

DEVELOPMENT CONDITIONS



APPLICANT: QUEENSLAND NEPALESE CULTURAL CENTRE INC
APPLICATION NUMBER: MCUI/44/2024
TYPE & DESCRIPTION: MATERIAL CHANGE OF USE - PLACE OF WORSHIP AND COMMUNITY USE

OFFICER DETAILS

The Assessment Manager for this application was:

Officer Name: Scott Robertson
Contact Number: (07) 3412 5269
Please Quote: MCUI/44/2024
Document Number: 19128126

LAND

Development Conditions to apply to the following land:

Street Address: 283-293 Logan Reserve Road, LOGAN RESERVE QLD 4133
Real Property Description: Lot 1 RP 162124

CONDITIONS OF DEVELOPMENT:

1. GENERAL

Approved Documents

- 1.1. Undertake development generally in accordance with the approved plans of development and documents; that are to be based on the following:

| Title | Plan Number | Rev/Amd't | Date | Prepared by |
|----------------------------|-------------|-----------|-----------|------------------------|
| Context and Locality Plans | A-DA-00.01 | I | 6/11/2025 | Elevation Architecture |
| Proposed Site Plan | A-DA-01.01 | K | 6/11/2025 | Elevation Architecture |
| Site Staging Plan | A-SD-01.02 | H | 6/11/2025 | Elevation Architecture |
| Land Dedication Plan | A-DA-01.03 | D | 6/11/2025 | Elevation Architecture |
| Floor Plan Ground | A-DA-03.01 | I | 6/11/2025 | Elevation Architecture |
| Floor Plan - First | A-DA-03.02 | I | 6/11/2025 | Elevation Architecture |
| Roof Plan | A-DA-04.01 | I | 6/11/2025 | Elevation Architecture |
| Elevations (Sheet 01) | A-DA-09.01 | I | 6/11/2025 | Elevation Architecture |
| Elevations (Sheet 02) | A-DA-09.02 | I | 6/11/2025 | Elevation Architecture |
| Elevations (Sheet 03) | A-DA-09.03 | I | 6/11/2025 | Elevation Architecture |
| Sections – Site Frontage | A-DA-10.04 | C | 6/11/2025 | Elevation Architecture |
| Renders | A-DA-22.01 | J | 6/11/2025 | Elevation Architecture |
| Renders | A-DA-22.02 | J | 6/11/2025 | Elevation Architecture |
| Renders | A-DA-22.03 | J | 6/11/2025 | Elevation Architecture |

| | | | | |
|------------------------------|------------|---|------------|---------------|
| Concept Bulk Earthworks Plan | 23331-SK03 | B | 27/02/2025 | HCE Engineers |
| Landscape Concept Plan | 1 | E | 09/09/2025 | Agla |
| Landscape Sections | 2 | E | 09/09/2025 | Agla |
| Proposed Planting Schedule | 3 | E | 09/09/2025 | Agla |
| Proposed Planting Schedule | 4 | E | 09/09/2025 | Agla |

| Title | Document Number | Rev/Amd't | Date | Prepared by |
|--------------------------------------------------------------------------------|------------------|-----------|------------|------------------|
| ACOUSTIC REPORT - Proposed Cultural Centre and Place of Worship | 2024019 | R01H | 15/10/2025 | Acoustic Works |
| Stormwater Management Plan – Approved from Stormwater Quality perspective only | 23331 | 1 | 26/02/2025 | HCE Engineers |
| Environmental Offset Report | S524016_EOR_v1.2 | 1.2 | 28/02/2025 | S5 Environmental |

except as altered by other conditions of this development approval, amendments in red on the approved plans and documents and as follows:

- 1.1.1. Community Hall is to be established as part of Stage 1; and
- 1.1.2. The Passive Recreation Area at natural ground, level crossed out on the approved plans of development, is not to be established.

Compliance Timing

- 1.2. Comply with all conditions of this development approval at no cost to Council and prior to the Final Inspection Certificate by a Building Certifier or commencement of the use, whichever comes first, and ensure that compliance is maintained thereafter, unless otherwise stated in a specific condition.

Note to applicant:

This includes compliance with all applicable referral agency conditions attached to the decision notice.

Development in Stages (Actions)

- 1.3. Develop the site in accordance with the stages identified on the approved plan of development with the stages to be developed in the consecutive numeric or alphabetic order of each stage as identified on the plan, unless otherwise agree to in writing by Council. The applicant must comply with each condition of this development approval as it relates to each stage, unless otherwise specifically stated in the condition.
- 1.4. These conditions only apply insofar as they relate to Stages 1 and 2 as shown on the approved plans of development.
- 1.5. Undertake and provide the following as part of the specified stages of the development:
 - 1.5.1. Stage 1;
 - 1.5.1.1. All car parking areas and driveways;
 - 1.5.1.2. Entry structure;
 - 1.5.1.3. Place of worship (Temple);
 - 1.5.1.4. Stupa;
 - 1.5.1.5. Kitchen & amenities building; and

- 1.5.1.6. Community hall.
- 1.5.2. Stage 2;
 - 1.5.2.1. Meeting rooms building; and
 - 1.5.2.2. Courtyard area.

Terms

- 1.6. Interpret words and terms used in this development approval as having the meaning ascribed to them in the planning scheme under which this development approval has been given unless otherwise stated in a specific condition.

2. PROPERTY

Display Street Number – Commercial or Industrial Development

- 2.1. Provide property identification on the front façade of the building or on any advertising sign in a location and in a manner able to be clearly identifiable from the primary road frontage.

Use

- 2.2. Ensure there are no more than a maximum of 110 visitors on the premises at any one time with the exception of Events as specified in Conditions 3.2 and 3.3, unless otherwise required under the Parking Management Plan conditions of this development approval.

3. LANDSCAPE AND AMENITY

Advertising generally

- 3.1. Do not install any advertising device on site unless the advertising device is:
 - 3.1.1. Accepted development under the applicable planning scheme and the advertising device complies with all of the stated requirements of the planning scheme; or
 - 3.1.2. Explicitly allowed for in this development approval or any other development approval applicable to the site that has not lapsed where approval for advertising was specifically sought and was not an artistic note, reference or sketch on the approved plan(s) of development.

Attendees for events and services

- 3.2. Ensure only a maximum of ten (10) events occur within a calendar year.

Further Advice:

Events include scheduled place of worship celebrations, and also includes weddings, funerals, birthdays and similar gatherings where exceeding 110 attendees on site at any one time. Events do not include regularly scheduled worship activity.

- 3.3. Ensure the total maximum number of patrons for events (for a Place of Worship or Community Use, combined) does not exceed 210 attendees.

Further Advice:

The numbers of attendees is based on the submitted acoustic and traffic assessments.

- 3.4. All carparking associated with special events is to be contained on site.

- 3.5. Ensure the Community Hall is available for third-party hire a minimum of Four (4) Saturdays or Sundays per calendar month.

Further Advice:

This condition is to facilitate hire from the broader community not associated with the Place of Worship.

- 3.6. Ensure the Community Hall is available for hire Monday to Friday between 10.00am and 10.00pm.

Further Advice:

For the purposes of the above conditions 3.5 & 3.6, where the Community Hall has been hired for use, it does not need to be maintained as available for hire during the hired time slot.

Parking Management Plan

- 3.7. In the event of any substantiated complaints resulting from vehicle parking associated with the approved uses, the applicant must cease all events and activities involving more than 110 persons, prepare a Parking Management Plan (PMP) and submit to Council for approval within one month of the applicant being formally notified of the complaint. The PMP will include but is not limited to:
 - 3.7.1. Objectives of the plan including reducing parking impacts associated with the development and ensuring parking is wholly contained within the development site;
 - 3.7.2. Measures to be implemented to achieve the above objectives as well as any other measures (including operational changes) to reduce vehicle parking and impacts of the development; and
 - 3.7.3. Appropriate performance indicators and provisions for monitoring and compliance recording.
- 3.8. The PMP must be prepared and signed by a suitably qualified traffic consultant (or an alternative person determined by Council as being suitably qualified to prepare such a plan) as being in accordance with the planning scheme and the conditions of this development approval and approved by Council.
- 3.9. Once approved, the development is to operate in accordance with the approved Parking Management Plan and events and activities involving more than 110 persons can resume.
- 3.10. If following the approval of a Parking Management Plan, further substantiated complaints are received as a result of vehicle parking associated with the approved uses, events and activities involving more than 110 persons are required to cease and the Parking Management Plan must be revised and resubmitted for Council approval in accordance with the above conditions. Once approved, the development is to operate in accordance with the revised approved Parking Management Plan and events and activities involving more than 110 persons can resume.

4. LANDSCAPE

Landscaping works operational works

- 4.1. An operational works application is not required for landscaping.

Landscaping works

- 4.2. Ensure landscaping works on site are undertaken in accordance with Planning Scheme Policy 5 – Infrastructure, at no cost to Council, consistent with the approved landscape concept plan prepared by AGLA and all other approved plan(s) of development and modified as follows:
 - 4.2.1. provide a minimum 50% transparent metal fence along the frontage of Logan Reserve Road;
 - 4.2.2. provide a minimum 1.5 metre wide garden bed being primarily the planting of plants along the whole of the Logan Reserve Road frontage of the site except where varied by other conditions of this development approval;
 - 4.2.3. provide street trees, ensuring:
 - 4.2.3.1. species selection to be from Table 4.2.4 in Part 4 – Guidelines, section 4.2 of Planning Scheme Policy 5;
 - 4.2.3.2. locations with required clearance, spacings and setbacks in accordance with standard drawing LCC 8-00418 as identified in Table 8.2.1.1 – Standard drawings for landscaping in Part 8, Section 8.2.1 of Planning Scheme Policy 5 – Infrastructure; and
 - 4.2.3.3. setbacks to infrastructure and services are to be in accordance with Table 6.3.3.1 – Street tree setback requirements in Part 9, Standard specification No. 2 (Landscaping) 2015, Section 6.3.3 of Planning Scheme Policy 5 – Infrastructure, ensuring a minimum of one street tree per 15 metres.

This condition is imposed under section 145 of the Planning Act 2016.

Landscape Certification

- 4.3. Prior to the commencement of the use, submit to Council certification from a qualified and experienced landscape architect, certifying that the landscaping works on site have been carried out in accordance with the approved landscape plan.
- 4.4. At the completion of a landscape maintenance period, provide certification to Council from a qualified and experienced landscape architect, certifying that landscaping works have been:
 - 4.4.1. established for a 12 week establishment period; and
 - 4.4.2. properly maintained for a 12 month maintenance period.

Casual surveillance (landscaping)

- 4.5. Ensure landscaping does not reduce casual surveillance or create entrapment of any publicly accessible space. This can be achieved by ensuring that:
 - 4.5.1. the canopy of a mature tree does not hang below two metres; and
 - 4.5.2. groundcovers incorporated into or adjacent to public or communal open space are of a species that does not grow above a maximum height of 600mm.

Landscaping – Retaining wall appearance

- 4.6. Ensure that any retaining walls which exceed 1m in height and which are visible from Logan Reserve Road incorporate a high standard of visual appearance through treatments such as:
 - 4.6.1. block retaining walls that incorporate variations in coloured and textured masonry bricks to ensure visual interest;
 - 4.6.2. concrete sleeper retaining walls that incorporate a coloured and textured finish;
 - 4.6.3. sandstone or boulder retaining walls; or
 - 4.6.4. other approved similar treatments as part of an application for operational works.

Further advice:

For the purpose of this requirement, concrete crib, grey besser brick and grey concrete sleeper retaining walls are not permitted in these locations.

Landscape maintenance

- 4.7. Landscaping is to be maintained in perpetuity at no cost to Council.

Further advice:

Street trees are maintained by Council once certification is accepted.

5. ENVIRONMENTAL AMENITY

No amenity impacts

- 5.1. Ensure there are no significant amenity impacts by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products, grit, oil or otherwise.

Activities and operation -Place of Worship

- 5.2. Ensure activities associated with the operation of the use occur only between the hours of 7:00am and 7:00pm on Monday to Sunday unless stated otherwise in another condition of this approval.
- 5.3. Ensure handheld bells are rung only between the hours of 7:00am and 7:00pm on Monday to Sunday.

Activities and operation - Community Use

- 5.4. Ensure activities associated with the operation of the use occur only between the hours of 10:00am and 10:00pm on Monday to Sunday unless stated otherwise in another condition of this approval.

Servicing - Loading unloading and delivery activities

- 5.5. Ensure loading, unloading and delivery activities associated with the operation of the use only occur between the hours of 7:00am and 7:00pm on Monday to Sunday.

Servicing - Waste collection

- 5.6. Ensure waste collection activities associated with the operation of the use only occur between the hours of 7:00am and 7:00pm on Monday to Sunday.

Approved report

- 5.7. Implement the recommendations of the approved Acoustic Report, unless otherwise specified by the other development conditions in this approval. The other development conditions would prevail where there is a conflict.

Fencing - Specification and location

- 5.8. Prior to the commencement of the use, construct acoustic fences as outlined in the approved acoustic report. The acoustic fence is to have the following basic specifications:
- 5.8.1. a minimum surface mass density of 12.5kg/m²;
 - 5.8.2. be free from holes, gaps and rattle;
 - 5.8.3. does not impede fauna movement; and
 - 5.8.4. is generally in accordance with the design specifications outlined in Planning Scheme Policy 5 Table 3.4.13.
- 5.9. Prior to the commencement of the use, provide to Council certification from a suitably qualified acoustic consultant that the acoustic fence complies with the noise criteria outlined in Planning Scheme.
- 5.10. Maintain the acoustic fencing at all times.

Conduct activity

- 5.11. Conduct the activity in a manner that achieves the noise emission standards outlined in the planning scheme.

Investigation of noise complaint

- 5.12. In the event of a noise complaint regarding the operation of the activity, conduct an appropriate investigation to determine whether the operation of the activity has exceeded the noise emission standards outlined in the planning scheme. An investigation report must be submitted with the Council within 20 business days unless otherwise agreed to in writing by Council to demonstrate whether or not the operation of the activity has exceeded the noise emission standards outlined in the planning scheme.

Further Advice:

In the event there is a non-compliance with Condition 5.11, Council has the ability to require a person to submit an application for a transitional environmental program under Chapter 7, Division 2 of the Environmental Protection Act 1994 (see s.332(2)(d)).

Mechanical plant

- 5.13. Prior to the commencement of the use, ensure all mechanical plant is certified to comply with the noise criteria outlined in the Planning Scheme.

Amplified sound - Noise limiter

- 5.14. Ensure amplified music and speech within the community hall is limited to a maximum of 85dB(A) measured at 1 metre from the speaker.

Windows and doors – Operation

- 5.15. Ensure windows and doors of the community hall and courtyard are closed during operation on Sundays, public holidays and event days.

Further Advice:

Event days are defined as per the further advice note for Condition 3.2.

Acoustics – General

- 5.16. Ensure only handheld bells are rung on-site.
- 5.17. Ensure only one (1) handheld bell is rung at any given time

- 5.18. Ensure handheld bells are rung only in the temple area.
- 5.19. Ensure temple bells are not used on-site at any given time.
- 5.20. A maximum of 210 patrons is allowed to be on-site at any given time.

Prohibited activities

- 5.21. Ensure that the following activities are not undertaken on site at any time:
 - 5.21.1. outdoor amplified music;
 - 5.21.2. outdoor amplified speeches;
 - 5.21.3. use of outdoor PA (public address) systems
 - 5.21.4. ceremonial marches; or
 - 5.21.5. outdoor sports activities.

Building construction

- 5.22. Construct and maintain the glazing, doors, walls and roof to the Rw ratings outlined in the acoustic report in the table of approved documents or otherwise agreed to in writing by Council.

Emissions - Submit certification to Council

- 5.23. Prior to the commencement of the use, provide certification to Council from a suitably qualified person that all on site lighting (particularly outdoor lighting) complies with AS4282:1997 (Control of Obtrusive Effects of Outdoor Lighting) and any requirements of the planning scheme.

Air emission – Standard

- 5.24. Undertake the activity in a manner that does not allow the unreasonable release of a contaminant to the air environment and achieves the air emission standards outlined in Table 3.2.2.1 of Planning Scheme Policy 3 - Environmental Management.

6. VEGETATION MANAGEMENT

Vegetation clearing

- 6.1. Vegetation clearing is to be in accordance with approved Vegetation Clearing and Rehabilitation Plan prepared by S5 Environmental.
Further Advice:
The applicant/s, landowner/s and/or contractor/s are responsible for any damage caused to Council infrastructure during development works. The applicant/s, landowner/s and/or contractor/s are urged to conduct a Dial Before You Dig search at www.1100.com.au before commencing development works to ensure that underground services are not impacted or damaged.
- 6.2. Ensure all vegetation cleared as a result of this development approval and requiring disposal is disposed of:
 - 6.2.1. on the premises for landscaping and sediment and erosion control purposes (for example as mulch);
 - 6.2.2. at a waste disposal facility operated by Council; and
 - 6.2.3. ensure any vegetation cleared as a result of this development approval is not burnt or incinerated except where consistent with the local law or under a permit issued by the Queensland Fire and Emergency Services.
- 6.3. Ensure compliance with AS 4970 - 2009 Protection of trees on development sites, including, but not limited to, the implementation of a 'Tree Protection Zone' where trees are to be retained onsite and provide signs identifying the 'Tree Protection Zone' on exclusion fencing that are clearly visible from all areas within the development site within 20 metres of the exclusion fencing.
- 6.4. A minimum of three business days prior to vegetation clearing commencing, submit to Council the following information (emailed to constructionTaskforce@logan.qld.gov.au):
 - 6.4.1. the name and contact details of the person/s undertaking the vegetation clearing;

- 6.4.2. the date of the proposed clearing;
- 6.4.3. reference to the correct development approval; and
- 6.4.4. written confirmation that the person/s undertaking the clearing have been provided a copy of the approved plan and development conditions.

Further Advice:

The applicant/s, landowner/s and/or contractor/s are reminded of their general environmental duty under s319 of the Environmental Protection Act 1994 as they are responsible for ensuring they do not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm (the general environmental duty).

In particular, a person/s must not unlawfully deposit a prescribed water contaminant:

- *in waters; or in a roadside gutter or stormwater drainage; or*
- *at another place, and in a way, so that the contaminant could reasonably be expected to wash, blow, fall or otherwise move into waters, a roadside gutter or stormwater drainage; or*
- *unlawfully release stormwater run-off into waters, a roadside gutter or stormwater drainage that results in the build-up of earth in waters, a roadside gutter or stormwater drainage.*

Fauna Management

- 6.5. Prior to commencement of clearing, ensure all native vegetation and native trees that are to be removed are checked by a fauna spotter catcher (Department of Environment, Science, Tourism and Innovation, or relevant State Department responsible at the time approved) for wildlife prior to removal. Where native vertebrate animals are found, clearing must cease and all native vertebrate animals that will, or are likely be harmed as a result of vegetation clearing activities must be managed under the guidance of the fauna spotter catcher.

Replanting and rehabilitation

- 6.6. Plant 48 trees that are large or medium species native to the area.
- 6.7. Undertake replanting in the locations shown in Figure 7 - Proposed Rehabilitation Area of the approved Vegetation Clearing and Rehabilitation Plan prepared by S5 Environmental.
- 6.8. Ensure that the vegetation and/or trees are planted in a manner and in locations on the site that will ensure their long-term survival.

Further Advice:

Revegetation must occur in locations which will enhance biodiversity outcomes, existing areas of native vegetation or fauna habitat and link or enhance wildlife corridors. Revegetation must be located outside of any development envelope areas or any areas subject to vegetation clearing exemptions.

- 6.9. Within 3 months of the clearing commencing or such other time as is agreed to by Council in writing ensure all rehabilitation has been planted.
- 6.10. Maintain the completed revegetation (including the removal of weeds, mowing and slashing, replacement of dead or damaged trees which have been planted, as well as ongoing sediment and erosion control methods) for a period of at least 2 years or until such time as the revegetation reaches the height and/or trunk circumference that allows the tree to meet the definition of a 'native tree' under the Planning Scheme at the time, whichever is greater

7. ENGINEERING

General - Other Permits

- 7.1. Obtain an operational works permit for Roadworks (external), Stormwater Quantity, Access and Parking, Earthworks, Erosion and Sediment Control, Sewer and Water, and Stormwater Quality.
- 7.2. An operational works permit is not required for Electrical Reticulation.

General - Engineering standard

- 7.3. Construct all works in accordance with the approved plans of development and in accordance with the Council's adopted standards.

Rectification & Replacement

- 7.4. Undertake, at no cost to Council, any alteration or relocation necessary to any service, public utility, installation, plant, equipment, easements or other item belonging to or under the control of the Council or other public utility provider resulting from construction works required with the development,
- 7.5. Replace existing Council infrastructure (including but not limited to street trees, water, sewer, stormwater and footpaths) at the time the damage occurs as part of construction works, to Council's standards.

This condition is imposed under section 145 of the Planning Act 2016.

Stormwater Quantity - Design

- 7.6. An operational works permit is required to address Stormwater Quantity design.
- 7.7. Provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM), Australian Rainfall and Runoff (ARR) and the applicable section 3.6 of the Planning Scheme Policy 5, at no cost to Council. Where there is any inconsistency, the planning scheme takes precedence

This condition is imposed under section 145 of the Planning Act 2016.

- 7.8. Provide measures to manage overland flows draining to and through the land to ensure no actionable nuisance is created to any person or premises at no cost to Council. The development must not result in ponding on adjacent land, redirection of overland flows to other premises and/or blockage of overland flow relief paths.

This condition is imposed under section 145 of the Planning Act 2016.

- 7.9. Design and construct stormwater drainage, at no cost to Council, to ensure that the development will achieve 'no worsening' as described in section 3.6 of Planning Scheme Policy 5 and not:

- 7.9.1. make material changes to the pre-development overland flows and/or peak flow; or
- 7.9.2. increase the pre-development, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves and the like. This must be based on the range of design storms of Q2, Q5, Q10, Q20, Q50 and Q100.

This condition is imposed under section 145 of the Planning Act 2016.

Further Advice:

The submitted stormwater management plan prepared by HCE Engineers, revision 1, dated 26/02/2025 is accepted in concept only from the Stormwater Quantity Perspective. A detailed stormwater management plan must be submitted with the operational works that incorporate the final stormwater drainage design and detention requirements.

- 7.10. Design and construct stormwater drainage, at no cost to Council, that provides:
- 7.10.1. for stormwater infrastructure to be included in easements where the infrastructure is located in downstream properties;
- 7.10.2. a network that commands the whole of the site and provides for external upstream catchments;
- 7.10.3. pipeline connections to the upstream catchment.

This condition is imposed under section 145 of the Planning Act 2016.

- 7.11. Submit to Council a stormwater design, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for a major storm of 100-year ARI. The design must have a minimum freeboard determined in accordance with the requirements of the Queensland Urban Drainage Manual (QUDM) for overland flow paths and detention basins/tanks and provide an underground network designed to cater for the minor storm of 10-year ARI.

Stormwater Quantity - Lawful Point of Discharge

- 7.12. The lawful point of discharge for the development is the existing mapped waterway that traverses the site.

- 7.13. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

Sediment & Erosion Control

- 7.14. An operational works permit is required to address Erosion and Sediment Control.
- 7.15. Provide to Council for endorsement an Erosion and Sediment Control Plan certified by an RPEQ or CPESC and designed in accordance with the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines (2008) as part of an Operational Works application, unless otherwise agreed to by Council.
- 7.16. Install, monitor and amend where necessary the erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm.

Vehicle Access – New Crossover (Heavy-Duty)

- 7.17. An operational works permit is not required to address New Crossover.
- 7.18. Design and construct the new crossover in accordance with Council's Planning Scheme Policy 5 - Infrastructure.
- 7.19. Construct the reinforced concrete heavy-duty crossover between the property boundary and the edge of the road pavement, having a minimum width of 6.5 metres, in accordance with IPWEA Drawing No. RS-051.
- 7.20. Construct any new crossover in the location shown on the approved plans and in accordance with the following:
- 7.20.1. the edge of the crossover must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, service infrastructure (eg. power pole, telecommunications pit), road infrastructure (eg. street sign, bus stop, street tree, etc); and
 - 7.20.2. the edge of the crossover is not to be within 6 metres (measured from the kerb return tangent point) of an intersection of roads in accordance with Australian Standard 2890.
 - 7.20.3. to cater for the swept turning movements of the relevant design service vehicle in accordance with Australian Standard 2890.
- 7.21. Prior to commencement of use, submit to Council, certification from a Registered Professional Engineer Queensland (RPEQ), certifying that the heavy-duty crossover has been located and constructed in accordance with these conditions.

Vehicle Access – Redundant Crossovers

- 7.22. Remove all redundant crossovers fronting the development site and reinstate the kerb and channel, road pavement, services, verge and any footpath to Council's standards.

Further Advice:

Any existing concrete pedestrian paths are to remain where applicable.

Parking and Access - General

- 7.23. An operational works permit is required for parking and access.
- 7.24. Provide a minimum of 69 car parking spaces.
- 7.25. Design and construct all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - Parking Facilities - Off Street Car Parking except where stated otherwise in the Planning Scheme Policy 5 – Infrastructure.
- 7.26. All car parking spaces must be set-out, paved, line marked, signed, drained and maintained in accordance with Planning Scheme Policy 5 - Infrastructure and Australian Standard 2890.
- 7.27. Paint the parking aisles and driveways within the development with directional pavement markings in accordance with the approved plans of development and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls.

- 7.28. Install at the entrance and within the development directional signage clearly identifying the visitor car parking spaces.
- 7.29. Ensure access to car parking spaces, bicycle spaces, vehicle loading, refuse enclosures and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

Parking and Access - Servicing

- 7.30. An operational works permit is required for parking and access.
- 7.31. Design and construct loading bay facilities for a Small Rigid Vehicle in the location generally shown on the approved plans of development in accordance with Australian Standard 2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the Planning Scheme Policy 5 - Infrastructure.
- 7.32. Design the designated movement route between all loading bay facilities and the external road network, that accommodates the turning movements of a Small Rigid Vehicle and Refuse Collection Vehicle and permits these vehicles to enter and exit the site in a forward direction.

Earthworks – Carrying out Earthworks

- 7.33. An operational works permit is required for earthworks.
- 7.34. Carry out earthworks in accordance with Australian Standard 3798 – Guidelines on earthworks for commercial and residential developments.
- 7.35. Supervise bulk earthworks to Level 1 (Residential & Commercial) and have a frequency of field density testing done in accordance with Table 8.1 of Australian Standard 3798.
- 7.36. Do not place earth fill adjacent or in proximity to any site boundary unless:
 - 7.36.1. the fill is retained on the boundary with approval in writing from Council; and
 - 7.36.2. adjoining properties are not adversely affected with respect to a loss of privacy and safety and to changes to the natural drainage pattern as a result of the works.
- 7.37. Ensure that the site is self-draining and grassed.

Earthworks – Retaining structures

- 7.38. An operational works permit is required for retaining structures.
- 7.39. Design and construct all retaining walls and associated footings:
 - 7.39.1. in accordance with Australian Standard 4678 - Earth Retaining Structures;
 - 7.39.2. without encroachment onto adjoining properties or public land;
 - 7.39.3. with the retaining wall wholly located within the premises, the subject of this approval;
 - 7.39.4. to not cause any adverse effect on the stability and integrity of the neighbouring buildings, properties, utility services and infrastructures;
 - 7.39.5. to achieve a long-term factor of safety greater than 1.5;
 - 7.39.6. with the provision of temporary safety fencing to all earth retaining walls on allotment boundaries over 1.0 metres in height and where bulk earthworks have been undertaken. Fencing is only required on the top wall in the case of multi-tiered walls; and
 - 7.39.7. in accordance with Planning Scheme Policy 5 - Infrastructure.
- 7.40. Ensure the inspection and certification of the retaining structure(s) by a Registered Professional Engineer Queensland (RPEQ) at the following stages:
 - 7.40.1. Footing stage (including excavation and reinforcement); and
 - 7.40.2. At the time of installing drainage behind the wall (including geo-fabric, backfill and perforated pipe that is connected to the underground stormwater system).
- 7.41. Unless otherwise approved by Council in writing, do not construct retaining walls between any existing or proposed road reserve;

- 7.42. Provide to Council, at lodgement of Operational Works, design certification (Form 15) from a Registered Professional Engineer Queensland (RPEQ) confirming that all retaining structures have been designed in accordance with Council's Planning Scheme Policy 5 – Infrastructure, Australian Standard 3798 and Australian Standard 4678.

Electricity and Telecommunications

- 7.43. An operational works permit is not required to address electricity and telecommunication.
- 7.44. Design and provide underground electricity supply and telecommunications to the development in accordance with the Planning Scheme Policy 5 - Infrastructure and the Energex - Underground Distribution Construction Manual. Ensure all conduits are located within the 0-750mm corridor measured from the road reserve boundaries.
- 7.45. Remove all redundant electrical and telecommunications connections and reinstate the land.
- 7.46. Pay the cost of any alterations to electricity supply and telecommunications mains, services or installations required as a result of the development.
- 7.47. Submit to Council an Energex certificate of supply and written confirmation from an electricity provider that an agreement has been made for the supply of electricity to the development and where staged, written confirmation is required for each stage of the development.
- 7.48. Submit to Council written confirmation from a telecommunications carrier that an agreement has been made for the supply of telecommunications to the development and where staged, written confirmation is required for each stage of the development.
- 7.49. Do not install property poles or flying fox overhead connections.
- 7.50. Construct electrical and telecommunications conduits where required under any existing road to service the development by thrust boring.
- 7.51. Submit the electrical reticulation design plans to ENERGEX for approval prior to the commencement of any electrical works.

8. STORMWATER QUALITY

Stormwater Quality

- 8.1. An operational works permit is required for stormwater quality management.
- 8.2. Provide stormwater quality management for the site in accordance with Planning Scheme Policy 5 – Infrastructure, subject to detailed design and except as altered by the conditions of this development approval.

This condition is imposed under section 145 of the Planning Act 2016.

- 8.3. As part of an application for operational works, submit to Council for approval a final Detailed Stormwater Quality Management Plan (DSQMP), including all stormwater infrastructure, relevant landscaping and engineering designs and calculations. The final detailed stormwater management plan and designs are to be in accordance with Planning Scheme Policy 5 – Infrastructure and must include:
- 8.3.1. a copy of the MUSIC model undertaken in accordance with the MUSIC User Manual and MUSIC Modelling Guidelines and consistent with the final DSQMP, that demonstrates the proposed treatment train achieves Council's load based reduction water quality objectives; and
- 8.3.2. an Operational Management and Maintenance Plan (OMMP) as a separable section of the DSQMP to provide an outline of the proposed long term operational management and maintenance requirements of the stormwater system on the site. The OMMP must include a plan showing the location of the individual components of the system.

Further Advice:

The MUSIC model is only required if there are changes to the stormwater quality management plan submitted as part of this application in terms of treatment device specifications (e.g. bioretention filter area, extended detention depth) or catchments draining to or bypassing stormwater quality treatment devices.

Further Advice:

The submitted Concept Stormwater Quality Management Plan is accepted in principle for the purpose of this development approval; however, a final DSQMP is to be submitted for operational works approval.

- 8.4. Implement the approved Detailed Stormwater Quality Management Plan (DSQMP) and Operational Management and Maintenance Plan (OMMP) at all times and maintain:
- 8.4.1. copies of the most recent approved amendment of the DSQMP and OMMP on site; and
 - 8.4.2. inspection records at the frequency recommended in the manufacturer's specifications, or as otherwise determined by Council, which are to be available to Council on written request.

This condition is imposed under section 145 of the Planning Act 2016.

9. TRAFFIC AND TRANSPORT

Development located outside any planned and existing infrastructure network

- 9.1. Locate development outside any planned road widening to protect existing and planned infrastructure networks in accordance with Part 9 Development Codes, Table 9.4.3.3.1 – Infrastructure Code: accepted development (subject to requirements) and assessable development of the Logan Planning Scheme 2015.

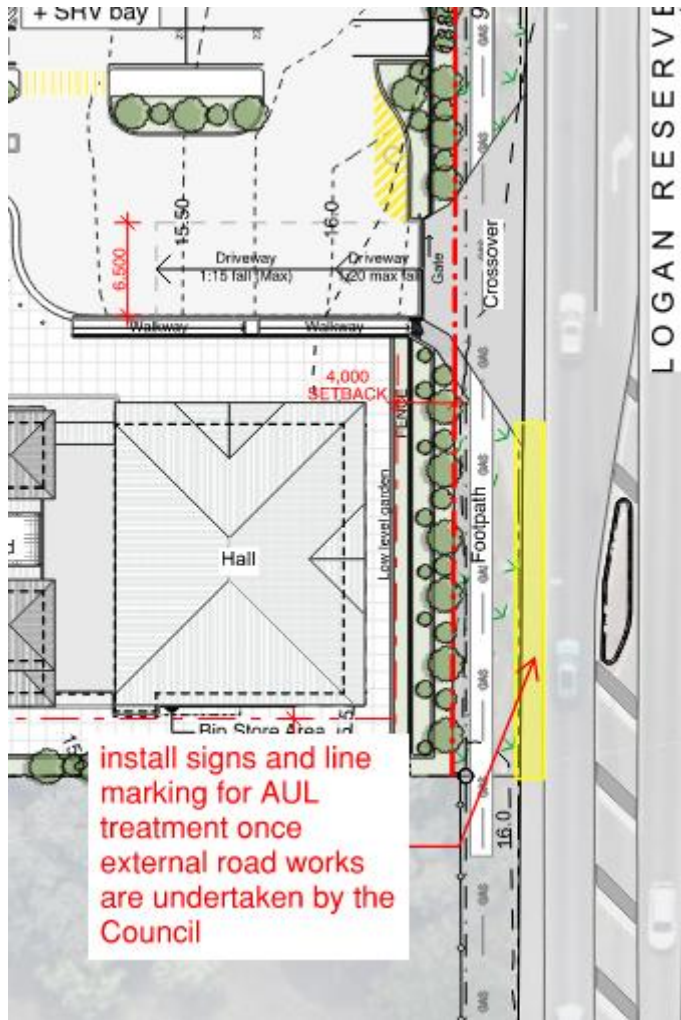
Further permit required – Traffic and transport

- 9.2. Prior to works commencing, an operational works permit is required for road works.

Signage and Line Markings

- 9.3. Provide signs and line markings on the driveway to restrict the driveway operation to left-in and left-out only. Install 'No Right Turn' sign on driveway.
- 9.4. Install signs and line marking to provide an Auxiliary Left Turn treatments (AUL) on Logan Reserve Road.
- 9.4.1. line marking and signage is to be provided in accordance with Manual of Uniform Traffic Control Devices (MUTCD);
 - 9.4.2. This AUL treatment is to be achieved by utilising the parking lane as shown below in figure.
 - 9.4.3. This AUL treatment may not be required if the Council provides this treatment as part of the Logan Reserve Road Upgrade.

This condition is imposed under section 145 of the Planning Act 2016.



Road reserve (Frontage)

9.5. Dedicate to the State, the following land as road reserve:

9.5.1. land dedication identified along the frontage of Logan Reserve Road on the approved plan – drawing no. A-DA-01.01 Revision H dated 27/08/2025 prepared by elevation architecture;

Further advice:

Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the applicant's expense.

This condition is imposed under section 128 of the Planning Act 2016.

Frontage Works (Logan Reserve Road)– Interim Requirement

9.6. Design and construct, the frontage works identified on the approved plan – Drawings No. A-DA-01.01 Rev H Dated 27/08/2025 prepared by elevation architecture and with Planning Scheme Policy 5 - Infrastructure and more specifically, include the following:

- 9.6.1. concrete barrier kerb and channel (kerb drain) on a minimum 4.0 metre alignment, subsequent to any road reserve widening required by this approval, from the road reserve boundary and associated stormwater;
- 9.6.2. a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course between the existing pavement and new kerb & channel;
- 9.6.3. tapers to existing road pavement;
- 9.6.4. line marking and signage that is in accordance with the Manual of Uniform Traffic Control Devices (MUTCD);

This condition is imposed under section 145 of the Planning Act 2016.

10. WATER OPERATIONS

Water & Sewerage

Rectification

- 10.1. During the construction phase, the Applicant is responsible for any damage caused to Council water and sewerage infrastructure.
- 10.2. Prior to the commencement of any remedial or rectification works, obtain approval from Council.
- 10.3. Undertake remedial or rectification works at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

Further Permits Required

- 10.4. Obtain a development permit for Operational Works for the construction of any water and/or sewerage infrastructure works that is to be transferred to Council to own and/or operate.
- 10.5. Lodge an application to Council for live works to be performed on Council's water and/or sewerage network.

Water

General

- 10.6. Design and construct, at no cost to Council, all water infrastructure to be owned and operated by Council in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code).

This condition is imposed under section 145 of the Planning Act 2016.

Road crossings - Service connection point

- 10.7. Prior to the commencement of the use, provide, at no cost to Council, a suitably sized water meter and water service for the proposed development in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code).
- 10.8. Prior to the commencement of use, provide a commercial water meter within the private lands to service the development to comply with Logan City Council's Standard Water Metering Guidelines and the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code) water service drawings SEQ-WAT-1110-10 and SEQ-WAT-1110-11.

Further Advice:

The water meter shall be installed at ground level, outside the building where access to the meter for reading, maintenance or replacement purposes is unrestricted at all times, including free from building security, not being obscured by vehicle movements, and free from overgrown vegetation and all other forms of obstructions and hazards (including accidental strike from vehicles).

This condition is imposed under section 145 of the Planning Act 2016.

Road crossings - Conduits

- 10.9. Provide a suitably sized service conduit for any allotment where the water main is in the opposite side of the road.

Further advice:

The installation or removal of property service connections and water meters for the development requires a lodgement of a "Water Meter Connection OR Disconnection" application with Council Water Operations Branch via waterapplications@logan.qld.gov.au

Water Service - Install in accordance with standards

- 10.10. Ensure, at no cost to Council, all water property connection components comply with Logan City Council's Standard Water Metering Guidelines and the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code) water service drawings.

Firefighting

- 10.11. Ensure that the fire-fighting capacity provided by the Council's water network is limited to 15L/s. Additional fire-fighting capacity required for commercial or industrial uses shall be provided by the applicant with an on-site private solution.

Property service connection

- 10.12. Prior to the commencement of the use, provide a suitably sized property service connection, unless otherwise approved by Council.

Sewerage

General

- 10.13. Design and construct, at no cost to Council, all sewerage infrastructure to be owned and operated by Council in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ Code).

Operational Works

- 10.14. The Applicant is to lodge an Operational Works application for sewerage infrastructure works showing a single sewerage main under Logan Reserve Road and sewer property connections to the development site and to Lot 17 on RP897272 (north of the development site). The sewerage design shall demonstrate that the developable area of the development site, and the developable area in the southeastern corner of Lot 17 on RP897272 can be serviced.
- 10.15. The Applicant is required to construct the sewerage infrastructure works that is necessary to service the proposed development, and to provide a sewer stub to service the developable area in the southeastern corner of Lot 17 on RP897272 (north of the development site). The Applicant is not required to construct the sewerage infrastructure works from the sewer stub to Lot 17 on RP897272.

General - Clearances QDC

- 10.16. Ensure that maintenance structures and property connections are open to the sky, have unrestricted street access and adjacent buildings and structures are in compliance with MP1.4 of the Queensland Development Code.

General - Building over or near relevant infrastructure - In accordance with standards

- 10.17. Ensure any proposed building works for the development comply with the performance requirements detailed within the Queensland Development Code, MP 1.4 – Building over or near relevant infrastructure.

Sewerage connection location

- 10.18. Ensure that the connection point for the proposed development to Council's sewerage infrastructure is to the existing 225 mm sewer main located within Logan Reserve Road, unless otherwise approved by Council.

Maintenance structure - Maintain access

- 10.19. Ensure access to the sewerage maintenance structures is available to Council at all times for maintenance purposes.

11. FLOODING

Minimum flood planning levels

- 11.1. Ensure that the minimum finished non-habitable floor levels of all proposed buildings are above the greater of the following:
- 11.1.1. 14.6m AHD, which is the current defined flood level as at the date of this decision notice; or
 - 11.1.2. if the defined flood level stated in a Logan City Council Flood Report as at the date of the building work development application is greater than Condition 11.1.1, at that level.

Further advice:

The Logan City Council Flood Report is to be obtained from Council's website or contacting Council if no level is available.

- 11.2. Ensure that all car parking and vehicle maneuvering areas are designed and constructed at or above 14.3m AHD.

Further permit required for earthworks in Flood hazard overlay

- 11.3. An operational works permit is required for earthworks and civil works to address flooding.
- 11.4. As part of an application for operational works, provide Registered Professional Engineer Queensland (RPEQ) certified, detailed design drawings of the approved development in accordance with the Flood hazard overlay code.

Earthworks in the high flood risk area

- 11.5. Filling and excavation proposed within the High flood risk area as part of an operational works application must be generally in accordance with the concept earthworks design drawing 23331-SK03 Revision B by HCE Engineers, dated 27/02/2025.

General design objectives for Flood hazard overlay

- 11.6. The development must be designed and constructed to result in:
 - 11.6.1. no loss of floodplain storage up to the defined flood event;
 - 11.6.2. no increase in peak flow rates downstream from the site;
 - 11.6.3. no adverse increase in flood levels external to the site; and
 - 11.6.4. no increase in duration of inundation external to the site that could cause loss or damage.

FURTHER ADVICE TO THE APPLICANT

In relation to the application, the applicant is further advised:

1. The currency period for this approval is in accordance with Section 85 of the *Planning Act 2016*.
2. Authorised persons of the Council may enter the premises the subject of this approval at any reasonable time to ascertain whether the above conditions have been complied with (and/or whether the above requirements have been carried out).
3. All site works and earthworks must be carried out in accordance with the Standard Drawings and policies in the assessable Planning Scheme.
4. Prior to commencing work which will ultimately become the responsibility of Council; or work on adjacent roads or drainage schemes; Council is to be advised in writing of the name of the principal contractor and the contractor has received from Council a notice of appointment of principal contractor under the provisions of the *Workplace Health and Safety Act 2011*. The contractor is to execute the appropriate form for appointment of Principal Contractor prior to commencing work.
5. *Aboriginal Cultural Heritage Act 2003*

There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The *ACH Act* establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage."

It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 07 3238 3838 to discuss any obligations under the *ACH Act*.

THE APPLICANT AND OWNER BE FURTHER ADVISED:-

It is the owner's and occupants responsibility under the *Environmental Protection Act 1994* to advise the Chief Executive of the Environmental Protection Agency, of any Notifiable Activity conducted on the site or contamination or suspected contamination which may cause a hazard to human health or the environment within 30 days of becoming aware of the operation of a Notifiable Activity on the site or of any contamination or suspected contamination. The Chief Executive, pursuant to the Act, is empowered to require that the development complies with the provisions of the Act, including the preparation of site investigation reports and if necessary the remediation of the site at the owners expense.

The landowner is advised of their responsibilities under the Local Government Act 2009 and Local Law No. 10. It is recommended vegetation cleared as a result of this development approval and requiring disposal is disposed of:

- on the premises for landscaping and sediment and erosion control purposes (for example as mulch);
- at a waste disposal facility operated by Council; and
- ensure any vegetation cleared as a result of this development approval is not burnt or incinerated except where consistent with the local law or under a permit issued by the Queensland Fire and Emergency Services.

Further, the landowner is advised of their responsibilities under the Nature Conservation Act 1992 that all vegetation that is to be removed is checked for wildlife prior to removal. Where native vertebrate animals are found, clearing must cease and a Wildlife Spotter Catcher (Department of Environment, Science, Tourism and Innovation, or relevant State Department responsible at the time approved) contacted. All native vertebrate animals located within, on and amongst plants or areas of plants proposed to be harmed in accordance with this approval are only to be managed under the guidance of a Wildlife Spotter Catcher (Department of Environment, Science, Tourism and Innovation, or relevant State Department responsible at the time approved).

The *Plumbing and Drainage Act 2018* requires a Plumbing and Drainage Permit for any regulated plumbing and drainage work. The Plumbing and Drainage application must be lodged and approved by Council's Plumbing Services section prior to the commencement of any plumbing and drainage work onsite.

Regulated work can be defined as plumbing and drainage works that will not become a service provider's asset. Examples are where:

- House drainage and/or water service is to be installed along an access driveway/easement to rear lots
- Existing dwellings require house drains and/or water services to be connected to new wastewater (sewer) and/or new water meters

In the case of a Dual Occupancy, a separate wastewater (sewer) connection, roof water and water meter connection must be provided for each unit within their own designated area

You are also advised that it is the developer's responsibility to ensure that all development should proceed in accordance with the Duty of Care Guidelines under the *Aboriginal Cultural Heritage Act 2003*. Penalties apply where the duty of care is breached.

For further information in regard to the provisions of the *Aboriginal Cultural Heritage Act 2003*, please contact the Cultural Heritage Coordination Unit, Department of Natural Resources and Water on (07) 3238 3838.