



Part 6 Local Area Plans

Division 2 Local Area Plans

Chapter 12 Eagleby

1.0 Intent

The Eagleby Local Area Plan (LAP) has been formulated as part of a joint Gold Coast City and state government initiative to improve Eagleby. A Community Action Plan, prepared as part of the state government's Eagleby Community Renewal Program (CRP), supports the LAP. The LAP integrates Gold Coast City and state government planning programs and initiatives and provides an area responsive set of planning controls that seek to achieve social, economic and ecological outcomes that enhance Eagleby as a place to live, work and visit.

1.1 Vision Statement

The following vision statement responds to a number of issues identified by the community, Council and state government agencies. The Eagleby LAP provides statutory planning provisions intended to assist in achieving this vision.

Eagleby will have an improved sense of community confidence, pride and amenity as the quality and integration of local housing, services, facilities and infrastructure is raised. The community will have increased levels of 'connectedness', not just with each other as individuals but, with Eagleby's community, history (indigenous and non-indigenous) and its environment. The environmental and physical features of the area will be recognised and protected for their ecological and scenic values and for their contribution to the character and lifestyle of Eagleby.

This means that:

- Eagleby will have excellent transport links to key services and employment nodes outside the local area;
- there will be substantial local employment opportunities, through the development of key local sites and the encouragement of appropriately located home based and mobile businesses;
- higher levels of home ownership are achieved as the growth in employment, training and education opportunities generates increased workforce participation and lifts household incomes;
- public property (streets and footpaths, parks, public toilets, sports fields, drainage) is maintained and developed in such a way that it contributes to a positive public image of Eagleby and increased use of its facilities;
- a variety of housing and household types is available;
- residential areas enjoy high levels of residential amenity;
- a 'green belt' comprising agriculture, other rural activities, conservation areas and recreation activities is maintained and presented to the north and east of the Eagleby urban area adjacent to the Logan and Albert Rivers;
- private property (including buildings, gardens and car parks) is maintained and developed in such a way that it contributes to a positive public image of Eagleby;
- the town centre area is enhanced to function as a centre of community activity and identity;
- public transport within and into Eagleby is improved;
- facilities, activities, transport and employment opportunities are provided for young people to raise their economic status;
- a strong sense of safety and security is achieved through reduced levels of neighbourhood crime and through the provision of lighting in, and maintenance of, public streets and parks;
- existing vegetation is retained, where possible;
- access to the rivers and wetlands is improved through the provision of walking and cycling paths, picnic areas, pontoons for fishing and boat ramps and public toilet facilities in appropriate locations. These facilities are designed such that they do not compromise the area's ecological values;
- good cycleway and pedestrian paths connect different parts of Eagleby and connect with Beenleigh along the river and over and under the highway;
- training is provided to assist groups within the community to develop social support networks; and
- activities are provided that target those lacking opportunities for social interaction.



2.0 Application

- 2.1 This LAP applies to all development subject to the Planning Scheme and located within the LAP area, as indicated in **Eagleby LAP Map 12.1 – Boundary**.
- 2.2 The Table of Development indicated in **Clause 6.0** identifies the level of assessment for development occurring within this LAP area.
- 2.3 The codes that may be relevant to the assessment of development in this LAP area are listed in **Clause 7.0**.
- 2.4 It should be noted that self assessable development is consistent with the intent and Desired Environmental Outcomes (DEOs) of this LAP, and therefore need only comply with the acceptable solutions of the Eagleby LAP Place Code contained in **Clause 8.0** and any other acceptable solutions identified in the relevant codes explicitly referred to in **Subclause 7.1**.

3.0 Desired Environmental Outcomes

- 3.1 Eagleby's ecological resources, including the wetlands, remnant vegetation and Albert and Logan Rivers, are protected and enhanced for present and future generations (refer to **DEO Ecol.1**).
- 3.2 Eagleby has significant local employment opportunities through the development of key local sites, appropriately located home-based businesses and improved transport connections to employment centres outside the area (refer to **DEO Soc.2**).
- 3.3 Eagleby has a diverse range of cultural, recreational, open space and community facilities in accessible locations. These facilities respond to community needs and contribute to the ongoing enhancement of community identity and social interaction (refer to **DEO Soc.2**).
- 3.4 Areas and places of scenic value and cultural heritage significance, such as the Albert and Logan Rivers and pre-1945 dwellings, are protected and managed to enhance the social wellbeing of the community (refer to **DEO Soc.4**).

4.0 Local Area Features

4.1 Land Use and Development

Eagleby is distinguished from its surroundings by its extensive frontages to the Logan and Albert Rivers and its 'green belt' of agricultural pastoral natural areas and parklands. The majority of the northern rural land in Eagleby, and some of the eastern area, is used for sugar cane production while other parts are used for grazing and agistment. A large public park and sewage treatment plant also exist in the south eastern quadrant.

Urban development has occurred almost entirely in the south western 'quadrant' of Eagleby, due to land liable to inundation during major flooding events, as well as proximity to Beenleigh and the Pacific Motorway. The majority of the urban area has developed in a series of land subdivisions extending from Logan, Fryar, River Hills and Herses Roads. Flood prone land limits the expansion of the existing urban area, but considerable opportunities exist for future new development, as well as infill redevelopment of larger existing low density allotments.

Residential areas in Eagleby predominantly comprise single detached houses on relatively large allotments (by contemporary suburban standards). A wide mix of housing products should be facilitated to suit changing household and market needs in the future. The residential areas are served by two public primary schools, the Eagleby Shopping Plaza and smaller groups of shops, a large factory (Drizabone), a community centre, a swimming pool and Olivers Sports Complex, playing fields and several parks (many undeveloped), a caravan park, churches and a cemetery.

The LAP addresses the location and relationship between these various land uses by developing a Precinct Plan. **Eagleby LAP Map 12.2 – Precincts** indicates the pattern of preferred land use, taking into account the way this relates to Eagleby's economy, transport system, services, infrastructure and physical and social environment. This map identifies a number of precincts that are supported by tables of development (outlining the level of assessment required for uses) and development character and density requirements. The map also identifies a number of sub-precincts where a more detailed level of planning guidance is required.



4.2 Infrastructure

Infrastructure includes land, facilities, services and works supporting economic activity and meeting environmental needs. Located adjacent to the Pacific Motorway, Eagleby is well served by road transport, with direct access to surrounding metropolitan centres and key employment nodes for those with access to cars. The current functional road hierarchy for the Eagleby area identifies Fryar Road as a distributor route connecting Eagleby to Beenleigh. On a local level, River Hills Road and Saverin Road/Logan Street west of Fryar Road also serve distributor functions, connecting the local network to the regional network, including the Pacific Motorway.

Eagleby is predominantly a residential suburb with a small employment base. It is dependent on external areas for higher order services and facilities. As Eagleby is located in close proximity to the key metropolitan centre of Beenleigh and the Logan City Centres, it is unlikely that higher order shopping and community services (such as a department store) will be located in Eagleby. Therefore, it is imperative that residents have adequate transport infrastructure to access other key employment, shopping, business and community facilities.

4.3 Valuable Features

The Albert and Logan Rivers bound Eagleby on three sides. The area's extensive river frontages are one of its most important and valuable features. However, access to, and enjoyment of, the rivers is extremely limited by existing land ownership/uses and unconstructed roads. Creation of additional access points and public parks along the rivers in strategic locations would benefit the local community. They would also help raise Eagleby's profile and recreational potential in the wider community. Most of the land adjacent to the rivers is in rural use, with a smaller amount used for parks and sewage infrastructure. The extent of urban development which occurs along the edge of the rivers is limited.

The 'green belt' which surrounds the urban area is important to Eagleby and the wider community, for several reasons:

- it provides a distinctive difference and contrast to the established urban areas;
- it contains land assigned for sugar cane production that is critical to the local sugar mill and local employment;
- it contains a large public park/playing field area and sewage treatment plant; and
- it contains a diversity of habitats, including wetlands.

Eagleby has two significant ephemeral wetland areas, close to Eagleby and Schmidt Roads.

5.0 Precincts

Eagleby has been divided into six precincts and a number of sub-precincts, to facilitate the expression of requirements and guidelines relating to the future planning of these areas. These precincts are primarily based on major physical and land use features and future development possibilities. Guidance is provided on the preferred type, form, mix, height and intensity of development in each of the identified precincts. **Eagleby LAP Map 12.2 – Precincts** indicates the boundaries of these precincts and sub-precincts, while **Eagleby LAP Maps 12.5a and 12.5b – Open Space Network** and **Eagleby LAP Map 12.6 – Movement Network** indicate the preferred Open Space and Access Networks.

Precinct 1	Low Density Residential (Sub-precincts LDR 1-9)
Precinct 2	Medium Density Residential (Sub-precincts MDR 1-3)
Precinct 3	Community Purposes
Precinct 4	Public Open Space
Precinct 5	Commercial and Economic Development (Sub-precinct 5a – Town Centre, Sub-precinct 5b – Industry, and Sub-precinct 5c – Convenience Centre)
Precinct 6	Twin Rivers Greenbelt (Sub-precinct 6a – Rural, Sub-precinct 6b – Extractive Industry, Sub-precinct 6c – Public Open Space, Sub-precinct 6d – Community Purposes, and Sub-precinct 6e – Cane Core Areas)



5.1 Precinct 1 Intent for Low Density Residential

The majority of Eagleby's existing urban area has been developed with low density housing. Expansion of the existing urban area is limited by risks of flooding. However, considerable opportunities exist for new development and infill redevelopment of some larger low density allotments. The Low Density Residential Precinct is intended to consist predominantly of detached dwellings, located on a range of lot sizes. These residential areas are intended to have high levels of amenity and be well serviced in terms of urban facilities and transport. It is intended that development in this precinct will:

- facilitate a wide mix of housing products to suit changing household and market needs in the future. This includes the retention of many dwellings on large allotments to contribute to the diversity of both housing stock and the community's population profile (eg. land between River Hills and Bower Roads, as well as Eagle Drive and Curlew Crescent);
- provide for a range of residential support services and recreational facilities in appropriate locations;
- provide for a limited range of home based activity, where the scale and intensity of the activity does not have a detrimental impact on residential amenity;
- ensure that new development protects existing ecological values and incorporates public open space, proposed nature trails, open space corridors and the riparian area network (**Eagleby LAP Maps 12.5a and 12.5b – Open Space Network**);
- design allotments and new housing to address public spaces, wherever practicable, to provide surveillance of the streets and parks enhance character, amenity and safety;
- promote landscaping of both public and private open space to achieve a green and attractive residential environment;
- provide for pedestrian and bicycle connections;
- promote neighbourhood identity through the design of clearly defined residential neighbourhoods with good connectivity for pedestrians, cyclists and vehicles; and
- achieve improved energy efficiency and waste reduction through innovative building design and construction.

This precinct is divided into nine sub-precincts:

Table to Subclause 5.1: Sub-precinct Intent

Sub-precinct	Intent
LDR1	is the balance area of the precinct.
LDR2	contains relatively large allotments, some of which have frontage to the Albert River. Development in this sub-precinct is to accord with the following principles: <ul style="list-style-type: none"> a) current lot sizes are maintained in areas subject to flooding and to provide diversity of housing types and density; b) areas not subject to flooding are suitable for low density residential development subject to the dedication to open space of land within 30 metres of the High Water Mark of the Albert River.
LDR3	has frontage to Horses Road and River Hills Road, with a linear park forming the eastern boundary of the site. Development in this sub-precinct is to reflect public open space focal points, proposed open space/nature links and access links (Eagleby LAP Maps 12.5a and 12.5b – Open Space Network and Eagleby LAP Map 12.6 – Movement Network).
LDR4	contains a significant portion of land in the south eastern sector of Eagleby. Development in this sub-precinct is to protect the proposed open space/nature links and access links (Eagleby LAP Maps 12.5a and 12.5b – Open Space Network and Eagleby LAP Map 12.6 – Movement Network).
LDR5	comprises a number of areas located on the periphery of the current urban settlement. Some parts are flood prone and provide important open space connections. Development in this sub-precinct is to provide public open space, proposed open space/nature links and access links (Eagleby LAP Maps 12.5a and 12.5b – Open Space Network and Eagleby LAP Map 12.6 – Movement Network).



Sub-precinct	Intent
LDR6	contains land which is flood prone. The extent of development that may be appropriate in this sub-precinct will be subject to a satisfactory management of flooding issues and the provision of open space and access links shown on (Eagleby LAP Maps 12.5a and 12.5b – Open Space Network and Eagleby LAP Map 12.6 – Movement Network).
LDR7	is a long rectangular land parcel, almost enclosed by existing low density residential development. Future divisions of land and development are required to: <ol style="list-style-type: none"> a) provide for pedestrian and local traffic linkage to Rinto Drive; b) conserve the existing pre 1945 dwelling fronting Fryar Road, and present it as a focal point of the sub-precinct.
LDR8	comprises a cluster of residential dwellings located on Curlew Crescent. Development in this sub-precinct is to accord with the following principles: <ol style="list-style-type: none"> a) current lot sizes are maintained in areas subject to flooding. This will also provide diversity in housing types and density; b) areas not subject to flooding are suitable for low density residential development, subject to the dedication to open space of land within 30 metres of the high water mark of the Logan River.
LDR9	is located to the north of River Hills Road. Development in this sub-precinct is to maintain the current lot sizes to provide diversity of housing types and density.

5.2 Precinct 2 Intent for Medium Density Residential

The Medium Density Residential Precinct is intended to facilitate the development of higher residential densities in areas adjacent to the Eagleby Shopping Centre and parks. These residential areas are to be well serviced in terms of urban facilities and public transport. Residential development in this precinct will include detached dwellings, attached dwellings and medium detached dwellings and apartment buildings.

It is intended that development in this precinct will:

- ensure that dwelling choices are available to suit a range of household sizes and to respond to household life-cycle needs in Eagleby;
- facilitate a wide variety of home office, home occupation and residential support services to locate within the precinct, that do not have an adverse impact on residential amenity;
- promote a high standard of residential amenity and landscaping of both public and private open space;
- provide social, cultural and recreational services and facilities to reflect the needs of the community;
- provide pedestrian and bicycle facilities to improve mobility and choice of transport modes;
- achieve improved energy efficiency and waste reduction through innovative building design and construction;
- incorporate a linear park, linking the park and creek system, west of Fryar Road (Cec Clark Park) to the valued habitats and wetlands in the north east section of the 'green belt';
- incorporate stormwater management facilities and lagoons in the linear park system;
- provide for additional planting of tall growing eucalypts and other appropriate species on high land to reinforce the vegetated skylines that form part of Eagleby's attractive character;
- create attractive frontages to Fryar and River Hills Roads and to public parkland created within the site; and
- provide patterns of new streets, paths and uses and detailed designs of development and landscaping that reflect **Transit Supportive Development** principles and **Crime Prevention through Environmental Design (CPTED)** principles.



This precinct is divided into three sub-precincts:

Table to Subclause 5.2: Sub-precinct Intent

Sub-precinct	Intent
MDR1	is the balance area of the precinct.
MDR2	<p>east of Fryar Road contains several large undeveloped land parcels adjoining public parks and close to Eagleby's town centre. Development in this sub-precinct is to:</p> <ul style="list-style-type: none"> a) be designed to create local residential streets along the majority of each boundary, to existing and proposed public parks; b) be designed so that houses address and overlook public parks; c) provide public open space, proposed nature links and riparian areas indicated on Eagleby LAP Maps 12.5a and 12.5b – Open Space Network; d) retain healthy mature trees, wherever reasonably practicable, including the row of eucalypts along the western boundary to Fryar Road. <p>west of Fryar Road is a long rectangular block. Residential development is to be designed to provide visual surveillance of adjoining parklands and to promote pedestrian and cycle access to the park area.</p>
MDR3	<p>contains several undeveloped land parcels adjacent to Eagleby's town centre. Its proximity to the town centre and infrastructure services, gentle northward slope and attractive remnant vegetation combine to make it very valuable to Eagleby's future development. Development in this sub-precinct is to:</p> <ul style="list-style-type: none"> a) be designed so that housing addresses and overlooks Fryar and River Hills Roads; b) provide convenient connections for pedestrians and local traffic to MDR2 (east).

5.3 Precinct 3 Intent for Community Purposes

Community facilities and services support lifestyles, personal welfare and wellbeing. Eagleby's main community facilities, being the community centre, pool and community park, are located adjacent to the commercial centre. Set in the centre of the suburb, the community facilities are accessible via the main roads as well as from the adjacent residential areas.

Future development within this sub-precinct is to enhance local character and provide for a unique sense of place and identity. Consultation with the local community identified the needs of young people requiring special attention. Facilities and services envisaged in this sub-precinct include schools, emergency services, community halls and libraries, health services, transport services, water and sewerage infrastructure installations, and government offices. Specifically, it is intended that:

- the range of recreational and sport facilities and activities to cater for Eagleby's different age groups are improved. This will involve the upgrading of existing facilities and the creation of further passive and active recreation areas, for use by all members of the community;
- sufficient land is reserved to accommodate the diverse range of community services on land close to public transport and the shopping centre;
- services and facilities that potentially have significant amenity impacts are separated from sensitive uses through the provision of adequate buffers;
- all public buildings are designed to enable access by people with disabilities;
- a continuous pedestrian and bicycle pathway is established to provide pedestrian connectivity between the different facilities;
- a strong sense of safety and security is achieved through reduced levels of neighbourhood crime and disorder; and
- a high standard of urban design is achieved for all buildings in this precinct.



5.4 Precinct 4 Intent for Public Open Space

This precinct comprises all parcels of parkland and open space located within the urban area of the LAP that are maintained in public ownership. It does not include parkland within **Precinct 6**. Open space in Eagleby consists mainly of developed parks with playground facilities and vegetated areas left in their natural state. Currently, park facilities in the area include barbecues, picnic areas and play equipment, with the local community centre on Cowper Avenue providing pool facilities. Land in other precincts may contribute to the network of open space outlined on **Eagleby LAP Maps 12.5a and 12.5b – Open Space Network** by supporting and providing linear open space connections and/or ensuring complementary land uses in adjoining areas.

Specifically, it is intended that:

- areas of ecological significance, such as the riparian corridors, flood plains, overland flow areas, wetlands and open space linkages between significant remaining habitats, are protected and rehabilitated (**Eagleby LAP Maps 12.5a and 12.5b – Open Space Network**);
- the environmental quality of the Logan and Albert Rivers is protected by the maintenance of at least a 30 metre vegetated buffer from the high water mark;
- public open space areas are protected and enhanced to meet the recreational needs of Eagleby's residents. In this regard, a broad range of additional recreation facilities, such as playing fields, equestrian centre, parks for casual and informal activities and boating facilities, is provided;
- areas of important natural landscape character within Eagleby are protected;
- open space buffer areas are established and maintained between incompatible land uses;
- a limited range of community services and facilities are provided in the parks, including community halls and sporting clubrooms;
- a network of informal open space corridors and parks (in both concentric and radial form) that improve pedestrian and flora/fauna connections to the rivers are created and maintained (**Eagleby LAP Maps 12.5a and 12.5b – Open Space Network**);
- the safety of walkways and bikeways along key routes, parks and housing areas is improved; and
- additional public parks and trails leading to and along the river are provided in strategic locations (eg. at the end of some of the public roads that have not been closed or constructed).

5.5 Precinct 5 Commercial and Economic Development

This precinct is divided into the following sub-precincts:

- Sub-precinct 5a Town Centre
- Sub-precinct 5b Industry
- Sub-precinct 5c Convenience Centre

Table to Subclause 5.5: Sub-precinct Intent

Sub-precinct	Intent
5a	<p>The suburb of Eagleby is structured around a central commercial facilities area, situated at the intersection of River Hills and Fryar Roads. This area contains the Eagleby Shopping Plaza, which is the most significant shopping and business centre in the suburb. It is intended that this sub-precinct will provide a range of retail and commercial services and facilities that are attractive, comfortable and safe to use. Specifically, it is intended that:</p> <ul style="list-style-type: none"> a) the visual appearance and activity of the town centre is enhanced by improving landscaping, signage, accessibility (ie. especially for people with disabilities) and the level of public amenities; b) a wide variety of activities, including retailing, office uses, personal services, entertainment and recreational activities, is provided; c) no facilities that are likely to significantly compete with facilities within the sub-precinct will be supported at other locations in Eagleby until such time as the centre's viability is secure, or it can be demonstrated that the community's best interests would be served by such new facilities; d) a fine grain mix of uses be established within the commercial centre; e) community identity and opportunities for social interaction are improved through provision of quality public spaces and effective urban design within and adjacent to the sub-precinct; f) public transport, walking and cycling access will be promoted to the town centre; and g) car parking facilities are designed and managed to encourage the sharing of car parking between different uses and to provide for other temporary compatible uses eg. markets.



Sub-precinct	Intent
5b	<p>Encompasses a large site adjacent to the Town Centre Sub-precinct. The sub-precinct is intended to provide land for low impact industrial, manufacturing and storage activities. The expansion of industrial activities in this sub-precinct that has the potential to create new employment opportunities to the north of the existing factory complex, and is acceptable where:</p> <ul style="list-style-type: none"> a) a buffer of existing vegetation along boundaries with adjacent public parks is maintained; b) it creates public streets along the boundaries with adjacent parks; and c) it provides for a possible local street connection to land adjoining to the east.
5c	<p>Is to provide for well spaced small scale convenience centres within walking distance to all residential areas. It is intended that the provision and quality of convenience shopping facilities in Eagleby are improved, eg. Toby's Place, and a new convenience store in the northern sector (land opposite the Eagleby Primary School on Fryar Road).</p>

5.6 Precinct 6 Intent for Twin Rivers Green Belt

The Twin Rivers Green Belt will be a valuable economic, environmental and community asset for Eagleby and the wider community. It is intended that the Twin Rivers Green Belt will remain a major open space area, containing agriculture, tourism, recreation facilities, storm/wastewater management facilities and a diversity of flora and fauna habitats. The intent is for a collaborative effort to conserve the best and most productive existing uses, generate new businesses, address serious ecological issues (eg. sewage effluent, stormwater quality, water quality of the rivers, habitat conservation/rehabilitation) and also increase the extent of public parkland and access to the river.

The precinct is intended to be a place that is predominantly green and vegetated, with a variety of open spaces and environments. It will be in a mix of private and public ownership.

This precinct is divided into the following sub-precincts:

- Sub-precinct 6a Rural
- Sub-precinct 6b Extractive Industry
- Sub-precinct 6c Public Open Space
- Sub-precinct 6d Community Purposes
- Sub-precinct 6e Cane Core Area

Table to Subclause 5.6: Sub-precinct Intent

Sub-precinct	Intent
6a	<p>The intent of the Rural Sub-precinct is to provide for a wide range of rural activities and rural economic activity, as well to protect areas of good agricultural land and other natural resources.</p> <p>Development in this sub-precinct is to:</p> <ul style="list-style-type: none"> a) maintain important habitat areas and open space linkages; b) maintain an open low density rural/natural character; c) enhance views and physical accessibility to Logan and Albert Rivers; d) provide new employment opportunities; and/or e) promote recreational resources through the introduction of appropriate new uses eg. golf course, golf driving range, wood-lot production, horticulture – if impacts are acceptable; f) promote conservation and enhancement of existing wetlands along drainage flow paths and construction of additional wetlands to protect existing habitats and assist management of stormwater quality; g) revive historic associations with the rivers and possible introduction of new tourism enterprises – such as tours along the rivers and to Moreton Bay; h) retain the potential productive use of identified areas of Good Quality Agricultural Land, unless these areas have ecological values or where a higher value suitable alternative land use can be demonstrated to be more appropriate; i) maintain a diverse range of very low density rural living choices.



Sub-precinct	Intent
6b	Development in this sub-precinct is to: <ol style="list-style-type: none"> preserve the opportunities for accessing and exploiting the extractive resources provided this can be done with minimal environmental impact; ensure that the impacts of extractive industry are effectively managed to ensure that these industries are of long term benefit to the community; protect the water quality of the Logan and Albert Rivers; screen extractive industry activities to protect the landscape character of rural areas and to enhance the city image.
6c	Development in this sub-precinct is to be in accordance with Precinct 3 .
6d	Development in this sub-precinct is to be in accordance with Precinct 4 .
6e	Development in this sub-precinct is to retain sugar cane production, as long as the Rocky Point Sugar Mill remains viable. Any further subdivision or use for other activities is not to compromise the sub-precinct's ability to contribute to the mill's continued viability.

6.0 Eagleby Local Area Plan Table of Development

Note: This table must be read in conjunction with the explanation provided in Part 6, Division 1, Chapter 2 – Using Local Area Plans.

A: Material Change of Use

Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 1 – Low Density Residential			
Family Day Care Home Home Occupation Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation	Detached Dwelling Display Home Home Office Private Recreation where lighting is proposed	Aged Persons Accommodation Attached Dwellings and Medium Density Detached Dwellings Caretaker's Residence Community Care Centre Family Accommodation Hostel Accommodation Place of Worship (floor space no greater than 300m ²) Telecommunications Facility n.e.i.	Apartment Bed and Breakfast Child Care Centre Convenience Shop Educational Establishment Funeral Parlour Medical Centre Place of Worship n.e.i. Service Station
Precinct 2 – Medium Density Residential			
Family Day Care Home Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation	Detached Dwelling Display Home Estate Sales Office Home Office Private Recreation where lighting is proposed	Aged Persons Accommodation Apartment Building Attached Dwellings and Medium Density Detached Dwellings Bed and Breakfast Broadcasting Facilities Caretaker's Residence Convenience Shop Family Accommodation Home Occupation Hostel Accommodation Place of Worship (floor space no greater than 300m ²) Surgery Telecommunications Facility n.e.i.	Cafe Caravan Park Child Care Centre Community Care Centre Educational Establishment Medical Centre Motel Place of Worship n.e.i. Relocatable Home Park Service Station



Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 3 – Community Purposes			
<p>Agriculture Conservation (natural area management) Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Public Utility</p>	<p>Caretaker’s Residence Cemetery Community Care Centre Community Purposes (excluding corrective institution) Medical Centre Temporary Use Transit Centre Transport Terminal</p>	<p>Cafe Car Park Caravan Park Child Care Centre Convenience Shop Farm Forestry Indoor Recreation Facility Market Minor Tourist Facility Place of Worship Reception Room Restaurant Telecommunications Facility n.e.i. Tourist Shop</p>	<p>Community Purposes n.e.i. Refuse Disposal Refuse Transfer Station Tourist Cabins</p>
Precinct 4 – Public Open Space			
<p>Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Public Utility</p>	<p>Temporary Use</p>	<p>Cafe (where the maximum GFA is less than 100m²) Caretaker’s Residence Community Purposes (excluding corrective institution) Farm Forestry in compliance with an adopted management plan Indoor Recreation Facility Market Minor Tourist Facility Restricted Club Take-Away Food Premises (where the GFA is less than 100m²) Telecommunications Facility n.e.i.</p>	<p>Convenience Shop Ecotourism Facility Outdoor Sport and Recreation Restaurant Tourist Cabins Tourist Facility Tourist Shop</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
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**Precinct 5 – Commercial and Economic Development
Sub-precincts 5a and 5c**

<p>Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Private Recreation n.e.i. Public Utility Special Accommodation</p>	<p>Cafe Caretaker’s Residence Convenience Shop Detached Dwelling Display Home Estate Sales Office Home Occupation Private Recreation where lighting is proposed Service Industry (Group A) Shop Take-Away Food Premises Temporary Use Veterinary Clinic The following uses, where located in Sub-precinct 5a:</p> <ul style="list-style-type: none"> ▪ Commercial Services ▪ Fast Food Premises ▪ Laundromat ▪ Showroom ▪ Tourist Shop 	<p>Bed and Breakfast Car Park Family Accommodation Hostel Accommodation Indoor Recreation Facility in Sub-precinct 5a Market Medical Centre Office (less than 500m² GFA) Place of Worship (less than 200m² GFA) Reception Room in Sub-precinct 5a Restaurant (less than 150m² GFA) Retail Plant Nursery Service Industry (Group B) Service Station in Sub-precinct 5a Showroom Telecommunications Facility n.e.i. Veterinary Clinic</p>	<p>Amusement Parlour Apartment Building Attached Dwellings and Medium Density Detached Dwellings Child Care Centre Commercial Services n.e.i. Community Care Centre Educational Establishment Fast Food Premises n.e.i. Hospital Hostel Accommodation Indoor Recreation Facility n.e.i. Laundromat n.e.i. Minor Tourist Facility Motel Motor Vehicle Repairs Place of Worship n.e.i. Reception Room n.e.i. Restaurant n.e.i. Service Station n.e.i. Shopping Centre Development Showroom n.e.i. Tavern Tourist Shop n.e.i. Transit Centre Vehicle Hire Premises Vehicle Sales Premises Veterinary Hospital</p>
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**Precinct 5 – Commercial and Economic Development
Sub-precinct 5b**

<p>Agriculture Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Public Utility</p>	<p>Caretaker’s Residence Estate Sales Office Service Industry (Group B) Temporary Use Veterinary Clinic Warehouse</p>	<p>Bulk Garden Supplies Car Park Industry Milk Depot Motor Vehicle Repairs Service Industry (Group A) Service Station Take-Away Food Premises Telecommunications Facility n.e.i. Veterinary Hospital</p>	<p>Convenience Shop Fuel Depot Indoor Recreation Facility Kennel Manufacturer’s Shop Place of Worship Refuse Disposal Refuse Transfer Station Salvage Yard Service Industry (Group B) where including Commercial and Industrial equipment hire Transit Centre Transport Terminal Vehicle Hire Premises</p>
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Exempt	Self Assessable	Code Assessable	Impact Assessable
Precinct 6 – Twin Rivers Greenbelt Sub-precincts 6a, 6b and 6e			
<p>Agriculture (not within 30 metres of a riparian area or open space area, identified on Eagleby LAP Map 12.5a – Open Space Network)</p> <p>Conservation (natural area management)</p> <p>Family Day Care Home</p> <p>Home Office</p> <p>Low-Impact Telecommunications Facility</p> <p>Minor Change in the scale or intensity of an existing lawful use</p> <p>Open Sports Ground</p> <p>Park</p> <p>Private Recreation n.e.i.</p> <p>Public Utility</p> <p>Special Accommodation</p>	<p>Animal Husbandry</p> <p>Detached Dwelling</p> <p>Farm Stay</p> <p>Home Occupation</p> <p>Private Recreation where lighting is proposed</p> <p>Stall</p> <p>Temporary Use</p>	<p>Agriculture n.e.i.</p> <p>Bed and Breakfast</p> <p>Bulk Garden Supplies</p> <p>Caretaker's Residence</p> <p>Display Home</p> <p>Ecotourism Facility</p> <p>Estate Sales Office</p> <p>Family Accommodation</p> <p>Farm Forestry</p> <p>Minor Tourist Facility</p> <p>Rural Industry</p> <p>Telecommunications Facility n.e.i.</p>	<p>Aquaculture</p> <p>Cafe</p> <p>Commercial Ground</p> <p>Water Extraction</p> <p>Convenience Shop</p> <p>Kennel</p> <p>Outdoor Sport and Recreation</p> <p>Place of Worship</p> <p>Retail Plant Nursery</p> <p>Tourist Cabins</p> <p>Veterinary Hospital</p>

Precinct 6 – Twin Rivers Greenbelt Sub-precincts 6a, 6b and 6e Where Occurring on a Site Identified on Overlay Map OM2 – Good Quality Agricultural Land			
<p>Agriculture (not within 30 metres of a riparian area or open space area, identified on Eagleby LAP Map 12.5a – Open Space Network)</p> <p>Conservation (natural area management)</p> <p>Family Day Home</p> <p>Home Office</p> <p>Low-Impact Telecommunications Facility</p> <p>Minor Change in the scale or intensity of an existing lawful use</p> <p>Open Sports Ground</p> <p>Park</p> <p>Private Recreation n.e.i.</p> <p>Public Utility</p> <p>Special Accommodation</p>	<p>Animal Husbandry</p> <p>Detached Dwelling</p> <p>Farm Stay</p> <p>Home Occupation</p> <p>Private Recreation where lighting is proposed</p> <p>Stall</p> <p>Temporary Use</p>	<p>Agriculture n.e.i.</p> <p>Bed and Breakfast</p> <p>Bulk Garden Supplies</p> <p>Caretaker's Residence</p> <p>Family Accommodation</p> <p>Farm Forestry</p> <p>Rural Industry</p> <p>Telecommunications Facility n.e.i.</p>	<p>Aquaculture</p> <p>Commercial Ground</p> <p>Water Extraction</p> <p>Convenience Shop</p> <p>Retail Plant Nursery</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
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Precinct 6 – Twin Rivers Greenbelt: Sub-precinct 6c

<p>Conservation (natural area management) Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Public Utility</p>	<p>Temporary Use</p>	<p>Cafe (where the maximum GFA is less than 100m²) Caretaker's Residence Community Purposes (excluding corrective institution) Indoor Recreation Facility Market Minor Tourist Facility Restricted Club Take-Away Food Premises (where the GFA is less than 100m²) Telecommunications Facility n.e.i.</p>	<p>Convenience Shop Ecotourism Facility Farm Forestry Restaurant Tourist Cabins Tourist Facility Tourist Shop</p>
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Precinct 6 – Twin Rivers Greenbelt: Sub-precinct 6d

<p>Agriculture Conservation (natural area management) Family Day Care Home Home Office Low-Impact Telecommunications Facility Minor Change in the scale or intensity of an existing lawful use Open Sports Ground Park Public Utility</p>	<p>Caretaker's Residence Cemetery Community Care Centre Community Purposes (excluding corrective institution) Medical Centre Temporary Use Transit Centre Transport Terminal</p>	<p>Cafe Car Park Caravan Park Convenience Shop Farm Forestry Indoor Recreation Facility Market Minor Tourist Facility Place of Worship Reception Room Restaurant Telecommunications Facility n.e.i. Tourist Shop</p>	<p>Child Care Centre Community Purposes n.e.i. Refuse Disposal Refuse Transfer Station Tourist Cabins</p>
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B: Material Change of Use Overlay Provisions

Exempt	Self Assessable	Code Assessable	Impact Assessable
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Material Change of Use involving Building Work that:

		<p>exceeds two storeys due to the inclusion of a partial third storey and the GFA of the partial storey does not exceed 50% of the GFA of the storey immediately below and the site is not in an area where a maximum building height exceeding two storeys is identified on Eagleby LAP Map 12.3 – Maximum Building Height</p>	<p>exceeds two storeys (except for a partial third storey with less than 50% of the GFA of the storey immediately below) where the site is not in an area where a maximum building height exceeding two storeys is identified on Eagleby LAP Map 12.3 – Maximum Building Height; OR exceeds the maximum number of storeys indicated for the site identified on Eagleby LAP Map 12.3 – Maximum Building Height</p>
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Exempt	Self Assessable	Code Assessable	Impact Assessable
			exceeds the maximum residential density for the subject land as shown on Eagleby LAP Map 12.4 – Maximum Residential Density
		is located on a site nominated as a Moderate, High or Very High Risk Area identified on Overlay Map OM16 – Areas of Unstable Soils and Areas of Potential Land Slip Hazard	
	is on a site located in a Medium or High Potential Bushfire Hazard Area, as on Overlay Map OM10 – Potential Bushfire Hazard Areas , and complies with the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas	is on a site located in a Medium or High Potential Bushfire Hazard Area, as identified on Overlay Map OM10 – Potential Bushfire Hazard Areas , and alternative solutions to the Acceptable Solutions of Constraint Code 2 – Bushfire Management Areas are proposed	
	is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway setback, and is in compliance with the Acceptable Solutions of Constraint Code 3 – Canals and Waterways	is on a site identified on Overlay Map OM13 – Building Setback Line from Canals and Waterways as being affected by a waterway setback, and alternative solutions to the Acceptable Solutions of Constraint Code 3 – Canals and Waterways are proposed	
		is on or adjacent to a site listed on the Queensland Heritage Register (Queensland Heritage Act 1992) or the Register of the National Estate (Australian Heritage Commission Act 1975) or the National Trust of Queensland list	
		is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987 ; OR	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		<p>is located on land which is the subject of a native title claim;</p> <p>OR</p> <p>is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	
			<p>would result in a residential dwelling being located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources</p>
	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and complies with the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration</p>	<p>is on a site identified on the Domain Maps as being affected by Future Road Requirement and alternative solutions to the Acceptable Solutions of Constraint Code 4 – Car Parking, Access and Transport Integration are proposed</p>	

C: Operational Work – Changes to Ground Level

Exempt	Self Assessable	Code Assessable	Impact Assessable
Operational Work that involves extraction, excavation or fill that:			
		<p>Precinct 1</p> <p>exceeds a volume of 40 cubic metres of fill or excavation, or is closer than two metres from the allotment boundary</p>	
		<p>Precinct 2</p> <p>exceeds a volume of 50 cubic metres of fill or excavation, or is closer than two metres from the allotment boundary</p>	
		<p>Precinct 3 and Sub-precincts 5a and 5c</p> <p>exceeds a volume of 20 cubic metres of fill or excavation, or is closer than two metres from the allotment boundary</p>	



Exempt	Self Assessable	Code Assessable	Impact Assessable
		<p>Precinct 4 and Sub-precinct 5b exceeds a volume of 100 cubic metres of fill or excavation, or is closer than ten metres from the allotment boundary</p>	
		<p>Precinct 6 exceeds a volume of 500 cubic metres of fill or excavation, or is closer than 50 metres from the allotment boundary</p>	
		<p>is within or adjoins an allotment containing places, sites, or landscapes of indigenous cultural heritage significance listed on the Queensland Heritage Register – Cultural Records (Landscapes Queensland and Queensland Estate) Act 1987; OR is located on land which is the subject of a native title claim; OR is located on land that is known to the owner and/or the developer to be of indigenous cultural heritage value</p>	

D: Operational Work – Advertising Device

Exempt	Self Assessable	Code Assessable	Impact Assessable																								
	<p>Advertising Device that is:</p> <p>a) Not illuminated, nor animated, and where the total area of signage per street frontage does not exceed the following for each precinct:</p> <table border="0"> <tr><td>Precinct 1</td><td>0.6m²</td></tr> <tr><td>Precinct 2</td><td>0.6m²</td></tr> <tr><td>Precinct 3</td><td>5m²</td></tr> <tr><td>Precinct 4</td><td>5m²</td></tr> <tr><td>Precinct 5a</td><td>10m²</td></tr> <tr><td>Precinct 5b</td><td>15m²</td></tr> <tr><td>Precinct 5c</td><td>10m²</td></tr> <tr><td>Precinct 6a</td><td>1m²</td></tr> <tr><td>Precinct 6b</td><td>20m²</td></tr> <tr><td>Precinct 6c</td><td>5m²</td></tr> <tr><td>Precinct 6d</td><td>5m²</td></tr> <tr><td>Precinct 6e</td><td>1m²;</td></tr> </table> <p>b) Not on land with frontage to an arterial road or any State-controlled road</p>	Precinct 1	0.6m ²	Precinct 2	0.6m ²	Precinct 3	5m ²	Precinct 4	5m ²	Precinct 5a	10m ²	Precinct 5b	15m ²	Precinct 5c	10m ²	Precinct 6a	1m ²	Precinct 6b	20m ²	Precinct 6c	5m ²	Precinct 6d	5m ²	Precinct 6e	1m ² ;	<p>Advertising Devices n.e.i.</p>	
Precinct 1	0.6m ²																										
Precinct 2	0.6m ²																										
Precinct 3	5m ²																										
Precinct 4	5m ²																										
Precinct 5a	10m ²																										
Precinct 5b	15m ²																										
Precinct 5c	10m ²																										
Precinct 6a	1m ²																										
Precinct 6b	20m ²																										
Precinct 6c	5m ²																										
Precinct 6d	5m ²																										
Precinct 6e	1m ² ;																										



E: Operational Work – Infrastructure and Landscape Work

Exempt	Self Assessable	Code Assessable	Impact Assessable
Minor Landscape Work		Landscape Work n.e.i.	
Landscape Work associated with a Detached Dwelling or a Caretaker's Residence		Works for Infrastructure	

F: Operational Work – Vegetation Clearing

Exempt	Self Assessable	Code Assessable	Impact Assessable
Vegetation Clearing that:			
	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management;</p> <p>OR</p> <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height in Precinct 6 only, and complies with the Acceptable Solutions of Specific Development Code 36 – Vegetation Management</p>	<p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed;</p> <p>OR</p> <p>results in the removal of, or damage to, vegetation that is equal to, or in excess of, four metres in height in Precinct 6 only, and alternate solutions to the Acceptable Solutions of Specific Development Code 36 – Vegetation Management are proposed</p>	

G: Reconfiguring a Lot

Exempt	Self Assessable	Code Assessable	Impact Assessable
Reconfiguring a Lot that:			
		<p>Precinct 1 results in no lots with an area less than 600m²;</p> <p>OR</p> <p>entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots), or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development</p>	<p>Precinct 1 results in one or more lots with an area less than 600m²</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
		<p>Precinct 2 results in no lots with an area less than 400m²; OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots) or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development</p>	<p>Precinct 2 results in one or more lots with an area less than 400m²</p>
		<p>Precincts 3 and 5 results in no lots with an area less than 1,000m²; OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots) or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development</p>	<p>Precincts 3 and 5 results in one or more lots with an area less than 1,000m²</p>
		<p>Precinct 4 results in no lots with an area less than 4,000m²; OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots) or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development</p>	<p>Precinct 4 results in one or more lots with an area less than 4,000m²</p>
		<p>Precinct 6 results in no lots with an area less than 20 hectares; OR entails only a Community Title Subdivision (including Standard Format Plans and/or Volumetric Lots) or a Volumetric Lot within a building, or a leasehold subdivision of an existing or approved development</p>	<p>Precinct 6 results in one or more lots with an area less than 20 hectares</p>



Exempt	Self Assessable	Code Assessable	Impact Assessable
			would create the potential for a residential dwelling to be located within 500 metres of a lot containing an extractive industry operation or resource (hard rock quarrying) or within 200 metres of a lot containing an extractive industry operation or resource (sand and gravel operations), as defined on Overlay Map OM23 – Extractive Resources

7.0 Relevant Codes

Codes relevant for development assessment in the Eagleby LAP are listed below. The Place Code applies in all cases. A Specific Development Code will only apply if that specific development is proposed. A Constraint Code will only apply where the proposed development is directly impacted by the constraint that is the subject of that code.

7.1 Self Assessable Development

The following codes apply to development that is self assessable in the Eagleby LAP area.

Place Code	Specific Development Codes	Constraint Codes
Eagleby LAP Place Code	2 Advertising Devices 4 Animal Husbandry 7 Bed and Breakfast Tourist Accommodation 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 10 Caretaker's Residence 17 Farm Stay 24 Office 25 Private Recreation 27 Retail and Related Establishments 34 Temporary Use 36 Vegetation Management 38 Working From Home	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 8 Flood Affected Areas 10 Nature Conservation 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils



7.2 Material Change of Use

The following codes apply to development that is code or impact assessable **Material Change of Use** in the Eagleby LAP area.

Place Code	Specific Development Codes	Constraint Codes
Eagleby LAP Place Code	3 Aged Persons Accommodation 6 Attached Dwellings and Medium Density Detached Dwellings 7 Bed and Breakfast Tourist Accommodation 9 Caravan Parks 10 Caretaker's Residence 12 Child Care Centres 13 Detached Dwellings 14 Display Homes and Estate Sales Offices 15 Ecotourism Facility 16 Family Accommodation 17 Farm Forestry 20 Kennels 21 Landscape Work 22 Low Rise Apartment Building 23 Low Rise Commercial Tourist Accommodation 24 Office 25 Private Recreation 26 Relocatable Home Parks 27 Retail and Related Establishments 29 Rural Industry 31 Service Stations 33 Telecommunications Facilities 35 Tourist Cabins 37 Vehicle Sales 38 Working From Home 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land

7.3 Operational Work – Changes to Ground Level

The following codes apply to development that is self or code assessable **Operational Work – Changes to Ground Level** (extracting gravel, rock, sand or soil from the place where it occurs naturally, or excavating or filling that materially affects premises or their use) in the Eagleby LAP area.

Place Code	Specific Development Codes	Constraint Codes
Eagleby LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils



7.4 Operational Work – Advertising Devices, Landscape Work and Infrastructure

The following codes apply to development that is code assessable **Operational Work – Advertising Devices** (placing an Advertising Device on premises), **Landscape Work** (undertaking Landscape Work in, on, over or under premises that materially affects premises or their use) or **Infrastructure** (undertaking Works for Infrastructure) in the Eagleby LAP area.

Place Code	Specific Development Codes	Constraint Codes
Eagleby LAP Place Code	2 Advertising Devices 21 Landscape Work 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils

7.5 Operational Work – Vegetation Clearing

The following codes apply to development that is code assessable **Operational Work – Vegetation Clearing** in the Eagleby LAP area.

Place Code	Specific Development Codes	Constraint Codes
Eagleby LAP Place Code	36 Vegetation Management	3 Canals and Waterways 4 Cultural Heritage (Historic) 5 Cultural Heritage (Indigenous) 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 14 Sediment and Erosion Control 16 Steep Slopes or Unstable Soils

7.6 Reconfiguring a Lot

The following codes apply to development that is code or impact assessable **Reconfiguring a Lot** in the Eagleby LAP area.

Place Code	Specific Development Codes	Constraint Codes
Eagleby LAP Place Code	11 Changes to Ground Level and Creation of New Waterbodies 21 Landscape Work 28 Reconfiguring a Lot 36 Vegetation Management 39 Works for Infrastructure	2 Bushfire Management Areas 3 Canals and Waterways 4 Car Parking, Access and Transport Integration 5 Cultural Heritage (Historic) 6 Cultural Heritage (Indigenous) 8 Flood Affected Areas 9 Natural Wetland Areas and Natural Waterways 10 Nature Conservation 12 Rail Corridor Environs 13 Road Traffic Noise Management 14 Sediment and Erosion Control 15 Service Roads (Pacific Motorway) 16 Steep Slopes or Unstable Soils 17 Unsewered Land



8.0 Eagleby LAP Place Code

8.1 Purpose

This Place Code seeks to ensure that the scale and density of development and, in particular, the design and appearance of low to medium density residential development and commercial premises is consistent with the function of Eagleby as a major residential area with diverse commercial activities, community services and recreational facilities.

8.2 Application

8.2.1 The Eagleby LAP Place Code applies to development indicated as self, code or impact assessable in the Eagleby LAP Table of Development at **Clause 6.0** of this LAP.

8.2.2 Performance Criteria PC1-PC38 apply to all code and impact assessable development in this LAP. For development identified as self assessable in **Clause 6.0**, only the Acceptable Solutions to Performance Criteria PC1-PC5 apply.

8.3 Development Requirements

Performance Criteria	Acceptable Solutions												
Development that is Self Assessable, Code Assessable or Impact Assessable													
Building Height													
<p>PC1 The height of buildings must contribute to an overall built form for Eagleby that reflects its suburban residential character, and protects residential amenity.</p>	<p>AS1.1.1 The building has a maximum of two storeys. OR AS1.1.2 The height of buildings in each precinct does not exceed the maximums shown on Eagleby LAP Map 12.3 – Maximum Building Height.</p>												
Accommodation Density													
<p>PC2 Accommodation density must be consistent with the suburban and urban fringe character of Eagleby. Accordingly, low to medium density development that can be comfortably accommodated on the site is appropriate.</p>	<p>AS2 The maximum dwelling density in any precinct does not exceed the relevant accommodation density (RD number) shown for that precinct on Eagleby LAP Map 12.4 – Maximum Residential Density.</p>												
Site Coverage													
<p>PC3 Development must be designed and constructed to ensure that there is adequate space between buildings to safeguard privacy, and amenity and ensure appropriate ventilation. Buildings are to be substantially centred on the site to achieve effective open space separations between buildings at ground level.</p>	<p>AS3.1 The maximum site coverage for any development does not exceed the following:</p> <table border="0"> <tr> <td>Precinct 1</td> <td style="text-align: right;">50%</td> </tr> <tr> <td>Precinct 2</td> <td style="text-align: right;">60%</td> </tr> <tr> <td>Precinct 3 and Sub-precinct 6d</td> <td style="text-align: right;">40%</td> </tr> <tr> <td>Precincts 4 and 6</td> <td style="text-align: right;">5%</td> </tr> <tr> <td>Sub-precincts 5a and 5c</td> <td style="text-align: right;">80%</td> </tr> <tr> <td>Sub-precinct 5b</td> <td style="text-align: right;">60%</td> </tr> </table>	Precinct 1	50%	Precinct 2	60%	Precinct 3 and Sub-precinct 6d	40%	Precincts 4 and 6	5%	Sub-precincts 5a and 5c	80%	Sub-precinct 5b	60%
Precinct 1	50%												
Precinct 2	60%												
Precinct 3 and Sub-precinct 6d	40%												
Precincts 4 and 6	5%												
Sub-precincts 5a and 5c	80%												
Sub-precinct 5b	60%												
Building Setback													
<p>PC4 All buildings must provide for setbacks from the street frontage and the side and rear boundaries which are appropriate to the efficient use of the site and the streetscape character of the local area.</p>	<p>Precincts 1, 2, 3 and Sub-precinct 6d AS4.1 All buildings are sited at a minimum of six metres from the frontage of the lot. AS4.2 All buildings are sited at a minimum of 1.5 metres from any other boundary of a site.</p>												



Performance Criteria	Acceptable Solutions
	<p>AS4.3 All buildings exceeding 4.5 metres in height above ground level comply with the following setback distances:</p> <ul style="list-style-type: none"> a) a minimum of six metres from the frontage in respect of that part of the building which exceeds one storey in height; b) two metres for that part of a building which is between 4.5 and 7.5 metres above ground level; c) two metres plus 0.5 metres for every three metres the building exceeds 7.5 metres above ground level. <p>Precincts 4 and 6</p> <p>AS4.4 All buildings are set back at a minimum of ten metres from the principal road frontage and six metres from any other boundary of the site.</p> <p>Sub-precincts 5a and 5c</p> <p>AS4.5 All buildings are set back two metres from the frontage of the site.</p> <p>AS4.6 Buildings may have a zero setback to side or rear boundaries, except that a two metre setback applies where the site adjoins a residential property or public open space.</p> <p>Sub-precinct 5b</p> <p>AS4.7 All buildings or structures are sited at a minimum of ten metres from the major street frontage and seven metres from any other streets or any other boundary of the site.</p> <p>Precincts 1, 2, 3 and 6</p> <p>AS4.8 For buildings exceeding two storeys in height, the building is set back at least ten metres from all boundaries.</p>

Vehicular Crossings

<p>PC5 Vehicular crossings associated with the development must be designed and constructed to ensure:</p> <ul style="list-style-type: none"> a) a safe footpath environment; b) safe vehicular access to the property; c) appropriate hydraulic performance of the stormwater infrastructure; d) no damage to vehicle or road infrastructure; e) minimal loss of on-street parking spaces; f) continued amenity of the neighbourhood. 	<p>AS5 Driveways are designed and constructed in accordance with relevant sections of Planning Scheme Policy 11 – Land Development Guidelines.</p>
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Development that is Code Assessable or Impact Assessable

Siting

<p>PC6 All buildings must be sited to complement the local area character and the built form of the surrounding area, and to reduce potential conflicts between uses having regard to a site analysis, prepared in accordance with Planning Scheme Policy 17 – Site Analysis.</p>	<p>AS6 No acceptable solution provided.</p>
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Performance Criteria	Acceptable Solutions
<p>PC7 For a commercial building, the layout of the site must provide a clear separation between the public access areas and the areas set aside for servicing the building.</p>	<p>AS7 No acceptable solution provided.</p>
Building Design and Safety	
<p>PC8 Building materials and finishes must maintain and enhance the quality of the urban environment and reduce the perceived bulk of development.</p>	<p>AS8.1 Development utilises high quality materials and finishes, which are carefully detailed and selected having regard to form, texture, colour, scale and quality.</p> <p>AS8.2 Buildings incorporate variations in materials, colours and textures between the lower and upper levels.</p> <p>AS8.3 Building finishes and materials can be easily maintained and do not readily stain, discolour or deteriorate.</p>
<p>PC9 Building articulation and design elements must contribute to an attractive streetscape environment and reduce the perceived bulk of development.</p>	<p>AS9.1 The horizontal length of any wall in a single plane, irrespective of any projections such as balconies or offsets of less than one metre, does not exceed 15 metres, unless a separation of at least 25 metres is provided.</p> <p>AS9.2 Building elevations at street frontages do not contain blank walls.</p>
<p>PC10 Building design and appearance must be conducive to the safety and comfort of all building users.</p>	<p>AS10.1 Any ground level retail or commercial development in Sub-precincts 5a or 5c provides a continuous pedestrian awning at the front of the development, which is at least 2.5 metres in width, and extends along the full length of the retail/commercial frontage of the site.</p> <p>AS10.2 The location of equipment that has potential to create noise is designed to minimise the penetration of noise to dwelling units on the premises and to residential premises external to the site.</p>
Roof Structures	
<p>PC11 Roof design must enhance and contribute to the desirable built form of the area.</p>	<p>AS11.1 Plant and lift rooms are integrated with the design of the development so that tops of buildings are visually attractive features in the skyline.</p> <p>AS11.2 The roofs of buildings add interest to the streetscape by including pitches, articulation, gables or other features.</p>
Solar Access	
<p>PC12 Buildings must be sited and designed to maximise solar access to north facing windows of habitable areas and principal areas of open space.</p>	<p>AS12.1 Residential development is designed, wherever practical, to maximise exposure to the northern sun, while minimising the impact of the western sun.</p> <p>AS12.2 Blinds, awnings and window overhangs are utilised to minimise the impact of the low western sun on residential dwellings.</p>



Performance Criteria	Acceptable Solutions
Specular Reflectivity and Glare	
<p>PC13 Development must minimise glare and reflection through design.</p>	<p>AS13.1 Glass which forms part of an external wall does not exceed 60% of the total area of the wall.</p> <p>AS13.2 Ground level retail and commercial uses within Sub-precincts 5a and 5c may exceed the percentage of glass stated in AS13.1, in recognition of their business character.</p> <p>AS13.3 Glass frontages have a maximum degree of reflection of both heat and light of 20%.</p>
Visual Privacy	
<p>PC14 Direct overlooking of main internal living areas and private open spaces of other dwellings must be minimised through building design, layout and screening.</p>	<p>AS14.1 Habitable room windows with a direct outlook to the habitable room windows of an adjacent dwelling unit within nine metres:</p> <ul style="list-style-type: none"> a) are offset by a sufficient distance to limit views into adjacent windows; b) have sill heights above 1.7 metres; or have fixed obscure glazing in any part of the window below 1.7 metres above floor level. <p>AS14.2 Outlook from windows, balconies, stairs, landings, terraces and decks or other private, communal or public areas is obscured, screened or landscaped where a direct view is available into the private open space of existing dwellings.</p>
Acoustic Privacy	
<p>PC15 Noise from development, including active recreation facilities, service areas, plant or equipment, vehicular movement areas and dwelling units, must not unreasonably affect dwellings on adjacent land.</p>	<p>AS15.1 Bedroom windows are located at least three metres from shared streets, driveways, vehicular movement and parking areas (or a lesser distance where appropriate noise shielding techniques are used).</p> <p>AS15.2 Active recreation areas are not located close to bedroom windows or other openings.</p> <p>AS15.3 Air conditioning or lift equipment is not located in a position where it will create a noise nuisance for residents.</p>
Security and Crime Prevention	
<p>PC16 Development enhances private security through principles which 'design out' crime.</p>	<p>AS16.1 Building design and placement maximises casual surveillance of public and communal open space areas.</p> <p>AS16.2 Entry areas and pedestrian paths are well lit. Movement sensitive lighting is directed towards likely access/egress points.</p> <p>AS16.3 Design of development avoids the creation of dark corridors or other areas which could compromise personal security.</p>



Performance Criteria	Acceptable Solutions
Building Safety and Emergency Access	
<p>PC17 Development must provide adequate public safety measures and ensure efficient emergency access.</p>	<p>AS17.1 Buildings incorporate a building safety switchboard.</p> <p>AS17.2 Individual dwellings are numbered, such that they are clearly identifiable by visitors and emergency services.</p> <p>AS17.3 Building entries and at least one lift enable access for stretchers and emergency service equipment.</p>
Car Park Design	
<p>PC18 Buildings must be designed and constructed to ensure that basement car parking structures do not cause a nuisance to adjoining sites or create an undesirable streetscape, due to their proximity to the boundary or street frontage or due to their excessive height above ground level.</p>	<p>AS18 Car parking basements do not extend more than one metre above natural ground level, and are set back a minimum of four metres from any street frontage and two metres from any side or rear boundary.</p>
<p>PC19 All garage or carport structures must be designed and located to complement the main building. All car park areas must be constructed and detailed to ensure they do not dominate the street frontage of the development.</p>	<p>AS19.1 Car park structures are set back behind the building frontage (except that an underground car park structure may be located within one metre of the site frontage, provided that no part of the structure extends more than one metre above natural ground level.</p> <p>AS19.2 Building materials, patterns, textures and colours used in garage and carport structures are complementary to those of the principal building on the site.</p> <p>AS19.3 Any ground level car parking area is well landscaped and constructed of materials that present an aesthetically pleasing and high quality finish.</p>
Advertising Devices	
<p>PC20 All advertising devices must be designed and constructed to complement the character of the local area.</p>	<p>Precinct 1 AS20.1 All signs are consistent with the provisions for the Detached Dwelling Domain set out in Specific Development Code 2 – Advertising Devices.</p> <p>Precinct 2 AS20.2 All signs are consistent with the provisions for the Residential Choice Domain set out in Specific Development Code 2 – Advertising Devices.</p> <p>Precinct 3 and Sub-precinct 6d AS20.3 All signs are consistent with the provisions for the Community Purposes Domain set out in Specific Development Code 2 – Advertising Devices.</p> <p>Precinct 4 and Sub-precinct 6c AS20.4 All signs are consistent with the provisions for the Public Open Space Domain set out in Specific Development Code 2 – Advertising Devices.</p>



Performance Criteria	Acceptable Solutions
	<p>Sub-precincts 5a and 5c AS20.5 All signs are consistent with the provisions for the Local Business Domain set out in Specific Development Code 2 – Advertising Devices.</p> <p>Sub-precinct 5b AS20.6 All signs are consistent with the provisions for the Industry 2 Domain set out in Specific Development Code 2 – Advertising Devices.</p> <p>Sub-precincts 6a, 6b and 6e AS20.7 All signs are consistent with the provisions for the Rural Domain set out in Specific Development Code 2 – Advertising Devices.</p>
Landscape Work	
<p>PC21 Adequate landscaping must be provided to complement on-site open space and create an attractive streetscape.</p>	<p>AS21 Landscape work complements the Open Space Network Plan as shown in Eagleby LAP Maps 12.5a and 12.5b – Open Space Network.</p>
<p>PC22 All open space and boundary setback areas must be landscaped and maintained, to meet the recreation needs of residents and to complement the residential character of the local neighbourhood.</p>	<p>AS22 All open space and setback areas are designed utilising plant species to complement the landscape of the surrounding locality.</p>
Retention of Vegetation	
<p>PC23 Significant existing on-site vegetation and street trees must be retained in a manner that will improve the proposed development and provide for the long term viability of the preserved vegetation.</p>	<p>AS23.1 Design of development identifies, retains and integrates significant existing vegetation.</p> <p>AS23.2 Significant existing vegetation is protected from damage during construction, through retention of soil levels and use of temporary fencing.</p>
Car Park Areas, Watercourses and Open Space	
<p>PC24 All ground level car parking, open space and buffer areas must be landscaped and maintained to complement the character of the local area and any adjoining residential or public open space areas.</p>	<p>AS24 The car park area, open space and buffer areas of the lot are landscaped with landscape design and use of plant species generally consistent with that of adjacent and nearby lots. The landscape design may incorporate extensive paved areas for pedestrian use.</p>
<p>Precincts 4 and 6 PC25 All sites must be designed and managed to maintain natural watercourses and to protect and enhance environmental water quality.</p>	<p>Precincts 4 and 6 AS25 Where land is flood liable, provision is made for major flow paths and storage areas to be preserved, without interference with building and other infrastructure.</p>
<p>Sub-precinct 5b PC26 All sites must include landscaped open space areas to promote the attractive appearance of the industry areas.</p>	<p>Sub-precinct 5b AS26 At least 10% of the site, including areas within the required setback areas, is landscaped and maintained in an attractive state.</p>



Performance Criteria	Acceptable Solutions
Lot Size (For Subdivision Only)	
<p>PC27</p> <p>All lots must be of sufficient size to comfortably accommodate the type of development envisaged in the LAP and the relevant precinct intent.</p>	<p>Precinct 1</p> <p>AS27.1.1 All lots are consistent with the requirements for lot size and dimensions for the Detached Dwelling Domain set out in Specific Development Code 28 – Reconfiguring a Lot.</p> <p>OR</p> <p>AS27.1.2 Lots are located within Sub-precinct LDR9 and maintain an average lot size of 2000 m².</p> <p>Precinct 2</p> <p>AS27.2 All lots are consistent with the requirements for lot size and dimensions for the Residential Choice Domain set out in Specific Development Code 28 – Reconfiguring a Lot.</p> <p>Precinct 3 and Sub-precinct 6d</p> <p>AS27.3 All lots are consistent with the requirements for lot size and dimensions for the Community Purposes Domain set out in Specific Development Code 28 – Reconfiguring a Lot.</p> <p>Precinct 4 and Sub-precinct 6c</p> <p>AS27.4 All lots are consistent with the requirements for lot size and dimensions for the Community Purposes Domain set out in Specific Development Code 28 – Reconfiguring a Lot.</p> <p>Sub-precincts 5a and 5c</p> <p>AS27.5 All lots are consistent with the requirements for lot size and dimensions for the Local Business Domain set out in Specific Development Code 28 – Reconfiguring a Lot.</p> <p>Sub-precinct 5b</p> <p>AS27.6 All lots are consistent with the requirements for lot size and dimensions for Industry 2 Domain set out in Specific Development Code 28 – Reconfiguring a Lot.</p> <p>Sub-precincts 6a, 6b and 6e</p> <p>AS27.7 All lots are consistent with the requirements for lot size and dimensions for the Rural Domain set out in Specific Development Code 28 – Reconfiguring a Lot.</p>



Performance Criteria	Acceptable Solutions
Amenity Protection	
<p>PC28 The proposed use must not detract from the amenity of the local area, having regard, but not limited, to the impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS28 No acceptable solution provided.</p>
<p>PC29 The proposed development must take into account and seek to ameliorate any negative aspects of the existing amenity of the local area, having regard, but not limited, to the existing impact of:</p> <ul style="list-style-type: none"> a) noise; b) hours of operation; c) traffic; d) lighting; e) signage; f) visual amenity; g) privacy; h) odour and emissions. 	<p>AS29 No acceptable solution provided.</p>
<p>Sub-precinct 5b PC30 The industrial operations must be conducive to the safety and comfort of all site users and visitors.</p>	<p>Sub-precinct 5 AS30 The total quantity of flammable or combustible liquids stored on site, as defined in the Dangerous Goods Safety Management Regulation 2001, does not exceed:</p> <ul style="list-style-type: none"> a) 500 litres of Class A flammable liquid; or b) 1,250 litres of Class B flammable liquid; or c) 5,000 litres of a combustible liquid.
<p>Sub-precinct 5b PC31 The traffic servicing sites within the sub-precinct must not create unreasonable impacts for users of public roads.</p>	<p>Sub-precinct 5b AS31 The carriage of goods or services to the site does not create an increase in traffic congestion or danger to users of public roads.</p>
<p>Sub-precinct 5b PC32 Ancillary activities on the site, such as storage of goods or materials in open areas, must be presented in a manner which does not detract from the visual amenity of the local area.</p>	<p>Sub-precinct 5b AS32.1 All open storage areas for vehicles, machinery, goods and materials used on the site are located no closer than ten metres from either the main street frontage or any other boundary.</p> <p>AS32.2 All open storage areas are effectively screened with a buffer screen or fence.</p>
<p>Sub-precinct 5b PC33 Adequate facilities for the loading and unloading of goods must be provided to meet the needs of the development.</p>	<p>Sub-precinct 5b AS33 A loading area is provided on site that is separated from the public access areas and readily accessible from all industrial tenancies on the site.</p>



Performance Criteria	Acceptable Solutions
Plot Ratio	
<p>Sub-precincts 5a and 5b PC34 All buildings must be of a size and bulk that is compatible with the character of the local business area in which the development is proposed with some bonus in floor space available where identified public benefits are provided.</p>	<p>Sub-precincts 5a and 5b AS34.1.1 The Basic Plot Ratio of 1.5:1 is not exceeded however residential floor space is not included in the Plot Ratio calculations. OR AS34.1.2 The Basic Plot Ratio is exceeded by the incorporation of bonus elements in a development consistent with the provisions of Planning Scheme Policy 18 – Using the Urban Design Bonus Provisions, provided that the Maximum Plot Ratio of 2.5 is not exceeded, however residential floor space is not included in the Plot Ratio calculations.</p>
Car Parking Provision	
<p>PC35 Sufficient car parking must be provided for the normal operation of all development in the LAP area.</p>	<p>AS35 Car parking spaces are provided at the following rates: a) retail, service industry, cafe and restaurant uses: one space per 25m² of GFA, or part thereof; b) office and commercial services uses: one space per 50m² of GFA, or part thereof; c) residential uses: one space per one bedroom dwelling; and 1.25 spaces for any dwelling with more than one bedroom; d) all other uses: as provided in Constraint Code 4 – Car Parking, Access and Transport Integration.</p>
Public Convenience Facilities Within Buildings	
<p>PC36 Commercial developments must include public convenience facilities, where there is a need for their provision.</p>	<p>AS36 Where provided, public toilet facilities are open and readily accessible to the general public during retail trading hours or other trading hours relevant to the development.</p>
Building Services	
<p>PC37 Development must provide necessary site facilities which are visually attractive and low maintenance. These facilities include, where relevant: a) garbage bin areas; b) mail boxes; c) clothes drying; d) storage areas.</p>	<p>AS37.1 Garbage bin storage areas are contained within building basements or, if located outside, effectively screened from view from any public street. AS37.2 Garbage bin storage areas are easily accessible for on-site collection or close to the street frontage for street collection. AS37.3 Individual mail boxes are located close to each ground floor dwelling entry, or a mail box structure is located close to the major pedestrian entrance of a site. In major developments, pedestrian shelter should be provided for mailbox areas. AS37.4 A space of eight square metres per dwelling is set aside exclusively for resident storage. This may form part of a carport or garage.</p>



Performance Criteria	Acceptable Solutions
Vehicular Access	
<p>PC38 Vehicular access arrangements must promote the efficient operation of the movement system within and beyond Eagleby.</p>	<p>AS38 All development complements the principles included in the Access Network Plan as outlined in Eagleby LAP Map 12.6 – Movement Network.</p>

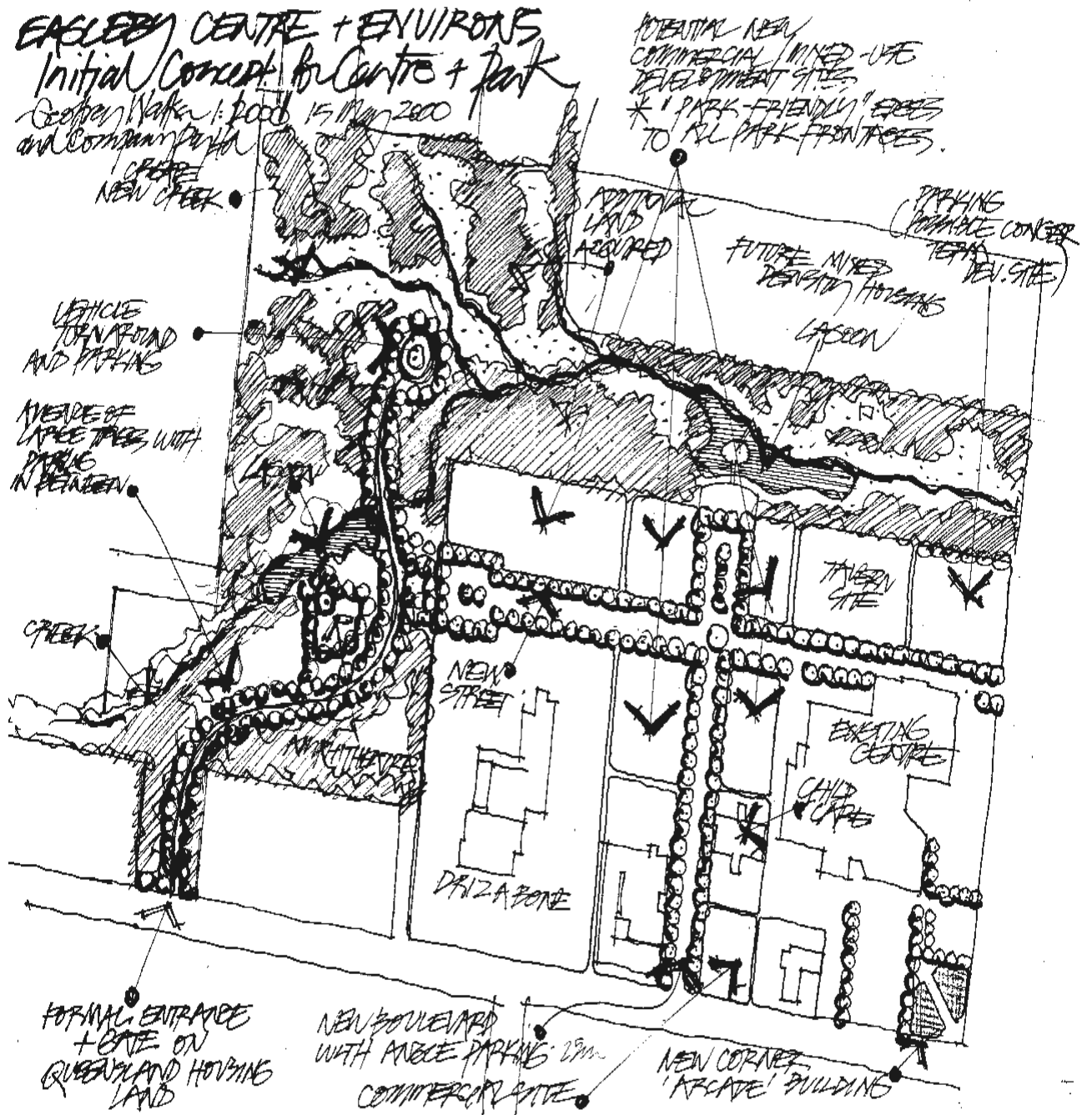


Figure 1: Eagleby Town Centre Plan