal adopts an envelope that is consistent with the low density residential zone (small lot precinct).</p> <p>A minimum front and southern side boundary setback of 4m to OMP is proposed, which complies with Table 6.2.5.3.3 under the Low Density Residential code. The road setback is considered appropriate within the context of the surrounding built form and reflects a consistent, established and planned streetscape outcome along Logan Reserve Rd.</p> <p>The northern boundary offers a side setback of approximately 60m, with the majority of that side buffer used for parking and access. A rear setback of over 200m is proposed.</p>
Site cover – Interim uses		

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes			Acceptable outcomes			Response		
PO4 A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.			AO4 A building or structure for an interim use has a maximum site cover of 700m ² .			Not Applicable The development does not involve an interim use. Turfed areas for temporary member events and cultural activities are proposed during Stage 1.		
Amenity								
General emissions								
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: <ul style="list-style-type: none"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions. 			A05 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: <ul style="list-style-type: none"> a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz. 			Complies The proposed development will comply with the relevant emissions standards under planning scheme policy 3—Environmental management. Refer to the attached acoustic report by Acoustic Works.		
Reverse amenity								
PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.			A06 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.			Not Applicable The development is not a sensitive use.		

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response														
<p>PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p>A07 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2. Table 6.2.3.3.2</p> <table border="1" data-bbox="808 443 1451 775"> <thead> <tr> <th data-bbox="808 443 1167 515">Column 1: Separation distance</th> <th data-bbox="1167 443 1451 515">Column 2: Use</th> </tr> </thead> <tbody> <tr> <td data-bbox="808 515 1167 560">1,500 metres</td> <td data-bbox="1167 515 1451 560">Special industry</td> </tr> <tr> <td data-bbox="808 560 1167 604">500 metres</td> <td data-bbox="1167 560 1451 604">High impact industry</td> </tr> <tr> <td data-bbox="808 604 1167 649">500 metres</td> <td data-bbox="1167 604 1451 649">Intensive animal industry</td> </tr> <tr> <td data-bbox="808 649 1167 694">300 metres</td> <td data-bbox="1167 649 1451 694">Intensive horticulture</td> </tr> <tr> <td data-bbox="808 694 1167 738">300 metres</td> <td data-bbox="1167 694 1451 738">Wholesale nursery</td> </tr> <tr> <td data-bbox="808 738 1167 775">250 metres</td> <td data-bbox="1167 738 1451 775">Medium impact industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	<p>Not Applicable The development is not a sensitive use.</p>
Column 1: Separation distance	Column 2: Use															
1,500 metres	Special industry															
500 metres	High impact industry															
500 metres	Intensive animal industry															
300 metres	Intensive horticulture															
300 metres	Wholesale nursery															
250 metres	Medium impact industry															
<p>For assessable development only</p>																
<p>Design</p>																
<p>PO8 Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.</p>	<p>A08 No acceptable outcome provided.</p>	<p>Complies As highlighted and discussed within this report, the proposal is considered an appropriate outcome for the site and location both strategically and logically. The proposed land uses have general support as they are for an urban purpose. Architectural design and specialist reporting demonstrates that the proposal will achieve a level of amenity consistent with the sites location in the Emerging community zone and the surrounding area. With respect to the Low density residential zone code, the purpose statement sets out that a Community use is an anticipated use. Places of worship are not expressly encouraged or discouraged, however the zone does support small-scale services, facilities and</p>														

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response
		<p>infrastructure, to support local residents. Although nominally a residential zone, the proposed land uses are both contemplated in the low density residential zone.</p> <p>To the extent the land use varies from the zone/s intent, the land use aligns and responds to the Strategic Framework as further discussed within Section 6.4.2 of this report.</p>
Social and health impact		
<p>PO9</p> <p>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.</p> <p>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>AO9.1</p> <p>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>Not Applicable</p> <p>Development does not involve the sale or consumption of liquor.</p>
	<p>AO9.2</p> <p>Development does not provide for gaming.</p>	<p>Complies</p> <p>The development involves a Community Use and Place of Worship.</p>

Low Density Residential Zone Code

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response
Land use		
<p>PO1</p> <p>A use in the Low density residential zone is for uses identified in:</p> <p>a. section 6.2.5.2(3)(e)(i)overall outcomes for the Acreage precinct; or</p>	<p>AO1</p> <p>A use in the Low density residential zone is for uses identified in:</p> <p>g. section 6.2.5.2(3)(e)(i)overall outcomes for the Acreage precinct; or</p>	<p>Alternative Outcome</p> <p>Section 6.2.5.2(3)(h)) includes a Community use as an anticipated use.</p>

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct. 	<ul style="list-style-type: none"> h. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or i. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or j. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or k. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or l. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct. 	<p>A Place of Worship is not listed as a supported or unsupported use, however the purpose statement of the zone does support small-scale services, facilities and infrastructure, to support local residents.</p> <p>It is expected the ‘place of worship’ component of the proposal will serve only a modest amount of private religious worship at the site. The centre will not be a place of large religious congregations for organised worship (i.e. a mosque or church). The intent of the proposed Cultural Centre is to offer a variety of cultural activities and events that celebrate Nepalese culture, whilst also hosting member events and private worship.</p> <p>To the extent the land uses do not strictly meet the envisaged outcome of this code, the land uses are consistent with the strategic framework as discussed further in this report.</p>
Design		
Building Height		
<p>PO2</p> <p>A building has a building height that is:</p> <ul style="list-style-type: none"> c. consistent with the intended character for the precinct; d. responsive to the topography of the site; e. compatible with the height of adjoining buildings. 	<p>AO2</p> <p>A building on a slope of:</p> <ul style="list-style-type: none"> a. less than 15 percent has a maximum building height of 8.5 metres; or b. 15 percent or more has a maximum building height of 10 metres. 	<p>Performance Outcome</p> <p>The proposed hall buildings over the site will remain under 8.5m and will present as one-two storeys.</p> <p>Height is only marginally exceeded above 8.5m to a maximum height of 9.3m for the spire on the proposed temple. Due to the site topography, the temple will read as 8.5m from the streetscape and is not considered to dominate the streetscape where a high level of articulation and breaks in the building form are incorporated. The slight exceedance in height is also not considered to interfere with the established streetscape character, further dense landscaping proposed at the frontage will assist in filter view to the site. The spire is an architectural feature and not part of the unbroken envelope of the building.</p>

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response
Boundary clearance		
<p>PO3</p> <p>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that:</p> <ul style="list-style-type: none"> a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. are consistent with the character for the precinct. 	<p>A03</p> <p>Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.</p>	<p>Complies</p> <p>The proposal adopts an envelope that is consistent with the low density residential zone (small lot precinct). A minimum front and southern side boundary setback of 4m to OMP is proposed, which complies with Table 6.2.5.3.3. The northern boundary offers a side setback of approximately 60m, with the majority of that side buffer used for parking and access. A rear setback of over 200m is proposed.</p>
Density		
<p>PO4</p> <p>Development achieves a density consistent with that intended for the precinct.</p>	<p>A04</p> <p>Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.</p>	<p>Not Applicable</p> <p>The development does not involve a residential use.</p>
Amenity		
General emissions		
<p>PO5</p> <p>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"> f. noise emissions; g. air emissions; h. light emission; i. radiation emissions; j. vibration emissions. 	<p>A05</p> <p>Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> g. 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; h. 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; i. Table 3.2.2.1 - Air emission standards; j. Table 3.2.3.1 - Light emission standards; k. section 3.2.4 - Radiation emission standards; 	<p>Complies</p> <p>The proposed development will comply with the relevant emissions standards under planning scheme policy 3—Environmental management. Refer to the attached acoustic report by Acoustic Works.</p>

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response														
	<p>i. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.</p>															
Reverse amenity																
<p>PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>AO6 Development, being a sensitive land use, 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.</p>	<p>Not Applicable The development is not a sensitive use.</p>														
<p>PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p>AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2.</p> <p>Table 6.2.5.3.2</p> <table border="1"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <tr> <td>1,500 metres</td> <td>Special industry</td> </tr> <tr> <td>500 metres</td> <td>High impact industry</td> </tr> <tr> <td>500 metres</td> <td>Intensive animal industry</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture</td> </tr> <tr> <td>300 metres</td> <td>Wholesale nursery</td> </tr> <tr> <td>250 metres</td> <td>Medium impact industry</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	<p>Not Applicable The development is not a sensitive use.</p>
Column 1: Separation distance	Column 2: Use															
1,500 metres	Special industry															
500 metres	High impact industry															
500 metres	Intensive animal industry															
300 metres	Intensive horticulture															
300 metres	Wholesale nursery															
250 metres	Medium impact industry															
For assessable development only																
Design																
Built form																
<p>PO8</p>	<p>AO8 No acceptable outcome provided.</p>	<p>Complies</p>														

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response
<p>A building contributes to the character of the precinct with articulated buildings and detailing by:</p> <ul style="list-style-type: none"> a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade. 		<p>The proposed development has been sympathetically designed to align with and complement the surrounding low density built form. Development will consist of a community hall (main building) with temple and stupa. The main building will be one-two storeys incorporating both slated and gable roof forms, under 8.5m above Ground Level, maintaining a ‘small-scale’ residential form. The temple and stupa will be positioned behind the main building, interfacing with the vegetation at the rear so as to not dominate the streetscape.</p> <p>At the frontage the development adopts a more modern architectural façade that incorporates typical ‘residential’ building materials such as metal cladding and roofing which presents a comparable residential form when viewed from the street. As you transition from the street, the main building adopts a more sacral built form with gable roofing and ornate detailing, and variations in materials by incorporating brick and timber, common for community/place of worship uses. This is connected via an internal open courtyard space featuring large glazing and transparent roofing to seamlessly and complementary integrate both structures whilst remaining highly attractive and not overtly non-residential.</p> <p>Architecturally, the development offers an attractive, compatible design with a focus on use of varied materials and finishes within a landscaped setting. The development incorporates a variety of lightweight materials, including vertical and horizontal feature cladding elements and variations in colour and materials. Consideration has been given to articulation within the façades provided through eaves, roof overhang and awnings, and window framing which invites visual interest and high quality streetscape amenity.</p>
Streetscape		
<p>PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian</p>	<p>AO9 No acceptable outcome provided.</p>	<p>Complies</p>

Table 6.2.5.3.1—Low Density Residential Zone Code		
Performance outcomes	Acceptable outcomes	Response
<p>environment that is consistent with the intended character of the precinct through the use of:</p> <ul style="list-style-type: none"> a. footpath paving; b. street trees; c. landscaping. 		The development offers a consistent streetscape outcome to that of adjoining developments. The use of frontage landscaping and façade detailing provide an attractive outcome that maintains visual interest.
Service areas and storage		
<p>PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.</p>	<p>AO10 Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.</p>	<p>Complies Plant equipment and storage areas are not visible from the street.</p>
Reconfiguring a Lot		
Not Applicable – The proposed development is for a Material Change of Use for Community Use and Place of Worship		
Social and health impact		
<p>PO12 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment.</p> <p>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>AO12.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.</p>	<p>Not Applicable Development does not involve the sale or consumption of liquor.</p>
	<p>AO12.2 Development does not provide for gaming.</p>	<p>Complies The development involves a Community Use and Place of Worship.</p>
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct		
Land uses		

Table 6.2.5.3.1—Low Density Residential Zone Code

Performance outcomes	Acceptable outcomes	Response
<p>Shop Not Applicable – The proposed development is for a Community Use and Place of Worship</p>		
<p>Food and Drink Outlet Not Applicable – The proposed development is for a Community Use and Place of Worship</p>		
<p>Acreage precinct Not Applicable – The subject site is positioned within the Small lot precinct</p>		
<p>Large suburban precinct Not Applicable – The subject site is positioned within the Small lot precinct</p>		
<p>Small acreage precinct Not Applicable – The subject site is positioned within the Small lot precinct</p>		
<p>Small lot precinct</p>		
<p>Built form</p>		
<p>PO21 The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.</p>	<p>AO21 No acceptable outcome provided.</p>	<p>Performance Outcome As addressed in AO8 above, the proposed development has been sympathetically designed to align with and complement the surrounding low density built form. Development will consist of a community hall (main building) with temple and stupa. The main building will be one-two storeys incorporating both slated and gable roof forms, under 8.5m above Ground Level, maintaining a ‘small-scale’ residential form. The temple and stupa will be positioned behind the main building, interfacing with the vegetation at the rear so as to not dominate the streetscape. The use of varied lightweight building materials and finishes and articulated facades, within a landscaped setting, promotes a high visual interest whilst not presenting as overtly non-residential. The proposal will not present as a detached house, but is of a scale and form that is house compatible.</p>

Table 6.2.5.3.1—Low Density Residential Zone Code		
Performance outcomes	Acceptable outcomes	Response
Site cover		
PO22 Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO22 Development in the Small lot precinct has a maximum site cover of 60 percent.	Complies The proposal provides a site cover of approximately 1.9% of the total site area.
Suburban precinct Not Applicable – The subject site is positioned within the Small lot precinct		
Village precinct Not Applicable – The subject site is positioned within the Small lot precinct		

Development Codes

Filling and Excavation Code

This Code has been addressed within the accompanying Civil Engineering Report prepared by HCE Engineers.

Infrastructure Code

This Code has been addressed within the accompanying Civil Engineering Report prepared by HCE Engineers.

Landscape Code

Table 9.4.4.3.1 —Landscape Code		
Performance outcomes	Acceptable outcomes	Response
Landscape design		
PO1	AO1	Complies

Table 9.4.4.3.1 —Landscape Code

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

Table 9.4.4.3.1 —Landscape Code

Performance outcomes	Acceptable outcomes	Response
m. be easily maintained.		

Servicing, Access and Parking code

Table 6.4.7.3.1—Service, access and parking code – accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Response
Provision of parking spaces for vehicles		
<p>PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to:</p> <ul style="list-style-type: none"> a. the particular circumstances of the premises including the: <ul style="list-style-type: none"> i. nature, intensity and hours of operation of the use; ii. desirability of providing a car park and attracting vehicles to the premises; iii. maximum number of employees and customers to be on the premises at any one time; iv. size, levels and dimensions of the premises; b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility. 	<p>AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided:</p> <ul style="list-style-type: none"> a. for a use listed in Table 9.4.7.3.2 - Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2 - Vehicle parking and servicing; b. for a use not listed in Table 9.4.7.3.2 - Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of Planning scheme policy 5 - Infrastructure. <p>Editor's note - For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 - Carparking spaces for people with a disability in the Building Code of Australia.</p>	<p>Complies Vehicle parking and servicing is provided in accordance with Table 9.4.7.3.2. A prescribed parking rate of 1 space per 10sqm of GFA, for a Place of Worship, has been adopted for the development. No parking rate is prescribed for a Community Use. A total of 81 car spaces are proposed which sufficiently caters for parking demand. The car park also provides for 1 SRV space and 2 PWD spaces in accordance with Australian standards. Refer to the Traffic Impact Assessment Report prepared by ITE Consulting for further details.</p>
<p>PO2 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:</p> <ul style="list-style-type: none"> a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation. 	<p>AO2 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4 - Visitor parking spaces for uses incorporating a security gate.</p>	<p>Not Applicable No security gate or fence is proposed.</p>

Table 6.4.7.3.1–Service, access and parking code – accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Response
<p>PO3 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.</p>	<p>AO3 A use, other than a Residential activity or a Parking station, provides vehicle parking that:</p> <ol style="list-style-type: none"> is kept, used and maintained exclusively for car parking; is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; does not have a gate, door or similar device that restricts vehicular access by employees or visitors. 	<p>Complies The proposed development will ensure that the proposed car parking area is used exclusively for car parking. The car parking area will remain fully accessible to employees and visitors during the normal hours of operation. No gate or fence to the carpark/site is proposed, the carpark will remain open during normal hours of operation.</p>
Provision of motorcycle parking		
<p>PO4 Motorcycle parking is provided that is safe and functional.</p>	<p>AO4 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004 - Parking facilities - Off street car parking.</p>	<p>Complies Motorcycle parking will be provided in accordance with the Australian Standards.</p>
Provision of bicycle parking		
<p>PO5 Bicycle parking facilities are provided that:</p> <ol style="list-style-type: none"> satisfy the likely demand for bicycle parking; are functional; are located close to a pedestrian entry to a building. 	<p>AO5 Bicycle parking facilities comply with:</p> <ol style="list-style-type: none"> the rate specified in column 7 of Table 9.4.7.3.2 - Vehicle parking and servicing; AS2890.3-1993 - Bicycle parking facilities. 	<p>Complies No minimum bicycle parking rate is specified for Place of Worship or Community Use in Table 9.4.7.3.2. Bicycle rack facilities are provided for on proposed plans.</p>
Provision of vehicle manoeuvring area		
<p>PO6 Development provides a safe and functional vehicle manoeuvring area.</p>	<p>AO6 Development provides a vehicle manoeuvring area that:</p> <ol style="list-style-type: none"> enables vehicles to enter and exit the site in a forward motion where the development: <ol style="list-style-type: none"> is non-residential development; or is for five or more dwellings; accommodates the design vehicle specified in Table 9.4.7.3.5 - Design vehicle for a manoeuvring area; complies with section 3.4.4.10 - Manoeuvring areas of Planning scheme policy 5 - Infrastructure. 	<p>Complies The proposed development provides vehicle manoeuvring in accordance with section 3.4.4.10–Manoeuvring areas of planning scheme policy 5–Infrastructure. Access to the site will be via a new standard 6m wide vehicle crossover to Logan Reserve Road. This is provided as a left-in, left-out arrangement and will service two-way flow of both passenger traffic and service vehicles. The site accommodates manoeuvring for a SRV in accordance with Table 9.4.7.3.5. All traffic is demonstrated</p>

Table 6.4.7.3.1–Service, access and parking code – accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Response
		to enter and exit in a forward gear as shown within the attached swept path drawings prepared by ITE Consulting.
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	A07 A vehicle washing bay provides that run off is discharged to: <ol style="list-style-type: none"> a grassed area or permeable landscape area; or the sewerage system. 	Not Applicable The proposal does not involve a vehicle washing bay.
Car park access		
PO8 Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	A08 Vehicular queuing space to a car parking area: <ol style="list-style-type: none"> does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; complies with Table 9.4.7.3.3 - Queuing spaces; complies with Table 9.4.7.3.6 - Queuing requirements for particular uses. 	Complies The proposed development will continue to comply with Table 9.4.7.3.3–and Table 9.4.7.3.6. No turning movements, intersecting aisles or speed humps are provided in a queuing area.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	A09 A driveway is designed and constructed to comply with section 3.4.5 - Design standards for access and driveways of Planning scheme policy 5 - Infrastructure.	Complies The proposed driveway is designed and constructed to comply with section 3.4.5–Design standards for access and driveways of planning scheme policy 5–Infrastructure. Access to the site will be via a new standard 6m wide vehicle crossover to Logan Reserve Road. A left turn deceleration lane on approach is also proposed, following a turn warrant assessment, which is further discussed and assessment within the attached Traffic Impact Assessment prepared by ITE Consulting. This has been accommodated via a 1.5m road widening along the western extent of the frontage. It is acknowledged that the Planning Scheme preference is for development to not take direct access from an urban arterial single

Table 6.4.7.3.1–Service, access and parking code – accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Response
		<p>carriageway, however, there is no other viable alternative. It is expected the inclusion of a deceleration lane will naturally assist with safety and access/exit manoeuvring onto the urban arterial road.</p>
Design and construction of a car parking area		
<p>PO10 A car parking area is designed to:</p> <ul style="list-style-type: none"> a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space; f. provide a safe sight distance at a potential conflict point; g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows. 	<p>AO10 A car parking area is designed and constructed in accordance with section 3.4.6 - Design standards for car parking of Planning scheme policy 5 - Infrastructure.</p>	<p>Complies The proposed car parking area is designed and will be constructed in accordance with section 3.4.6–Design standards for car parking of planning scheme policy 5–Infrastructure.</p>
Waste management		

Table 6.4.7.3.1–Service, access and parking code – accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Response
<p>PO11 Development layout provides for refuse servicing which:</p> <ul style="list-style-type: none"> a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse impacts of servicing within the site; d. does not detract from the aesthetics or amenity of the surrounding area. 	<p>AO11.1 Development ensures that an on-site service bay for refuse collection is designed:</p> <ul style="list-style-type: none"> a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management; b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises. 	<p>Complies An SRV service bay is provided within the proposed carpark, along the western boundary. Accompanying swept path drawings prepared by ITE Consulting demonstrates complaint manoeuvring over the site including entering and exiting in a forward gear.</p>
	<p>AO11.2 Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.</p>	<p>Complies An SRV service bay is provided within the proposed carpark, along the western boundary. Accompanying swept path drawings prepared by ITE Consulting demonstrates complaint manoeuvring over the site including entering and exiting in a forward gear.</p>
For assessable development		
Vehicle queuing		
<p>PO11 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note - Planning scheme policy 5 - Infrastructure provides guidelines on how to achieve this outcome.</p>	<p>AO11 No acceptable outcome provided.</p>	<p>Complies No drive-through facility is proposed.</p>

Overlay Codes

Acid Sulfate Soils Overlay Code

Table 8.2.1.3.1—Actual Acid Sulfate Soils Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>PO1</p> <p>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>AO1.1</p> <p>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"> c. excavating or otherwise removing 100m³ or more of soil or sediment; or d. filling of land involving 500m³ or more of material with an average depth of 0.5 of a metre or greater; or e. extracting ground water. 	<p>Complies</p> <p>The subject site is identified on the Acid sulfate soils overlay map OM-01.01 however will not affect ASS to the extent greater than listed in the AO.</p> <p>No excavation below 5 metres AHD is likely.</p>
	<p>AO1.2</p> <p>Development in the Potential and actual acid sulfate soils area above 5 metres AHD and at or below 20 metres AHD area identified on Acid sulfate soils overlay map OM-01.01 does not involve excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD.</p>	
Treatment and disposal of acid sulfate soils		
<p>PO2</p> <p>Development manages the treatment and disposal of acid sulfate soils</p>	<p>AO2</p> <p>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</p> <p>It is not anticipated that acid sulfate soils shall be disturbed during construction, however a management plan can be conditioned to be prepared and implemented where required.</p>

Biodiversity Areas Overlay Code

Table 8.2.2.3.1—Biodiversity Areas Overlay Code		
Performance outcomes	Acceptable outcomes	Response
<p>PO1</p> <p>Development in a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to:</p> <ol style="list-style-type: none"> a. provide for habitat links; b. facilitate safe wildlife movement; c. facilitate wildlife refuge; d. enhance habitat values; e. rehabilitate degraded areas with native vegetation. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO1</p> <p>Development is located outside a Biodiversity corridor identified on Biodiversity areas overlay map OM-02.02.</p>	<p>Complies</p> <p>Development is not located within a Biodiversity corridor.</p>
Primary vegetation management area		
<p>PO2</p> <p>Development in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located:</p> <ol style="list-style-type: none"> a. to: <ol style="list-style-type: none"> i. protect the current extent of native vegetation; or ii. achieve a net gain of native vegetation; iii. to rehabilitate degraded areas with native vegetation. <p>Note - The Primary vegetation management area includes the locally significant vegetation identified on Biodiversity areas overlay map OM-02.03.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report [for section (a)(i)] and an environmental offset report [for section (a)(ii)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO2</p> <p>Development is located to avoid the need to clear any native vegetation in the Primary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ol style="list-style-type: none"> a. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - Environmental offset standards in Planning scheme policy 3 - Environmental management; or b. if identified as Both matters of local and state environmental significance or Matter of state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act 2014 <p>Note - Compliance with AO2.1(a) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>Complies</p> <p>Development is not located within the Primary vegetation management area.</p>

Table 8.2.2.3.1—Biodiversity Areas Overlay Code

Performance outcomes	Acceptable outcomes	Response
	<p>Note - For purposes of A02.1(b) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Department Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as Both matters of Local and State environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p>	
	<p>A02.2 Development rehabilitates degraded areas in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>Not Applicable Development is not located within the Primary vegetation management area.</p>
Secondary vegetation management area		
<p>PO3 Development in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01 is designed and located to either:</p> <ul style="list-style-type: none"> a. protect the current extent of native trees and native habitat trees; or b. achieve a net gain of native trees and native habitat trees. <p>Note - Compliance with this performance outcome is to be demonstrated by a basic ecological assessment report [for paragraph (a)] and environmental offset report [for section (b)] prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>A03 Development is located to avoid the need to clear any native trees and native habitat trees in the Secondary vegetation management area identified on Biodiversity areas overlay map OM-02.01, unless:</p> <ul style="list-style-type: none"> a. if clearing less than 10 native trees, compensatory planting is provided of: <ul style="list-style-type: none"> i. two trees of the same species for every native tree cleared in a secondary vegetation management area; ii. four trees of the same species for every native habitat tree cleared in a secondary vegetation management area; b. if identified as a Matter of local environmental significance and not Both matters of local and state environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with section 3.1 - 	<p>Performance Outcome The development results in the clearing of 13 native habitat trees within the mapped secondary vegetation management area as detailed within the accompanying vegetation retention plan prepared by s5 Environmental.</p> <p>As clearing is above 9 habitat trees an environmental offset report has been prepared by s5 Environmental outlining proposed on-ground rehabilitation of 26 native habitat trees towards the west of the development footprint.</p>

Table 8.2.2.3.1—Biodiversity Areas Overlay Code

Performance outcomes	Acceptable outcomes	Response
	<p>Environmental offset standards in Planning scheme policy 3 - Environmental management; or</p> <p>c. if identified as Both Matters of local and state environmental significance or Matters of State environmental significance on Biodiversity areas overlay map OM-02.04, an offset is provided in accordance with the Queensland Environmental Offset Policy and the Environmental Offsets Act</p> <p>Note - Compliance with AO3(b) is to be demonstrated by an environmental offset report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p> <p>Note - For the purpose of AO3(c) the Queensland Government has separate regulatory requirements for matters of state environmental significance. This is regulated by the State Development Assessment Provisions.</p> <p>Note - Where the native vegetation is identified as a matter of state environmental significance and no offset is required by the Queensland Government for the native vegetation identified as a matter of state environmental significance, development is located to avoid the need to clear the native vegetation.</p>	
Koala habitat		
<p>PO4</p> <p>Development in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed and located to protect and enhance koala habitat.</p> <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO4</p> <p>Development:</p> <p>a. is located to avoid the need to clear any native vegetation in a Koala corridor identified on Biodiversity areas overlay map OM-02.02;</p> <p>b. in a Koala corridor identified on Biodiversity areas overlay map OM-02.02 rehabilitates degraded koala habitat values within the Koala corridor, in accordance with the South East Queensland Ecological Restoration Framework.</p>	<p>Complies</p> <p>The site is not affected by a Koala corridor.</p>
Locally significant vegetation		
<p>PO5</p>	<p>AO5</p>	<p>Complies</p>

Table 8.2.2.3.1—Biodiversity Areas Overlay Code		
Performance outcomes	Acceptable outcomes	Response
<p>Development in a Locally significant vegetation area identified on the Biodiversity areas overlay map OM-02.03 protects Melaleuca irbyana, vine forest, Gossia gonoclada and significant remnant vegetation areas from:</p> <ul style="list-style-type: none"> a. encroachment; b. edge effects. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>Development is located outside of a Locally significant vegetation area as identified on Biodiversity areas overlay map OM-02.03.</p>	<p>The site is not affected by the Locally significant vegetation areas overlay.</p>
Wildlife movement		
<p>PO6</p> <p>Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna by:</p> <ul style="list-style-type: none"> a. generating minimal additional night time traffic; b. minimising the risk of injury or death to wildlife by vehicular traffic; c. incorporating practices or measures to minimise disruption, injury or death during construction; d. providing that a road or accessway has a low design speed; e. providing fauna-friendly fencing. <p>Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.</p>	<p>AO6</p> <p>Development in a Biodiversity corridor or koala corridor identified on Biodiversity areas overlay map OM-02.02 provides for the safe movement of native fauna through the implementation of:</p> <ul style="list-style-type: none"> a. the Queensland Government Fauna Sensitive Road Design Manual Volume 2: Preferred Practices; b. the Queensland Government Koala-sensitive Design Guideline. 	<p>Not Applicable</p> <p>Development is not sited within a Biodiversity or Koala corridor.</p>
Locally significant Melaleuca irbyana buffer area		
<p>PO7</p> <p>Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 protects the Locally significant Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03 from:</p>	<p>AO7</p> <p>Development within the Locally significant Melaleuca irbyana buffer area identified on Biodiversity areas overlay map OM-02.03 provides for a vegetated buffer within 50 metres of the Locally significant</p>	<p>Not Applicable</p> <p>Development is not sited within the Locally significant Melaleuca irbyana buffer area.</p>

Table 8.2.2.3.1—Biodiversity Areas Overlay Code		
Performance outcomes	Acceptable outcomes	Response
a. edge effects; b. adverse changes to the local hydrology. Note - Compliance with this performance outcome is to be demonstrated by a detailed ecological assessment report prepared in accordance with Part 2 of Planning scheme policy 3 - Environmental management.	Melaleuca irbyana area identified on Biodiversity areas overlay map OM-02.03.	
Landscape values		
PO8 Development is designed and located to protect and enhance the landscape values of: a. a ridgeline; b. native vegetation.	A08 No acceptable outcome provided.	Complies The proposed development footprint is contained to the frontage of the site and does not proposed to disturb or encroach within existing vegetation values at the rear. Landscape concept plans have been prepared to support a landscaped outcome at the street interface, and an Environmental Offset Report has been prepared to account for proposed rehabilitation.
Lighting		
PO9 Development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02 is designed to minimise adverse light impacts on native fauna.	A09 Lighting associated with development in a Biodiversity corridor or Koala corridor identified on Biodiversity areas overlay map OM-02.02: f. complies with the dark surrounds lighting levels in AS4282-1997 - Control of the obtrusive effects of outdoor lighting; g. is directed away from areas identified on Biodiversity areas overlay map OM-02.00.	Not Applicable Development is not sited within a Biodiversity or Koala corridor.

Bushfire Hazard Overlay Code

A response against this Code is not considered necessary given the minimal extent of the Bushfire Hazard overlay impacting the site, particularly where the proposed development footprint is contained to the frontage of the site outside of this overlay extent. Further details on vegetation retention and rehabilitation is provided within the accompanying documentation prepared by s5 Environmental.

Flood Hazard Overlay Code

Table 8.2.5.3.1—Flood Hazard Overlay Code		
Performance outcomes	Acceptable outcomes	Response
Part A – Risk compatibility (other than a Home-based business)		
Material change of use		
<p>PO1</p> <p>A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.01 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.</p> <p>Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.</p>	<p>AO1</p> <p>Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.01.</p>	<p>Alternative Outcome that meets the Purpose of the Code</p> <p>The site is identified within the Flood hazard overlay, specifically the Flood Risk Areas Low to High, as depicted on Logan City Council’s interactive mapping. Flooding risk and assessment has been undertaken within the accompanying Civil Engineering Report prepared by HCE Engineers.</p> <p>Minimum flood planning levels for the development are to be 500mm above the Defined Flood Event (1%AEP). The minimum floor level required is 15.1m AHD for compliance against Acceptable Outcome AO10 which the proposed Community Hall (class 9b building) complies with. Further, all buildings and structures are proposed to be located outside of the mapped high flow area to comply with Performance Outcome PO8 of the Flood Hazard Code.</p> <p>Carparking and vehicle manoeuvring areas are also proposed above the defined flood event. The lowest point of the carpark is 14.61m AHD which achieves compliance against Acceptable Outcome AO11.</p> <p>It is proposed to utilise compensatory cut/fill to achieve the minimum flood planning levels for the development and improve existing flood storage. Approximately 426m³ of earthworks is proposed within the high risk flood area which results in an area of disturbance of 3,510m².</p> <p>The proposed extent of earthworks within the high flood risk area achieves a non-compliance with PO21 of the Flood Hazard Code. As discussed within the accompanying Civil Engineering Report, the</p>

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
		<p>development is assessed against the purpose of the code and planning scheme policy 10 – Flood.</p> <p>Flooding analysis, as investigated by HCE Engineers, deduced the expected nature of flooding over the site is backwater considering the velocity does not increase within the mapped creek bed and would be in the lower band of 0-1m/s (likely closer to zero than one). It is therefore the depth of flow that is dictating the hazard rating. The maximum depth of flow against the proposed fill pad is 2.3m remaining consistent with existing flood depths within the development site.</p> <p>Accordingly, the development is considered to meet the purpose of the Flood Hazard Overlay Code and PSP for the following reasons:</p> <ul style="list-style-type: none"> • Providing a compensatory cut/fill solution that does not result in a loss of flood storage; • Maintains the natural conveyance and function of flood waters; • Development ensures buildings and pad levels are proposed at or above minimum flood planning levels; • Trafficable and safe pedestrian and vehicle access to the site is maintained during a flood event and therefore does not expose people or property to isolation;
<p>PO2 A vulnerable use:</p> <ol style="list-style-type: none"> a. is not located in a High flood island identified on Flood hazard overlay map OM-05.03; b. is located outside of the floodplain unless located in: c. a Very low flood risk area identified on Flood hazard overlay map OM-05.01; or d. in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04 and involving a Hospital. 	<p>A02 No acceptable outcome provided.</p>	<p>Not Applicable The development is not a vulnerable use.</p>

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>PO3 Essential community infrastructure activities are not located in the floodplain unless:</p> <ul style="list-style-type: none"> a. there is an overriding planning need for the use; b. there is no alternative site located outside of the floodplain that would address the identified need; c. development maintains functionality during and after all flood events, including the probable maximum flood; d. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood. <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO3 No acceptable outcome provided.</p>	<p>Not Applicable The development is not essential community infrastructure.</p>
<p>PO4 Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.01, unless development:</p> <ul style="list-style-type: none"> a. is demonstrated to be compatible with the level of flood risk; b. delivers the relevant outcomes for the flood risk area, including a: <ul style="list-style-type: none"> i. High flood risk area; ii. Moderate flood risk area; iii. Low flood risk area, Very low flood risk area and High flood island where involving essential community infrastructure activities or a vulnerable use. <p>Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO4 No acceptable outcome provided.</p>	<p>Complies Development is not sited within a Flood investigation area.</p>
<p>Reconfiguring a Lot Not Applicable – The development involves a Material Change of Use for Community Use and Place of Worship</p>		

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
Part B – Resilient building location, design and operations (other than a Home-based business)		
<p>PO8 Buildings and structures are located outside of a High flow area.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood Investigation Area and it is proposed to undertake a detailed localised flood risk assessment.</p>	<p>AO8.1 New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.</p> <p>AO8.2 Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area identified on Flood hazard overlay map OM-05.02.</p>	<p>Complies All buildings and structures are located and positioned outside of the High Flow Area.</p> <p>Not Applicable The development does not propose an undercroft.</p>
<p>PO9 A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04 ensures that the location, design and operation of development:</p> <ul style="list-style-type: none"> c. mitigates the risk of flooding to buildings and structures; d. minimises risk of injury to life and damage to property and infrastructure; e. maintains functionality during and after all flood events, including the probable maximum flood. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO9 No acceptable outcome provided.</p>	<p>Not Applicable Development does not involve a Hospital in the Meadowbrook flood assessment area.</p>
<p>PO10 Development is designed to account for the potential risk of inundation during flood events through compliance with the flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.</p> <p>Editor’s note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.</p>	<p>AO10 Development complies with the minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.</p>	<p>Complies The proposed development footprint is contained to the frontage of the site and does not proposed to disturb or encroach within existing vegetation values at the rear. Landscape concept plans have been prepared to support a landscaped outcome at the street interface, and an Environmental Offset Report has been prepared to account for proposed rehabilitation.</p>
<p>PO11</p>	<p>AO11</p>	<p>Complies</p>

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to:</p> <ul style="list-style-type: none"> a. pedestrian and vehicular safety; b. a building or other structure. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.</p>	<p>All carparking and manoeuvring areas are located above the 1% AEP flood level. The defined flood event (1%AEP) is 14.6m. The lowest point of the carpark is 14.61m AHD.</p>
<p>PO12</p> <p>Basement access and openings are designed and located to:</p> <ul style="list-style-type: none"> a. ensure safety during a flood event; b. improve resilience to flood events; c. reduce recovery time after flooding; d. minimise economic loss to individual and public assets stored in the basement. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO12</p> <p>All entry points and openings to a basement are located at or above the flood planning level in Table 8.2.5.3.3 - Minimum flood planning levels.</p>	<p>Not Applicable</p> <p>No basements are proposed.</p>
<p>PO13</p> <p>Essential operating components of a development are located or designed to ensure their continued function during and immediately after flood events that are up to and including the:</p> <ul style="list-style-type: none"> a. defined flood event for uses other than essential community infrastructure activities or a vulnerable use; or b. probable maximum flood for essential community infrastructure activities or a vulnerable use. <p>Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges and communal assets and materials (such as waste bins or chemicals).</p>	<p>AO13</p> <p>The function of essential building services and infrastructure is maintained during a flood event by:</p> <ul style="list-style-type: none"> a. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.01; b. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or c. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: <ul style="list-style-type: none"> i. the defined flood event where not involving a vulnerable use or essential community infrastructure activities; 	<p>Complies</p> <p>Essential building services can be located appropriately to comply. Proposed buildings achieve minimum flood planning levels. This can be conditioned accordingly.</p>

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>ii. the probable maximum flood where for a vulnerable use or essential community infrastructure activities.</p>	
<p>PO14 Screening the understorey of a building:</p> <ul style="list-style-type: none"> a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.01; b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO14 No acceptable outcome provided.</p>	<p>Not Applicable No undercroft is proposed.</p>
<p>Storage, manufacturing or handling of hazardous materials</p>		
<p>Not Applicable – The development does not involve the storage, manufacturing or handling of hazardous materials</p>		
<p>Part C – Access and evacuation (other than a Home-based business)</p>		
<p>PO16 Development involving a vulnerable use, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.04, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO16 No acceptable outcome provided.</p>	<p>Not Applicable The development is not for a vulnerable use.</p>
<p>PO17 Development where involving an accommodation land use or residential activities has a low flood hazard vehicle route to a suitable flood-free area that contains local goods and services to serve the daily needs of people.</p>	<p>AO17 During the defined flood event, development for an accommodation land use or residential activities has:</p> <ul style="list-style-type: none"> a. flood-free vehicle access to a road above the flood level; b. a flood-free vehicle route that leads to a suitable flood-free area that contains local goods and services to serve the daily needs of people. 	<p>Not Applicable The development is not for an accommodation land use or residential activity.</p>

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>		
<p>PO18 Development has a low flood hazard vehicle or pedestrian route from dwellings to a flood-free or low flood hazard road.</p>	<p>AO18 Development has a flood-free vehicle or pedestrian route from onsite dwellings to the flood-free road.</p> <p>Editor’s note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free evacuation route illustrates an example of a development complying with this Acceptable Outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free evacuation route illustrates an example of a development that does not comply with this acceptable outcome.</p>	<p>Not Applicable Development is not for a dwelling.</p>
<p>PO19 Development, other than a vulnerable use or accommodation land use, has low flood hazard vehicle access to a low flood hazard road.</p>	<p>AO19 Development, other than a vulnerable use or accommodation land use, has flood-free vehicle access to a road that is above the flood level during a defined flood event.</p>	<p>Complies Logan Reserve Road is mapped as Low Flood Risk. Vehicle access to the site from Logan Reserve Rd remains trafficable during the 1%AEP event.</p>
<p>PO20 Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving a vulnerable use.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome.</p> <p>Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for</p>	<p>AO20 No acceptable outcome provided.</p>	<p>Not Applicable</p>

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
safe evacuation where an active management entity exists for the development.		
Part D – Preservation of floodplain function and overland flow paths (other than a Home-based business)		
<p>PO21</p> <p>Filling and excavation in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01 does not exceed:</p> <ul style="list-style-type: none"> a. a total volume of 20m³; b. a total area of 2,000m². 	<p>AO21</p> <p>Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.01, filling and excavation, other than for a stormwater detention basin, does not exceed:</p> <ul style="list-style-type: none"> a. a total volume of 20m³; b. a total area of 2,000m². <p>Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basin.</p>	<p>Alternative Outcome that meets the Purpose of the Code</p> <p>Refer to AO1/PO1</p>
<p>PO22</p> <p>Development does not involve earthworks that would either directly, indirectly or cumulatively:</p> <ul style="list-style-type: none"> a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties; b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties; c. alter floodplain and overland flow path characteristics and water body storage; d. adversely impact the role and function of waterways and areas of ecological significance; e. cause a loss of floodplain storage below the defined flood event. <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>AO22</p> <p>The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.01.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this acceptable outcome.</p>	<p>Complies</p> <p>Compensatory cut/fill is proposed within the flood plain to maintain floodplain storage.</p>
<p>PO23</p> <p>The existing conveyance of flood waters and existing overland flow paths are protected and maintained without adversely affecting adjoining premises, infrastructure and the environment.</p>	<p>AO23</p> <p>No acceptable outcome provided.</p>	<p>Complies</p> <p>Existing conveyance is maintained.</p>

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>		
<p>PO24</p> <p>Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event:</p> <ul style="list-style-type: none"> a. peak flow; b. flow of any part of the flood before the peak; c. flood flow velocity; d. level of flooding; e. flood time to peak. <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO24</p> <p>No acceptable outcome provided.</p>	<p>Complies</p> <p>Flood storage is to be maintained and onsite detention is proposed to maintain existing peak flow conditions.</p>
<p>PO25</p> <p>Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO25</p> <p>No acceptable outcome provided.</p>	<p>Complies</p> <p>All carparking and buildings are proposed above the DFF and is not considered to worsen conditions during an event larger than the 1%AEP.</p>
<p>PO26</p> <p>A stormwater quality improvement device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quality improvement device.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>AO26</p> <p>A stormwater quality improvement high flow outlet device is located:</p> <ul style="list-style-type: none"> a. above the 5% AEP flood event caused by local flooding; b. above the 5% AEP flood event caused by regional flooding. 	<p>Complies</p> <p>The proposed stormwater quality outlet is located above the 5% AEP event.</p>
<p>PO27</p>	<p>AO27</p>	<p>Performance Outcome</p>

Table 8.2.5.3.1—Flood Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>A stormwater quantity management outlet device is located above the 2% AEP flood event.</p>	<p>The proposed outlet is located below the 2% AEP event, however retains existing floodplain storage and functionality during the event.</p>
<p>Part E – A Home-based business</p> <p>Not Applicable – The development does not involve a home-based business</p>		

Regional Infrastructure Corridors and Substations Overlay Code

Table 8.2.9.3.1—Regional Infrastructure Corridors and Substations Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>Community health and safety</p>		
<p>PO1</p> <p>A use does not result in an unacceptable health or safety risk to the community from extremely low frequency magnetic field from powerline infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01.</p> <p>Note - ARPANSA draft standard, 2008 outlines the appropriate measures to be taken into consideration to achieve this outcome.</p>	<p>AO1</p> <p>A use is located outside the 275kV powerline buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01.</p>	<p>Complies</p> <p>The site is not affected by the 275kv powerline or buffer area.</p>
<p>PO2</p> <p>A sensitive land use is located a sufficient distance from a substation and wastewater facility identified on Regional infrastructure corridors and substations overlay map OM-09.01 to prevent an unacceptable health or safety risk to the community from a substation or wastewater facility.</p>	<p>AO2</p> <p>A sensitive land use:</p> <ol style="list-style-type: none"> a. has a minimum boundary clearance of 100 metres from a Substation identified on Regional infrastructure corridors and substations overlay map OM-09.01; b. is located outside the Wastewater facility buffer area identified on Regional infrastructure corridors and substations overlay map OM-09.01. 	<p>Not Applicable</p> <p>The development does not involve a sensitive use.</p>
<p>Protection of electricity infrastructure</p>		

Table 8.2.9.3.1—Regional Infrastructure Corridors and Substations Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>PO3</p> <p>Development of premises adjoining a 110kv or 275kv powerline identified on Regional infrastructure corridors and substations overlay map OM-09.01 whether or not in an electricity easement, takes into account the impacts of 'sag' and 'swing'.</p>	<p>A03</p> <p>Development of premises adjoining a 110kV or 275kV powerline corridor identified on Regional infrastructure corridors and substations overlay map OM-09.01 complies with the mandatory clearance from any proposed buildings, structures and operational equipment to existing power lines specified in Schedules 4 and 5 of the Electrical Safety Regulation 2013.</p>	<p>Complies</p> <p>The development is anticipated to comply with the requirements under the Electrical Safety Regulation.</p>
Protection of water infrastructure		
<p>PO4</p> <p>Development protects bulk water infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 by:</p> <ul style="list-style-type: none"> a. locating outside an easement for the pipeline; b. having an adequate boundary clearance to protect its operation. 	<p>A04</p> <p>Development is not located within the water pipeline corridor identified on Regional infrastructure corridors and substations overlay map OM-9.01.</p>	<p>Complies</p> <p>Development is not sited within the water pipeline corridor.</p>
Protection of petroleum pipeline infrastructure		
<p>PO5</p> <p>Development does not compromise the operation of a Petroleum pipeline identified on Regional infrastructure corridors and substations overlay map OM-09.01.</p>	<p>A05</p> <p>Development is not located on:</p> <ul style="list-style-type: none"> a. Emt D SP147672; or b. Emt A RP104128; or c. Emt B RP119561 	<p>Complies</p> <p>The development is not located on any of the easement specified in A05.</p>
Access for infrastructure providers		
<p>PO6</p> <p>Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times:</p> <ul style="list-style-type: none"> a. 110kv and 275kv powerlines; b. Substation; c. Wastewater facility. <p>Note - The applicable infrastructure provider will provide a padlock wherever gates and locked access to an easement is required.</p>	<p>A06</p> <p>Access to the following infrastructure identified on Regional infrastructure corridors and substations overlay map OM-09.01 is provided to the infrastructure provider at all times:</p> <ul style="list-style-type: none"> a. 110kV and 275kV powerlines; b. Substation; c. Wastewater facility. 	<p>Complies</p> <p>Access to the 110kv powerline is expected to be maintained at all times, the development does not involve a gate. This can be conditioned accordingly.</p>

Table 8.2.9.3.1—Regional Infrastructure Corridors and Substations Overlay Code

Performance outcomes	Acceptable outcomes	Response
Co-location of regional infrastructure corridors		
<p>PO7</p> <p>Regional infrastructure is co-located in a Regional infrastructure corridor identified on Regional infrastructure corridors and substations overlay map OM-09.00 to:</p> <ul style="list-style-type: none"> a. achieve an efficient use of land; b. enable ease of access and maintenance; c. limit adverse environmental impacts. 	<p>AO7.1</p> <p>No acceptable outcome provided.</p>	<p>Complies</p>

Waterway Corridors and Wetlands Overlay Code

Table 8.2.12.3.1—Waterway Corridors and Wetlands Overlay Code

Performance outcomes	Acceptable outcomes	Response
Design and location		
<p>PO1</p> <p>Development is designed and located to protect the ecosystem processes, water quality, function, scenic amenity and landscape values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00.</p>	<p>AO1</p> <p>Development is located outside the:</p> <ul style="list-style-type: none"> a. waterway areas identified on Waterway corridors and wetlands overlay map OM-14.01; b. wetlands and wetland buffers identified on Waterway corridors and wetlands overlay map OM-14.02. 	<p>Complies</p> <p>Development is located outside the waterway and buffer area.</p>
Location and ecosystem processes		
<p>PO2</p> <p>Development is:</p> <ul style="list-style-type: none"> a. designed and located such that a waterway area or wetlands and wetland buffer is protected; b. designed, constructed and managed to protect and enhance: 	<p>AO2</p> <p>Development:</p> <ul style="list-style-type: none"> a. demonstrates that locating outside the waterway area of wetland and wetland buffer is not reasonably possible; b. prepares an ecological assessment report in accordance with part 2 of Planning scheme policy 3 - Environmental management that demonstrates how the development 	<p>Not Applicable</p> <p>Development can be reasonably sited outside the wetland and buffer area.</p>

Table 8.2.12.3.1—Waterway Corridors and Wetlands Overlay Code

Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> i. in-stream and riparian habitat values of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00; ii. safe wildlife movement and fish passage. <p>Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome. Compliance with this performance outcome is to be demonstrated by an ecological assessment report prepared in accordance with part 2 of Planning scheme policy 3 - Environmental management.</p>	<ul style="list-style-type: none"> protects and enhances in-stream and riparian habitat values and results in no loss of connectivity which supports wildlife movement; c. protects and enhances the ecological function of a Waterway corridor and wetlands area in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.2 - Waterway terrestrial and aquatic fauna movement of Planning scheme policy 3 - Environmental management. 	
Natural hydrological and geomorphological processes		
<p>PO3</p> <p>Development is designed, constructed and managed to ensure:</p> <ul style="list-style-type: none"> a. the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 are maintained; b. where the natural hydrological and geomorphological processes are modified, the near natural hydrology is reinstated. 	<p>AO3</p> <p>Development is designed, constructed and managed to protect the natural hydrological and geomorphological processes of a Waterway corridors and wetlands area by:</p> <ul style="list-style-type: none"> a. stabilising banks using native vegetation in accordance with section 3.3.1 - Riparian corridor revegetation and weed control and section 3.3.3 - Near-natural hydrology reinstatement works of Planning Scheme Policy 3 - Environmental Management; b. reinstating the near-natural hydrology in accordance with section 3.3.3 - Near-natural hydrology reinstatement works of Planning scheme policy 3 - Environmental management. 	<p>Complies</p> <p>The development will not interfere with or disrupt the natural hydrological processes of the waterway. Further details on stormwater management over the site can be found within the accompanying Stormwater Management Report prepared by HCE Engineers.</p>
Erosion prone areas		
<p>PO4</p> <p>Development in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 is for coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development.</p>	<p>AO4</p> <p>Development is not located in an erosion prone area identified on Waterway corridors and wetlands overlay map OM-14.03 unless the development:</p>	<p>Complies</p> <p>Development is not located within an erosion prone area.</p>

Table 8.2.12.3.1—Waterway Corridors and Wetlands Overlay Code

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> a. cannot be feasibly located elsewhere; b. is coastal dependent development, or temporary, readily relocatable or able-to-be-abandoned development. 	
Water quality		
<p>PO5</p> <p>Development is designed, constructed and managed to protect water quality of a Waterway corridors and wetlands area identified on Waterway corridors and wetlands overlay map OM-14.00 by:</p> <ul style="list-style-type: none"> a. providing vegetated buffers; b. incorporating water sensitive urban design principles having regard to: <ul style="list-style-type: none"> i. protecting water quality of surface and ground waters; ii. minimising sewage discharges to the natural environment; c. limiting discharge of sediments and pollutants into a Waterway corridors and wetlands area. 	<p>A05</p> <p>Development:</p> <ul style="list-style-type: none"> a. provides a vegetated riparian buffer in accordance with section 3.3.1 - Riparian corridor revegetation and weed control of Planning scheme policy 3 - Environmental management; b. provides effective erosion and sediment control in accordance with section 3.3 - Filling and excavation standards of Planning scheme policy 5 - Infrastructure; c. implements water sensitive urban design principles in accordance with section 3.6 - Stormwater infrastructure standards and section 3.7 - Landscaping standards of Planning scheme policy 5 - Infrastructure; d. excludes stock from a Waterway corridors and wetlands area by providing a permanent fence and gate and utilises off-stream stock watering points. 	<p>Not Applicable</p> <p>The development is sited well outside the waterway and buffer area over the site. Rehabilitation of the waterway is not considered necessary. Stormwater is proposed to be managed via detention which will be fitted with a quality improvement device. Outflows will travel via sheet flow to the waterway as the lawful point of discharge. Further details can be found within the accompanying Stormwater Management Report prepared by HCE Engineers.</p>
Access		
<p>PO6</p> <p>Development provides for an integrated and publicly accessible network of waterways and wetlands to facilitate activation and maintenance of:</p> <ul style="list-style-type: none"> a. a River waterway identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River where located within the urban footprint; 	<p>A06</p> <p>Development provides:</p> <ul style="list-style-type: none"> a. road access in the form of an access road or collector road to a River waterway, identified on Waterway corridors and wetlands overlay map OM-14.01, being the Albert River or Logan River, where the premise adjoins the River waterway and is located within the urban footprint; 	<p>Not Applicable</p> <p>The site does not include a River waterway or Major wetland.</p>

Table 8.2.12.3.1—Waterway Corridors and Wetlands Overlay Code

Performance outcomes	Acceptable outcomes	Response
<p>b. a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02.</p>	<p>b. a pedestrian and cycle network along a Major wetland identified on Waterway corridors and wetlands overlay map OM-14.02 where the premises adjoins the Major wetland.</p>	
Tenure		
<p>PO7 Development provides for tenure or management arrangements that facilitate the protection and enhancement of a Waterway corridors and wetlands.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>Complies The rear of the site will remain vegetated. Access to the western area of the site will be via a ramp for easy access and maintenance.</p>