

**Schedule 12A, Part 2, Planning Regulation 2017 – Assessment Benchmarks for Walkable Neighbourhoods**

Assessment Benchmarks	Response
<b>4 Connectivity</b>	
<p>The reconfiguration provides connectivity for pedestrians by—</p> <ul style="list-style-type: none"> <li>a. ensuring that any roads constructed or extended in association with the reconfiguration are connected in a grid-like pattern that is responsive to topography and other physical constraints; and</li> <li>b. ensuring that, to the extent topography and other physical constraints reasonably permit, any roads constructed or extended in association with the reconfiguration, or footpaths provided in relation to the reconfiguration— <ul style="list-style-type: none"> <li>i. connect to roads and footpaths in surrounding areas; or</li> <li>ii. allow for connection to future roads and footpaths in surrounding areas.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>The development will provide internal footpaths and roads that will enable it to connect into the broader network once it is established.</p> <p>It is considered that the proposed development complies with this assessment benchmark.</p>
<b>5 Maximum Length of Particular Blocks</b>	
<ul style="list-style-type: none"> <li>(1) The reconfiguration provides for convenient pedestrian movement by ensuring the length of each boundary of a block for the reconfiguration does not exceed the lesser of— <ul style="list-style-type: none"> <li>a. a maximum length for a boundary of a block stated in a local assessment benchmark for the reconfiguration; or</li> <li>b. 250m.</li> </ul> </li> <li>(2) Subsection (1) does not apply in relation to a block for the reconfiguration that the development application for the reconfiguration states will be subdivided as part of a future stage of development.</li> </ul>	<p><b>Complies</b></p> <p>All block lengths for the proposed subdivision do not exceed a maximum of 250 metres in length. It is considered that the proposed development complies with this assessment benchmark.</p>
<b>6 Street Trees</b>	
<p>The reconfiguration provides shade for comfortable walking by—</p> <ul style="list-style-type: none"> <li>a. if a local assessment benchmark for the reconfiguration requires the planting of more than 1 tree per 15m on each side of a new road—complying with the local assessment benchmark; or</li> <li>b. otherwise—ensuring at least 1 tree is planted per 15m on each side of a new road</li> </ul>	<p><b>Complies</b></p> <p>A development condition is recommended to be imposed, requiring the applicant to provide street trees in accordance with the Planning Scheme Policy 5 – Infrastructure. It is considered that the proposed development can be conditioned to comply with this assessment benchmark.</p>

<b>7 Footpaths</b>	
<p>The reconfiguration provides for convenient and comfortable pedestrian movement by ensuring—</p> <ul style="list-style-type: none"> <li>a. for a new road used mainly for providing direct access to a created lot— a footpath is constructed— <ul style="list-style-type: none"> <li>i. if a local assessment benchmark for the reconfiguration requires the construction of a footpath on both sides of the new road—on both sides of the road; or</li> <li>ii. otherwise—on at least 1 side of the new road; or</li> </ul> </li> <li>b. for another new road—a footpath is constructed on both sides of the road.</li> </ul>	<p><b>Complies</b></p> <p>The proposed subdivision includes new road(s) which are identified as urban access roads. Development conditions are recommended requiring the applicant to provide a minimum 1.2 metre wide pedestrian path within one side of the road verge. It is considered that the proposed development can be conditioned to comply with this assessment benchmark.</p>
<b>8 Parks and Other Areas of Open Space</b>	
<ul style="list-style-type: none"> <li>(1) The reconfiguration ensures access to areas for recreation, leisure or exercise by ensuring that, to the extent topography and other physical constraints reasonably permit, a part of each block for the reconfiguration is within 400m of a park or another area of open space that is accessible to the public.</li> <li>(2) In this section— park includes— <ul style="list-style-type: none"> <li>a. an existing park; and</li> <li>b. a park, to be provided under a development approval, if development of the park has started; and</li> <li>c. land identified as a park in a local planning instrument; and</li> <li>d. land identified in an LGIP for public park infrastructure.</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>Existing parks are located within the vicinity of the site (i.e. LOGANVIEW PARK 548-556 Logan Reserve Road LOGAN RESERVE QLD 4133) which are also identified under the Logan Reserve Land Use Area Plan of the Planning Scheme. These parks will service future residents and are within a 400m distance of the site.</p>

Strategic Framework – Logan Planning Scheme 2015 (v9.1)

Strategic Outcomes	Response
<b>3.3 Settlement Pattern</b>	
<b>3.3.1 Strategic Outcomes</b>	
<p>1. The urban footprint, as identified on SFM-01.00 Strategic framework map:</p> <ul style="list-style-type: none"> <li>a. provides high quality places for people to live, work, learn and play;</li> <li>b. accommodates predominantly urban development;</li> </ul> <p>Editor's note - Urban development includes housing, industry, business, infrastructure, community facilities and urban open space.</p> <ul style="list-style-type: none"> <li>c. includes land that may not be suitable for urban development.</li> </ul> <p>Editor's note – The urban footprint contains important environmental areas, constrained land and other areas that because of their character may not be suitable for urban development.</p>	<p><b>Complies</b></p> <p>The site is identified in the urban footprint and Future Urban Area 21 (Logan Reserve) of the Strategic Framework Map SFM-01.00. The proposal is consistent with the urban footprint by accommodating urban development which provides residential lots that support housing choice for future residents within a well serviced area.</p>
<p>2. The Future urban area, identified on <u>SFM-01.00</u> Strategic framework map, accommodates greenfield development that is to be comprehensively planned to provide well integrated and serviced new communities.</p>	<p><b>Complies</b></p> <p>The site is identified in Future Urban Area 21 (Logan Reserve) and the proposal is for greenfield development suitably integrated with surrounding land which is transitioning to low density residential. The proposal seeks to establish a diverse range of residential lot sizes and frontages that are consistent with the development pattern of the area and are able to be fully serviced and integrated with adjoining land.</p>
<p>3. The Priority development areas, identified on <u>SFM-01.00</u> Strategic framework map is developed in accordance with the gazetted development schemes for the area.</p>	<p><b>Not Applicable</b></p> <p>The site is not in a priority development area.</p>
<p>4. The Regional landscape and rural production area identified on <u>SFM-01.00</u> Strategic framework map, is an expansive non-urban area with a non-urban character.</p>	<p><b>Not Applicable</b></p> <p>The site is not in the regional landscape and rural production area.</p>
<p>5. The Rural living area identified on <u>SFM-01.00</u> Strategic framework map comprises integrated rural residential communities.</p> <p>Editor's note – The urban footprint is the urban area for the purpose of section 1.5(1)(a) of the South East Queensland Regional Plan 2009-2031 State planning regulatory provisions.</p>	<p><b>Not Applicable</b></p> <p>The site is not in the rural living area.</p>

**3.3.2 Element – Urban Footprint**

<p>1. Urban development is located in the urban footprint identified on <u>SFM-01.00</u> Strategic framework map.</p>	<p><b>Complies</b> The site is identified in the urban footprint and the proposal is for urban development (residential subdivision).</p>
<p>2. Premises in the urban footprint that is identified in a non-urban type zone retains a non-urban character. Editor's note - A non-urban type zone comprises the Environmental management and conservation zone, Recreation and open space zone, Rural residential zone or Rural zone.</p>	<p><b>Not Applicable</b> The proposal is for urban development.</p>

**3.3.3 Element – Future Urban Area**

<p>1. Logan Reserve is developed in accordance with:</p> <ul style="list-style-type: none"> <li>a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.8 - Logan Reserve land use area to provide: <ul style="list-style-type: none"> <li>i. a residential community of about 23,000 people;</li> <li>ii. neighbourhood centres;</li> <li>iii. a range of infrastructure;</li> <li>iv. environmental areas and corridors;</li> <li>v. an integrated movement network.</li> </ul> </li> <li>b. a sequence of development approved by the local government that: <ul style="list-style-type: none"> <li>i. provides for the orderly and efficient provision and integration of land use and infrastructure;</li> <li>ii. ensures the integrated provision of all infrastructure networks.</li> </ul> </li> </ul>	<p><b>Complies</b> The site and surrounds are identified as Low density residential (<b>LDR</b>) – Village precinct under the Logan Reserve Land Use Area Plan (<b>LUAP</b>). The proposal is supported by a Context Assessment Plan (Appendix B) which demonstrates the development is consistent with the intents of the Emerging community zone, the alignment with the LUAP and suitability of the proposal for residential purposes. The proposal is designed to integrate with the land uses and infrastructure networks identified within the LUAP. Furthermore, the proposal is consistent with the sequencing of the area and approved developments and construction underway within the immediate surrounds.</p>
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**3.4 Residential**

**3.4.1 Strategic Outcomes**

<p>1. Logan has a sufficient housing supply and has a range of housing sizes, housing types and housing tenures to:</p> <ul style="list-style-type: none"> <li>a. meet the community's projected housing needs;</li> <li>b. create socially diverse neighbourhoods.</li> </ul>	<p><b>Complies</b> This development will deliver diverse residential lot sizes and frontages that will increase housing choice within the catchment to assist in meeting the community's projected housing needs and supporting a socially diverse neighbourhood.</p>
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<p>2. Residential density is of an intensity compatible with the local context, public transport provision and infrastructure capacity where:</p> <ol style="list-style-type: none"> <li>a. medium or high density residential development is provided: <ol style="list-style-type: none"> <li>i. in centres and areas of good public transport accessibility and infrastructure capacity;</li> <li>ii. where compatible with the intended character of the area;</li> </ol> </li> <li>b. low density residential development is provided: <ol style="list-style-type: none"> <li>i. in locations of limited public transport accessibility or infrastructure capacity; or</li> <li>ii. where consistent with the intended subdivision pattern, built form, and character of the area.</li> </ol> </li> </ol>	<p><b>Complies</b></p> <p>Low density residential development is proposed owing to the site being currently limited in public transport opportunities. The site can be appropriately serviced by infrastructure and the lots will be consistent with the surrounding subdivision pattern to ensure future dwelling houses are compatible with the intended built form and character of the area.</p>
<p>3. Logan has sufficient specialised residential accommodation to meet the needs of those people in the community that have special residential accommodation needs.</p> <p>Editor's note - Specialised residential accommodation includes Retirement facilities, Residential care facilities, Community residences, Relocatable home parks and Rooming accommodation.</p>	<p><b>Complies</b></p> <p>The proposal establishes diverse residential lots increasing housing choice within the catchment. Each allotment is capable of accommodating sufficient area for private open space, landscaping, and a building envelope for varied household sizes and needs.</p>
<p>4. Rural Residential development provides a lifestyle housing choice in Logan.</p>	<p><b>Not Applicable</b></p> <p>Rural residential development is not proposed.</p>
<p><b>Element – Housing Supply and Diversity</b></p>	
<p>1. A range of lot sizes and dwellings types including traditional housing, small lot housing, dual occupancy, auxiliary unit living, and terrace houses are provided to create diverse neighbourhoods with a range of household types.</p>	<p><b>Complies</b></p> <p>A variety of residential allotments sized between 506m<sup>2</sup> and 1,017m<sup>2</sup> are incorporated into the proposed layout to increase housing choice within the catchment. This includes a variety of frontage widths and rear lots. The proposed lot dimensions and areas are consistent with the requirements under the Reconfiguring a lot code. A single lot within the development has also been identified as suitable for a dual occupancy.</p>
<p>2. A variety of accommodation units including studio, one bedroom units and two bedroom units are provided in centres and locations of good public transport accessibility to meet the needs of small and single person households.</p>	<p><b>Not Applicable</b></p> <p>The proposal is for residential subdivision which establishes freehold lots.</p>
<p>3. Affordable housing and adaptable housing is provided throughout Logan to meet community needs.</p>	<p><b>Complies</b></p> <p>Each lot is capable of accommodating sufficient area for a building envelope, private open space and landscaping for varied household sizes and needs.</p>

**Element – Density**

- 1. Residential density is in accordance with the intent of the relevant zone except that higher density development might be provided on premises, other than in a local plan area, in a lower density residential zone or Emerging community zone with sufficient infrastructure capacity:
  - a. that:
    - i. fronts a road on the transit oriented development corridor as identified in [Figure 3.12](#) - Transit oriented development; or
    - ii. is in a walkable catchment of a transit oriented development hub as identified in [Figure 3.12](#) - Transit oriented development; or
  - b. where:
    - i. environmental land or community infrastructure is secured for public benefit; or
    - ii. affordable housing or adaptable housing is secured;
  - c. transitions to be compatible with an adjoining lot in a Residential zone category land.

Editor's note - Securing environmental land, community infrastructure, or affordable housing for public benefit may involve transferring the asset into public ownership or into the ownership of a not for profit service provider.

- 2. Residential development:
  - a. provides a high quality built form;
  - b. creates high quality public open space;
  - c. provides a mix of housing types.

**Complies**

The site is located in the Emerging community zone and is not identified in Figure 3.12 – Transit orientated development. Notwithstanding, the proposed residential subdivision provides consistency with surrounding approvals and developments. The proposal achieves compatibility with the established and to-be-developed residential density in accordance with the Low density residential zone (Village precinct).

**Complies**

The proposal is for residential subdivision only, public open space is not proposed as part of this development application. Notwithstanding, the proposal establishes a diverse mix of residential allotments sized between 506m<sup>2</sup> and 1,017m<sup>2</sup> supporting housing choice. The proposed layout ensures road and pedestrian connectivity throughout the precinct so that future dwellings are well connected to existing public infrastructure.

Each residential allotment can accommodate high quality built form, landscaping, private open space and achieve appropriate setbacks to provide an attractive living environment. The proposed layout facilitates walkability and is located within 400m of existing or future public open space areas.

**3.9 Natural Environment**

**Strategic outcomes**

<p>1. The natural environment spatial elements identified on SFM-02.00 Strategic framework map are protected and enhanced where:</p> <ul style="list-style-type: none"> <li>a. proposed biodiversity corridors provide and connect intact habitat across Logan;</li> <li>b. environmental management and conservation areas comprise areas of high ecological significance;</li> <li>c. the Flinders Karawatha Corridor forms part of a regional environmental corridor that provides and connects habitat between Karawatha Forest and the Border Ranges;</li> </ul> <p>Editor's note - The Flinders Karawatha Corridor Management Strategy 2014-2019 provides further guidance on how the corridor is to be managed.</p> <ul style="list-style-type: none"> <li>d. locally significant vegetation comprises areas of significant vegetation species or communities;</li> <li>e. koala corridors are areas that comprise and connect significant koala habitat;</li> <li>f. proposed waterway areas comprise significant rivers, creeks and associated riparian areas;</li> <li>g. proposed wetland areas comprise significant wetlands and associated riparian areas.</li> </ul>	<p><b>Complies</b></p> <p>Although the site is identified on SFM-02.00, there is no meaningful connections to the ecological values of the surrounding area due to the approvals within the vicinity which severely fragment the biodiversity corridors in the local area. Please refer to Appendix D – Ecological Assessment Report for further details.</p>
<p>2. No net loss of biodiversity and ecological values is achieved by protecting and enhancing:</p> <ul style="list-style-type: none"> <li>a. flora and fauna species, including endangered, vulnerable and near-threatened species, and their associated habitats;</li> <li>b. large viable areas of habitat and connecting corridors, to ensure movement, breeding, dispersal and genetic diversity of species;</li> <li>c. vegetation, waterways, wetlands and ridgelines that function as links and corridors;</li> <li>d. a sustainable and viable population of koalas.</li> </ul>	<p><b>Complies</b></p> <p>Numerous approvals existing in the immediate vicinity of the site (e.g. COM/66/2017/A, MCUI/12/2023/A, OWVM/7/2023) which have included clearing of vegetation that has resulted in the fragmentation of the biodiversity and ecological values in the area. While the site maintains mature vegetation, the attached Ecological Assessment Report has concluded that while the Site is mapped to contain Koala Habitat, no koalas were observed on site. The Site is an isolated patch of vegetation, which is surrounded by urban development, with limited connectivity and edge effects. It was noted in the report that the surrounding locality is transitioning towards a higher intensity of development, with a number of new residential subdivisions occurring.</p> <p>Please refer to Appendix D – Ecological Assessment Report for further details</p>
<p>3. The ecosystems of waterway corridors, wetlands and their riparian areas are protected and enhanced.</p>	<p><b>Not Applicable</b></p> <p>The site does not contain any waterway corridors, wetlands or associated riparian areas.</p>

<b>Element - Biodiversity</b>	
1. The biodiversity and ecological processes of regional terrestrial and aquatic ecosystems are protected and enhanced.	<b>Not Applicable</b> The site does not include regional terrestrial and aquatic ecosystems.
2. Vegetated biodiversity corridors are provided that: a. protect and enhance biodiversity; b. improve connectivity; c. facilitate the safe movement of native species.	<b>Not Applicable</b> The site is already fragmented and isolated and does not contribute to safe or functional movement of native species. While technically identified as highly connected, in practice the Site is separated from larger intact corridors.
3. Degraded biodiversity corridors, including waterways and wetlands buffer areas, are rehabilitated.	<b>Not Applicable</b> While technically identified as highly connected, in practice the Site is separated from larger intact corridors. Therefore, on-ground the site does not include a functional biodiversity corridors or waterways or wetlands buffer areas.
4. The ecological values and functions provided by native vegetation are protected and enhanced.	<b>Complies</b> Due to construction of adjoining approvals (see Appendix B for details), the ecological function and value originally provided by native vegetation within the site no longer contributes to ecological corridors or meaningful habitat. Therefore, the development is consistent with the strategic intent for urban use and does not compromise ecological outcomes.
5. Vegetated areas and waterways are protected and enhanced to function as ecological links and corridors, benefit fauna movement and genetic exchange, improve the viability of vegetated remnants and provide scenic amenity.	<b>Complies</b> Given the extent of surrounding clearing, the vegetation no longer functions as an ecological link or corridor. Alongside this, the surrounding clearing no longer contributes to fauna movement or habitat viability. Therefore, due to the surrounding clearing, the area does not contribute to the ecological links represented in Council mapping.
6. The habitat values of native vegetation and locally significant vegetation including dry vine scrub, angle-stemmed myrtle ( <i>Gossia gonoclada</i> ) and swamp tea-tree ( <i>Melaleuca irbyana</i> ) are protected and enhanced.	<b>Not Applicable</b> The vegetation on site is proposed to be removed to facilitate the proposed subdivision. The Site is not mapped to contain the Locally significant vegetation area overlay and therefore does not provide recognised habitat values requiring protection.
7. The impacts of development on vegetation are effectively managed by: a. avoiding impacts, where practicable; b. where impacts cannot practicably be avoided, managing impacts;	<b>Complies</b> The residual impact associated with the impacts of development onsite will be addressed through the delivery of an environmental offset. Refer to Appendix D for further details.

<p>c. where impacts cannot adequately be avoided or managed, values are to be offset.</p>	
<p>8. Logan has a net gain of koala habitat.</p> <p>Editor's note - Guidance on achieving a net gain of koala habitat is provided in Planning scheme policy 3 - Environmental management.</p>	<p><b>Complies</b></p> <p>The Site contains mapped koala habitat, however, it is proposed to be cleared to facilitate the proposed development. Given surrounding approvals and fragmentation, the habitat no longer functions as viable koala habitat. The Site is small, wholly isolated, and surrounded by hard urban barriers, such that it no longer contributes to landscape-scale connectivity or supports safe koala movement. The proposed development will not fragment habitat or increase risks to koalas. Any applicable offset requirements will be addressed in accordance with Planning Scheme Policy 3 – Environmental Management &amp; the Environmental Offset Act 2014</p>
<p><b>3.10 Natural Hazards and Climate Change</b></p>	
<p><b>3.10.1 - Strategic outcomes</b></p>	
<p>1. People and premises are protected from and are resilient to the potential risks associated with natural hazards.</p>	<p><b>Complies</b></p> <p>To ensure people and premises are protected from natural hazards the proposal can implement design strategies or reporting as recommended by Council.</p>
<p>2. Greenhouse gas emission and the community's reliance on greenhouse gas emitting energy sources, are reduced.</p>	<p><b>Complies</b></p> <p>The proposed development supports sustainable transport options such as bike routes and walkable street design through a grid like street network, footpaths and the orientation of lots. These measures will decrease the community's reliance on greenhouse gas-emitting energy sources and contribute to a more sustainable and resilient community.</p>
<p>3. Acid and metal contaminants do not adversely affect the natural and built environment and human health and safety.</p>	<p><b>Complies</b></p> <p>The site is not identified in the ELR and CLR database and surface level changes shall not disturb acid sulfate soils.</p>
<p><b>Element - Natural hazards and climate change adaptation</b></p>	
<p>1. People and premises are protected from and are resilient to natural hazards, taking into account the potential effects of climate change over time, having regard to:</p>	<p><b>Complies</b></p>

<ul style="list-style-type: none"> <li>a. storm surge;</li> <li>b. flooding and inundation;</li> <li>c. coastal erosion;</li> <li>d. bushfire</li> <li>e. landslide</li> </ul>	<p>The proposed subdivision will be designed to ensure the safety and resilience of people and premises against natural hazards. The removal of vegetation on site shall reduce bushfire risk . It is noted other natural hazards such as storm surge, coastal erosion, and landslide are not present on the site.</p> <p>There is recognised that access to the site via Calume Street is subject to the Flood Investigation Area and as such risk shall need to be managed. It is anticipated that with future road connections, alternative access points to the site shall be provided.</p>
<p>2. A use that is vulnerable to a natural hazard, other than flood hazard, is:</p> <ul style="list-style-type: none"> <li>a. not located in a natural hazard area; or</li> <li>b. designed to effectively mitigate the potential effects of the natural hazard.</li> </ul> <p>Editor's note - The Bushfire hazard overlay, the Flood hazard overlay and the Landslide hazard and steep slopes area overlay provide detailed provisions to protect people and premises from natural hazards.</p>	<p><b>Complies</b></p> <p>It is recognised that, with the removal of on-site vegetation, natural hazard risk is minimised. The Bushfire hazard overlay is located over the site and code compliance has been completed to demonstrate compliance.</p>
<p><b>Element - Climate change mitigation</b></p>	
<p>1. The energy efficiency of the built environment is improved through the orientation of new lots and roads that facilitate the development of energy efficient buildings.</p>	<p><b>Complies</b></p> <p>The orientation of lots was dictated by the existing lot shape and road network that was required to be adopted to facilitate efficient and regular lot sizes and shapes.</p>
<p>2. Development in Logan is designed to support renewable energy production and lessen the community's reliance on greenhouse gas emitting energy sources.</p>	<p><b>Complies</b></p> <p>The proposed development is able to support future dwelling houses which can accommodate renewable energy production such as solar panels. Additionally, every new house is 7-star NatHERS rating.</p>
<p><b>3.11 Design, place making and amenity</b></p>	
<p><b>3.11.1 Strategic outcomes</b></p>	
<p>1. Logan has a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible.</p>	<p><b>Complies</b></p> <p>The proposal is for residential subdivision and will accommodate future residential land uses. The proposal is consistent with the surrounding/developing</p>

	residential context and will not adversely impact the amenity of the area, facilitating development that is functional, accessible and integrated.
2. The built and natural environment provides people with a high level of amenity, where the qualities of the environment enhance the physical and social wellbeing of people.	<p><b>Complies</b></p> <p>The proposal seeks a walkable neighbourhood design through a future grid-like street network which connects to anticipated services and local parks, providing an environment which shall positively contribute to the wellbeing of people.</p>
<b>Element - Design and place making</b>	
<p>1. Development creates a high quality, attractive and functional built environment that:</p> <ol style="list-style-type: none"> <li>a. provides highly desirable, attractive places that people want to be in;</li> <li>b. is responsive and sympathetic to the local topography and is consistent with and reinforces the intended character;</li> <li>c. is of an appropriate height, bulk, scale and mass and has an appropriate relationship with the road and surrounding area;</li> <li>d. defines and addresses roads through the height, bulk, scale, frontages and entrances of buildings;</li> <li>e. incorporates detailed design measures that create an attractive visual aesthetic;</li> <li>f. has landmark buildings of high architectural merit in nominated locations identified in a local plan or zone;</li> <li>g. creates or enhances views and vistas;</li> <li>h. enables pedestrians to move conveniently and safely along roads and public open space;</li> <li>i. provides places that can be accessed by people of all ages and abilities;</li> <li>j. strengthens the relationship between the built form, landscape and streetscape;</li> <li>k. integrates with public open space and the movement network;</li> <li>l. allows easy way finding for pedestrians;</li> <li>m. is adaptive to changes in use, lifestyle and demography;</li> <li>n. engenders civic pride.</li> </ol>	<p><b>Complies</b></p> <p>The proposal is consistent with the surrounding residential context and the new road is proposed in a grid-like street pattern which will facilitate safe and efficient vehicle and pedestrian access throughout the site and future adjoining sites.</p> <p>The proposed layout will establish a footpath on one side of the road. The footpath design ensures safe and convenient pedestrian movement throughout the development and provides connection onto the external road network, being Calume Court.</p> <p>Each residential allotment is sizable to accommodate a high quality built form, landscaping, private open space and achieve appropriate setbacks to provide an attractive living environment.</p>
<p>2. Development is designed to support community safety by:</p> <ol style="list-style-type: none"> <li>a. providing casual and mechanical surveillance;</li> <li>b. providing legible environments;</li> <li>c. clearly delineating the boundaries between private and public open space;</li> </ol>	<p><b>Complies</b></p> <p>The proposed layout encourages casual surveillance and supports community safety by providing legible environments, and an appropriately linked street network to adjoining sites.</p>

<ul style="list-style-type: none"> <li>d. limiting the opportunities for graffiti and vandalism;</li> <li>e. reducing risk associated with potentially vulnerable places.</li> </ul> <p>Editor's note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	
<b>Element - Amenity</b>	
<ol style="list-style-type: none"> <li>1. The level of amenity to be expected varies throughout Logan where: <ul style="list-style-type: none"> <li>a. in highly urbanised locations, such as in and around centres, the amenity is commensurate with a highly urbanised environment that involves activity at all hours, high levels of pedestrian movement and noise from urban activities such as restaurants and entertainment uses;</li> <li>b. in suburban locations, such as in a Low density residential zone, the level of amenity is commensurate with a suburban environment and noise is primarily associated with domestic living environments;</li> <li>c. in rural residential locations, such as in a Rural residential zone, the level of amenity is commensurate with a rural residential environment where: <ul style="list-style-type: none"> <li>i. there are very low density living environments with some low level noise, odour and visual amenity impacts;</li> <li>ii. in areas suitable for rural production, such as in the Cottage rural precinct, there are noise, odour and visual amenity impacts associated with rural production;</li> </ul> </li> <li>d. in rural locations, such as in a Rural zone, the level of amenity is commensurate with a rural environment where noise, odours and visual amenity associated with cropping, stock, and land management predominate.</li> </ul> </li> </ol>	<p><b>Complies</b></p> <p>The variation component seeks to vary the applicability of provisions of zoning from Emerging Community to the Low density residential zone (Village precinct). The proposal establishes residential allotments consistent with the low density residential land use designation and anticipated amenity.</p>
<ol style="list-style-type: none"> <li>2. People are protected from environmental harm or environmental nuisance caused by air, light, odour, vibration or acoustic emissions.</li> </ol>	<p><b>Complies</b></p> <p>The proposed lots are located within a transitioning residential area and is for the purpose of residential lots. The lots are not expected to be subject to or contribute to environmental nuisance.</p>
<ol style="list-style-type: none"> <li>3. Residential amenity is protected by:</li> </ol>	<p><b>Complies</b></p>

<ul style="list-style-type: none"> <li>a. ensuring uses that generate emissions are designed and located to avoid environmental harm or environmental nuisance to established or planned land in a residential zone category;</li> <li>b. ensuring Residential activities are not located in areas where they will be subject to environmental harm or environmental nuisance from existing or planned uses that generate emissions;</li> <li>c. designing an Accommodation activity in a zone, other than in a residential zone category, in a way that adequately protects the amenity of residents.</li> </ul>	<p>The site is not located within proximity to existing or planned uses that generate emissions.</p>
<p>4. Residential amenity is provided by creating residential environments that:</p> <ul style="list-style-type: none"> <li>a. protect the privacy of residential living by preventing unacceptable overlooking;</li> <li>b. provide adequate access to sunlight and daylight;</li> <li>c. are not adversely affected by overshadowing;</li> <li>d. provide adequate private and shared outdoor amenity space for residents.</li> </ul>	<p><b>Complies</b></p> <p>The proposal establishes residential allotments of appropriate size and are consistent with the surrounding subdivision pattern and the Low density residential zone (Village precinct). These land parcels will ensure future dwelling houses are compatible with the built form and character of the area and achieve the level of amenity anticipated.</p>
<p>5. Sensitive land uses are appropriately sited and designed to mitigate adverse impacts on development from environmental emissions generated by State transport infrastructure.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within proximity to State transport infrastructure.</p>
<h3>3.12 Transport</h3>	
<h4>3.12.1 Strategic outcomes</h4>	
<p>1. Development is designed to:</p> <ul style="list-style-type: none"> <li>a. encourage walking, cycling, and use of public transport;</li> <li>b. reduce reliance on private vehicles.</li> </ul>	<p><b>Complies</b></p> <p>It is acknowledged that the Logan Reserve area is a developing area and dependence on car transportation is anticipated while the area develops its public transport connectivity. The proposed development will help create a more integrated, sustainable, active, and connected community by means of pathways and new roads that enable extension into adjoining future development.</p>
<p>2. High quality pedestrian and cycle infrastructure is provided in locations of good accessibility.</p>	<p><b>Complies</b></p> <p>The proposed development shall include pedestrian pathways and contribute to improved connectivity.</p>

<p>3. An efficient public transport network is provided, in accordance with the spatial elements identified on SFM-03.00 Strategic framework map, and integrated with development where:</p> <ol style="list-style-type: none"> <li>a. transit hubs provide locations of existing or future public transport accessibility;</li> <li>b. public transport corridors provide existing or future public transport connections throughout Logan;</li> <li>c. park and ride facilities provide existing or future strategic car parking infrastructure that is integrated with and facilitates the use of public transport.</li> </ol>	<p><b>Not Applicable</b> The site is not identified within an area identified on SFM-03.00 Strategic framework map.</p>
<p>4. An efficient road hierarchy and network is provided, in accordance with the spatial elements identified on SFM-04.00 Strategic framework map, and integrated with development where:</p> <ol style="list-style-type: none"> <li>a. existing motorway/highways, namely the Pacific Motorway, Logan Motorway and Mount Lindesay Highway, are the highest order roads and facilitate unimpeded high volume and high speed travel in and between local government areas;</li> <li>b. the proposed motorway, namely the Park Ridge connector, is a planned expansion to the motorway/highway network;</li> <li>c. strategic arterial roads support the motorway/highway network predominantly facilitate vehicle movements across local government areas;</li> <li>d. proposed strategic arterial roads are planned expansions to the strategic arterial road network;</li> <li>e. arterial roads support strategic arterial roads and highways and facilitate movement in Logan;</li> <li>f. proposed arterial roads are planned expansions to the arterial road network.</li> </ol>	<p><b>Not Applicable</b> The site is not located near the motorway or arterial road networks identified on SFM-04.00. The subdivision provides a local road network that is efficient and legible, and integrates appropriately with future surrounding development.</p>
<p><b>Element - Movement network and car parking</b></p>	
<p>1. Development in the urban footprint is designed to provide a movement network that is accessible to the whole community and prioritises access and travel in accordance with the following hierarchy:</p> <ol style="list-style-type: none"> <li>a. walking is the preferred mode of transport;</li> <li>b. cycling is preferable to the use of public transport and private vehicles;</li> </ol>	<p><b>Complies</b> The proposed development creates a new road which will connect into the street network. The roads connecting into the adjoining sites will encourage active transport opportunities and a walkable neighbourhood throughout the broader precinct.</p>

<ul style="list-style-type: none"> <li>c. public transport use is preferable to the use of private vehicles;</li> <li>d. private vehicle use is less preferable than public transport use, walking, and cycling.</li> </ul>	
<ul style="list-style-type: none"> <li>2. Car parking is: <ul style="list-style-type: none"> <li>a. provided to: <ul style="list-style-type: none"> <li>i. service the demand generated by development;</li> <li>ii. maintain a safe and functional road network.</li> </ul> </li> <li>b. managed in centres and in locations of good public transport accessibility to: <ul style="list-style-type: none"> <li>i. ensure car parking availability does not adversely affect the use of walking, cycling and public transport as preferred transport modes;</li> <li>ii. minimise the need for an individual use to provide car parking.</li> </ul> </li> </ul> </li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal is for residential subdivision only. Roads are appropriately designed in accordance with the planning scheme requirements and are capable of providing on-street car parking.</p>
<b>Element - Active transport</b>	
<ul style="list-style-type: none"> <li>1. High quality, safe and convenient pedestrian and cycle infrastructure is integrated with development to encourage walking and cycling.</li> </ul>	<p><b>Complies</b></p> <p>The development shall provide footpaths, with the road layout ensuring there is integration with surrounding development, improving opportunities to walk and cycle in this location.</p>
<ul style="list-style-type: none"> <li>2. The pedestrian network provides convenient and safe access to local services and public transport.</li> </ul>	<p><b>Complies</b></p> <p>The road layout shall contribute to the long term improved connectivity of residential lots to services in this locality.</p>
<ul style="list-style-type: none"> <li>3. The cycle network conveniently and safely facilitates short to medium length cycle trips, particularly within five kilometres of a centre.</li> </ul>	<p><b>Complies</b></p> <p>There is limited opportunity to contribute to the cycle network in this location, with the new road intended to ultimately improve connectivity for all road users in this location.</p>
<ul style="list-style-type: none"> <li>4. Pedestrian and cycle networks are well connected and integrated efficiently with road and park networks.</li> </ul>	<p><b>Complies</b></p> <p>A new road is suitably integrated, with an intent it provides better connectivity for residents to the local park network.</p>
<ul style="list-style-type: none"> <li>5. End of trip facilities are provided and integrated with other transport modes.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal establishes residential allotments. End of trip facilities are not proposed.</p>

### 6.2.3

### Emerging community zone code

6.2.3.2 Purpose	
Overall Outcomes	Response
<p>1. The purpose of the Emerging community zone is to:</p> <ul style="list-style-type: none"> <li>a. identify land that is intended for an urban purpose in the future; and</li> <li>b. protect land that is identified for an urban purpose in the future from incompatible uses; and</li> <li>c. provide for the timely conversion of non-urban land to land for urban purposes.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development provides for the timely conversion and sequencing of non-urban land to land for urban residential purposes.</p> <p>The proposal supports residential uses on site and is consistent with recent approvals for similar developments in the area (refer to Appendix B for further information).</p>
<p>2. The local government purpose of the Emerging community zone code is to protect the future use of land for urban purposes.</p>	<p><b>Complies</b></p> <p>The proposal is for an urban purpose consistent with the intents of the Logan Reserve General Planning Layout.</p>
<p>3. The purpose of the Emerging community zone code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> <li>a. land uses comprise: <ul style="list-style-type: none"> <li>i. urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>ii. an interim use that does not prevent the land being used in the future for urban purposes, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall;</li> </ul> </li> <li>b. the design of the built form: <ul style="list-style-type: none"> <li>i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;</li> </ul> </li> </ul>	<p><b>Complies</b></p> <p>The proposal is for urban purposes consistent with the planning which has been undertaken to establish the Logan Reserve General Planning Layout. Specifically, the proposal is consistent with the Low Density Residential Zone – Village Precinct as anticipated under the Logan Reserve General Planning Layout.</p>

<ul style="list-style-type: none"> <li>ii. for urban purposes is consistent with the detailed land use and infrastructure planning;</li> <li>iii. for an interim use: <ul style="list-style-type: none"> <li>A. is compatible with the existing character;</li> <li>B. the existing landscape character predominates over the built form;</li> </ul> </li> <li>c. development protects amenity consistent with its location in the Emerging community zone and the surrounding area.</li> <li>d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided.</li> </ul>	
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**Table 6.2.3.3.1 - Emerging community zone code - accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Land use</b>		
<p><b>PO1</b> A use is for:</p> <ul style="list-style-type: none"> <li>a. urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.</li> </ul>	<p><b>AO1</b> A use is for:</p> <ul style="list-style-type: none"> <li>a. urban purposes after detailed land use and infrastructure planning has been completed; or</li> <li>b. an interim use, being Animal husbandry, Animal keeping, Caretaker's accommodation, Cropping, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Park or Roadside stall, which does not prevent the land being used in the future for urban purposes.</li> </ul>	<p><b>Complies</b> The proposal is for urban purposes consistent with the planning which has been undertaken to establish the Logan Reserve General Planning Layout. Specifically, the proposal is consistent with the Low Density Residential Zone – Village Precinct as anticipated under the Logan Reserve General Planning Layout.</p>
<b>Design</b>		
<b>Building height</b>		
<p><b>PO2</b> A building has a height that is compatible with the:</p>	<p><b>AO2</b> A building has a maximum building height of 8.5 metres.</p>	<p><b>Not Applicable</b> The development is to facilitate a residential subdivision only, with future dwellings intended to</p>

<p>a. existing landscape character which predominates over the built form; or b. desired urban purpose character.</p>		<p>be consistent with the provisions of the Low Density Residential Zone – Village Precinct.</p>
<p><b>Boundary clearance</b></p>		
<p><b>PO3</b> A building or structure has a boundary clearance that is consistent with the: a. existing character; or b. desired urban purposed character.</p>	<p><b>AO3</b> A building or structure, other than an existing lawful building or structure, has a minimum: a. road boundary clearance of 10 metres; b. side and rear boundary clearance of three metres.</p>	<p><b>Not Applicable</b> The development does not include any buildings or structures, however intends to vary the effect of the scheme to apply the provisions of the Low Density Residential Zone – Village Precinct</p>
<p><b>Site cover - Interim uses</b></p>		
<p><b>PO4</b> A building or structure for an interim use has a site cover that protects the visual amenity and is compatible with the landscape character of the zone.</p>	<p><b>AO4</b> A building or structure for an interim use has a maximum site cover of 700m<sup>2</sup>.</p>	<p><b>Not Applicable</b> The development does not propose an interim use.</p>
<p><b>Amenity</b></p>		
<p><b>General emissions</b></p>		
<p><b>PO5</b> Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.</p>	<p><b>AO5</b> Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards;</p>	<p><b>Complies</b> The proposal is for residential subdivision and will accommodate future residential land uses only and shall not contribute to environmental nuisance.</p>

	<p>d. Table 3.2.3.1 - Light emission standards;  e. section 3.2.4 - Radiation emission standards;  f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s<sup>2</sup>) 1/80Hz.</p>													
<b>Reverse amenity</b>														
<p><b>PO6</b>  Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p><b>AO6</b>  Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p><b>Not Applicable</b>  The anticipated future development, being dwelling houses, is not located within 100 metres of government supported transport infrastructure.</p>												
<p><b>PO7</b>  A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry.  Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p><b>AO7</b>  A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.3.3.2.</p> <p><b>Table 6.2.3.3.2</b></p> <table border="1"> <thead> <tr> <th>Column 1: Separation distance</th> <th>Column 2: Use</th> </tr> </thead> <tbody> <tr> <td>1,500 metres</td> <td>Special industry</td> </tr> <tr> <td>500 metres</td> <td>High impact industry</td> </tr> <tr> <td>500 metres</td> <td>Intensive animal industry</td> </tr> <tr> <td>300 metres</td> <td>Intensive horticulture</td> </tr> <tr> <td>300 metres</td> <td>Wholesale nursery</td> </tr> </tbody> </table>	Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	<p><b>Complies</b>  The site is not located in proximity to operational land uses as listed in Table 6.2.3.3.2.</p>
Column 1: Separation distance	Column 2: Use													
1,500 metres	Special industry													
500 metres	High impact industry													
500 metres	Intensive animal industry													
300 metres	Intensive horticulture													
300 metres	Wholesale nursery													

	250 metres	Medium impact industry	
<b>For assessable development only</b>			
<b>Design</b>			
<b>PO8</b> Development for urban purposes is consistent with the completed detailed land use and infrastructure planning.	<b>AO8</b> No acceptable outcome provided.	<b>Complies</b> The proposal is for urban purposes consistent with the planning which has been undertaken to establish the Logan Reserve General Planning Layout. Specifically, the proposal is consistent with the Low Density Residential Zone – Village Precinct as anticipated under the Logan Reserve General Planning Layout.	
<b>Social and health impact</b>			
<b>PO9</b> Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.	<b>AO9.1</b> Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.  <b>AO9.2</b> Development does not provide for gaming.	<b>Not Applicable</b> The proposed development does not involve gaming or the sale/consumption of liquor.	

## 6.2.5 Low density residential zone code

<b>6.2.5.2 - Purpose</b>	
<b>Overall Outcomes</b>	<b>Response</b>
<p>1. The purpose of the code will be achieved through the following overall outcomes:</p> <p>a. the design of the built form:</p> <p>i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;</p>	<p><b>1a. Complies</b></p> <p>Built form is not proposed. Notwithstanding, the proposal ensures:</p> <ul style="list-style-type: none"> <li>lots are regular in shape, are suitably sized, will be appropriately levelled, and orientated towards the street.</li> </ul>

- ii. ensures that its size and bulk is consistent with the character of the residential environment;
- iii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents;
- iv. ensures it is easily and safely accessed;
- v. provides a streetscape that is attractive, pedestrian friendly and supports the precinct character;
- b. development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area;
- c. development contributes to the visual amenity of the residential streetscape;
- d. development ensures that positive social and health impacts are enhanced and negative impacts are mitigated or avoided;
- e. in the Acreage precinct:
  - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a large single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
  - ii. the built form is characterised by Dwelling houses in a semi-rural landscape setting where the landscape or bush character dominates the built environment;
  - iii. development has a maximum density of 2.5 dwellings per hectare;
- f. in the Large suburban precinct:
  - i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Relocatable home park, Residential care facility Retirement facility or Sales office; or
    - B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;
  - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;

- Lots achieve compliance with the minimum lot size; consistent with the surrounding residential subdivisions and Planning Scheme requirements as varied by the Preliminary Approval component of this application.
- Lots have a frontage to a new road which is designed in accordance with the Planning Scheme requirements.
- The layout is appropriately configured to support varied frontage widths, pedestrian footpaths to ensure attractive, pedestrian friendly streetscapes.

**1b. Complies**  
The proposal supports residential uses consistent with the surrounding context and characteristics of the Low density residential zone (Village precinct).

**1c. Complies**  
The proposed layout supports lot widths and sizes, positively contributing to an attractive streetscape and the visual amenity of the area.

**1d. Complies**  
See response to 3c and 3a above.

**1e. Not applicable**  
The development is not proposed within the Acreage Precinct.

**1f. Not Applicable**  
The development is not proposed within the Large Suburban Precinct.

**1g. Not Applicable**  
The development is not proposed within the Small Acreage Precinct.

**1h. Not Applicable**  
The development is not proposed within the Small Lot Precinct.

**1i. Not Applicable**  
The development is not proposed within the Suburban Precinct

**3j. Complies**  
A variation request is sought to vary the effect of the Scheme to apply the provisions of the Low density residential zone (Village precinct) to the site to be consistent with the surrounding existing and approved developments.

<ul style="list-style-type: none"> <li>iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;</li> <li>iv. development has a maximum density of 10 dwellings per hectare;</li> <li>g. in the Small acreage precinct: <ul style="list-style-type: none"> <li>i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Residential care facility, Retirement facility or Sales office;</li> <li>ii. the built form is characterised by Dwelling houses in an urban landscape setting where the landscape character dominates the built environment;</li> <li>iii. development has a maximum density of 5 dwellings per hectare;</li> </ul> </li> <li>h. in the Small lot precinct: <ul style="list-style-type: none"> <li>i. land uses comprise: <ul style="list-style-type: none"> <li>A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or</li> <li>B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic), or small-scale Shop;</li> </ul> </li> <li>ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;</li> <li>iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;</li> <li>iv. a Dual occupancy has a density consistent with that intended for the use;</li> <li>v. a Multiple dwelling has a maximum net density of 33 equivalent dwellings per hectare;</li> <li>vi. Reconfiguring a lot: <ul style="list-style-type: none"> <li>A. creates lot sizes which are consistent with the intended lot size and character of the precinct;</li> <li>B. provides for a compact form of detached residential living with landscaping;</li> </ul> </li> </ul> </li> </ul>	<p>A variation to the built form provisions for dwelling houses is sought to ensure houses remain accepted development.</p> <p>Built form is not proposed as part of this application. Notwithstanding, the proposal seeks to establish 22 residential allotments capable of supporting future dwelling houses. The proposed lots are regular in shape and are suitably sized, consistent with the existing approved residential surrounds. The development maintains a grid like pattern, tying into the approved future residential area, and accommodates traditional backyards and street tree planting.</p>
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| <ul style="list-style-type: none"><li>i. in the Suburban precinct:<ul style="list-style-type: none"><li>i. land uses comprise:<ul style="list-style-type: none"><li>A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or</li><li>B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;</li></ul></li><li>ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;</li><li>iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;</li><li>iv. a Dual occupancy has a density consistent with that intended for the use;</li><li>v. a Multiple dwelling has a maximum net density of 25 equivalent dwellings per hectare;</li><li>vi. Reconfiguring a lot:<ul style="list-style-type: none"><li>A. creates lot sizes which are consistent with the intended lot size and character of the precinct;</li><li>B. maintains a block pattern that accommodates traditional backyards and large trees;</li></ul></li></ul></li><li>j. in the Village precinct:<ul style="list-style-type: none"><li>i. land uses comprise:<ul style="list-style-type: none"><li>A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or</li><li>B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;</li></ul></li><li>ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;</li></ul></li></ul> |  |
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<ul style="list-style-type: none"> <li>iii. the built form is predominantly characterised by Dwelling houses in an urban landscape setting;</li> <li>iv. a Dual occupancy has a density consistent with that intended for the use;</li> <li>v. a Multiple dwelling has a maximum net density of 20 equivalent dwellings per hectare;</li> <li>vi. Reconfiguring a lot: <ul style="list-style-type: none"> <li>A. creates lot sizes which are consistent with the intended lot size and character of the precinct;</li> <li>B. maintains a block pattern that accommodates traditional backyards, large trees and wider frontages.</li> </ul> </li> </ul>	
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**Table 6.2.5.3.1 - Low density residential zone code - accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Land use</b>		
<p><b>PO1</b> A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or</li> <li>b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or</li> <li>c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or</li> <li>d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or</li> <li>e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or</li> <li>f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</li> </ul>	<p><b>AO1</b> A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> <li>c. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or</li> <li>d. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or</li> <li>e. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or</li> <li>f. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or</li> <li>g. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or</li> <li>h. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</li> </ul>	<p><b>Complies with AO1</b> The proposal complies with section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.</p>
<b>Design</b>		

<b>Building height</b>		
<b>PO2</b> A building has a building height that is: a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining buildings.	<b>AO2</b> A building on a slope of: c. less than 15 percent has a maximum building height of 8.5 metres; or d. 15 percent or more has a maximum building height of 10 metres.	<b>Not Applicable</b> No built form is proposed as part of this application.
<b>Boundary clearance</b>		
<b>PO3</b> Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that: c. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; d. provide access to natural light and ventilation; e. are consistent with the character for the precinct.	<b>AO3</b> Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.	<b>Not Applicable</b> No built form is proposed as part of this application.
<b>Density</b>		
<b>PO4</b> Development achieves a density consistent with that intended for the precinct.	<b>AO4</b> Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.	<b>Complies</b> The proposal is for residential subdivision largely intended for standalone dwelling houses, however identifies a single lot for a potential dual occupancy use. This lot is 888m <sup>2</sup> , consistent with Table 6.2.5.3.4 which requires a minimum lot size of 875m <sup>2</sup> to support a dual occupancy use.
<b>Amenity</b>		
<b>General emissions</b>		
<b>PO5</b>	<b>AO5</b>	<b>Complies</b> The proposal is for a residential subdivision and will accommodate future residential uses. The

<p>Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> <li>a. noise emissions;</li> <li>b. air emissions;</li> <li>c. light emission;</li> <li>d. radiation emissions;</li> <li>e. vibration emissions.</li> </ul>	<p>Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> <li>a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management;</li> <li>b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management;</li> <li>c. Table 3.2.2.1 - Air emission standards;</li> <li>d. Table 3.2.3.1 - Light emission standards;</li> <li>e. section 3.2.4 - Radiation emission standards;</li> <li>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s<sup>2</sup>) 1/80Hz.</li> </ul>	<p>proposal is consistent with the surrounding residential context and will not adversely impact the residential amenity of the area.</p>
<b>Reverse amenity</b>		
<p><b>PO6</b> Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p><b>AO6</b> Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p><b>Not Applicable</b> The site is not within 100m of government supported transport infrastructure.</p>
<p><b>PO7</b> A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p><b>AO7</b> A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2. <b>Table 6.2.5.3.2</b></p>	<p><b>Complies with AO7</b> The site is not located in proximity to operational land uses as listed in Table 6.2.5.3.2.</p>

	<b>Column 1: Separation distance</b>	<b>Column 2: Use</b>	
	1,500 metres	Special industry	
	500 metres	High impact industry	
	500 metres	Intensive animal industry	
	300 metres	Intensive horticulture	
	300 metres	Wholesale nursery	
	250 metres	Medium impact industry	
<b>For assessable development only</b>			
<b>Design</b>			
<b>Built form</b>			
<b>PO8</b> A building contributes to the character of the precinct with articulated buildings and detailing by: <ul style="list-style-type: none"> <li>a. orientating towards the primary street frontage;</li> <li>b. providing an attractive and well-articulated façade.</li> </ul>	<b>AO8</b> No acceptable outcome provided.	<b>Not Applicable</b> The development does not include any buildings or structures. Notwithstanding, the future built form for dwelling houses/dual occupancy will be consistent with the Dual Occupancy and Dwelling House code unless otherwise approved by Council.	
<b>Streetscape</b>			
<b>PO9</b> Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of: <ul style="list-style-type: none"> <li>a. footpath paving;</li> <li>b. street trees;</li> <li>c. landscaping.</li> </ul>	<b>AO9</b> No acceptable outcome provided.	<b>Complies with PO9</b> The proposal ensures a consistent and cohesive streetscape is accommodated through: <ul style="list-style-type: none"> <li>• an appropriate road layout that achieves compliance with Council's road design requirements;</li> <li>• sufficient verge width to support streetscape works;</li> </ul>	

		<ul style="list-style-type: none"> <li>appropriately sized allotments that are able to accommodate landscaping and private open space elements.</li> </ul>
<b>Service areas and storage</b>		
<b>PO10</b> Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	<b>AO10</b> Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	<b>Not Applicable</b> No built form is proposed as part of this application.
<b>Reconfiguring a lot</b>		
<b>PO11</b> Reconfiguring a lot: <ol style="list-style-type: none"> <li>a. in the Small lot precinct creates a lot with a minimum size of 300m<sup>2</sup>; or</li> <li>b. in the Suburban precinct: <ol style="list-style-type: none"> <li>i. where not creating a rear lot, has a minimum size of 400m<sup>2</sup>;</li> <li>ii. where creating a rear lot, has a minimum size of 500m<sup>2</sup>; or</li> </ol> </li> <li>c. in the Village precinct: <ol style="list-style-type: none"> <li>i. where not creating a rear lot, has a minimum size of 500m<sup>2</sup>;</li> <li>ii. where creating a rear lot, has a minimum size of 600m<sup>2</sup>.</li> </ol> </li> </ol>	<b>AO11</b> No acceptable outcome provided.	<b>Complies with PO11 (c)</b> The proposed development seeks to align with the requirements of the Low Density Residential Zone – Village Precinct by proposing lots no less than 500m <sup>2</sup> . The development also seeks the creation of 3 rear lots which are no less than 600m <sup>2</sup> in size – See Appendix A.
<b>Social and health impact</b>		
<b>PO12</b> Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in	<b>AO12.1</b> Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.  <b>AO12.2</b> Development does not provide for gaming.	<b>Not Applicable</b> The development does not propose any land uses listed in Table 2.1.2.1 of Planning scheme policy 7.  <b>Complies with AO12.2</b> Development does not provide for gaming.

accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment.		
<b>Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct</b>		
<b>Land Uses</b>		
<b>Shop</b>		
<p><b>PO13</b> A Shop:</p> <ul style="list-style-type: none"> <li>a. is of a scale and character suitable to ensure that the residential amenity is maintained;</li> <li>b. serves the local residents' daily needs;</li> <li>c. does not undermine the viability of a nearby centre or the centre hierarchy.</li> </ul> <p>Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p><b>AO13</b> A Shop:</p> <ul style="list-style-type: none"> <li>a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy;</li> <li>b. is not within 800 metres of another Shop.</li> </ul>	<p><b>Not Applicable</b> The development does not propose a Shop.</p>
<b>Food and drink outlet</b>		
<p><b>PO14</b> A Food and drink outlet:</p> <ul style="list-style-type: none"> <li>a. is small-scale;</li> <li>b. protects residential amenity;</li> <li>c. does not undermine the viability of a nearby centre or the centre hierarchy.</li> </ul>	<p><b>AO14</b> A Food and drink outlet:</p> <ul style="list-style-type: none"> <li>a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy;</li> <li>b. is not within 800 metres of another Food and drink outlet;</li> <li>c. does not include a drive-through facility.</li> </ul>	<p><b>Not Applicable</b> The development does not propose a Food and Drink Outlet.</p>
<b>Acreage precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<p><b>PO15</b> The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	<p><b>Not Applicable</b> The development is not located in the Acreage Precinct and does not propose to vary the Planning Scheme to this precinct.</p>

<b>Site cover</b>		
<b>PO16</b> Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	<b>AO16</b> Development in the Acreage precinct has a maximum site cover of 20 percent.	
<b>Large suburban precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<b>PO17</b> The Large suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	<b>AO17</b> No acceptable outcome provided.	<b>Not Applicable</b> The development is not located in the Large Suburban Precinct and does not propose to vary the Planning Scheme to this precinct.
<b>Site cover</b>		
<b>PO18</b> Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	<b>AO18</b> Development in the Large suburban precinct has a maximum site cover of 50 percent.	
<b>Small acreage precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<b>PO19</b> The Small acreage precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting, where the landscape character dominates the built environment.	<b>AO19</b> No acceptable outcome provided.	<b>Not Applicable</b> The development is not located in the Small acreage Precinct and does not propose to vary the Planning Scheme to this precinct.
<b>Site cover</b>		
<b>PO20</b>	<b>AO20</b>	

Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	Development in the Small acreage precinct has a maximum site cover of 35 percent.	
<b>Small lot precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<b>PO21</b> The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	<b>AO21</b> No acceptable outcome provided.	<b>Not Applicable</b> The development is not located in the Small Lot Precinct and does not propose to vary the Planning Scheme to this precinct.
<b>Site cover</b>		
<b>PO22</b> Development in the Small lot precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	<b>AO22</b> Development in the Small lot precinct has a maximum site cover of 60 percent.	
<b>Suburban precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<b>PO23</b> The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	<b>AO23</b> No acceptable outcome provided.	<b>Not Applicable</b> The development is not located in the Suburban Precinct and does not propose to vary the planning scheme to this precinct.
<b>Site cover</b>		
<b>PO24</b> Development in the Suburban precinct has a site cover that reflects a development intensity that is	<b>AO24</b> Development in the Suburban precinct has a maximum site cover of 50 percent.	<b>Not Applicable</b> The development is not located in the Suburban Precinct and does not propose to vary the planning scheme to this precinct.

consistent with the intended character of the precinct.		
<b>Village precinct</b>		
<b>Design</b>		
<b>Built form</b>		
<p><b>PO25</b> The Village precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.</p>	<p><b>AO25</b> No acceptable outcome provided.</p>	<p><b>Complies</b> The proposed development seeks a residential subdivision for dwelling houses in an urban landscape setting, consistent with the existing approved developments and character of the developing area. 1 out of the 22 lots proposed is identified for a Dual Occupancy, acknowledging that Dwelling Houses are intended to be the predominant form.</p>
<b>Site cover</b>		
<p><b>PO26</b> Development in the Village precinct has a site cover that reflects a development intensity consistent with the intended character of the precinct.</p>	<p><b>AO26</b> Development in the Village precinct has a maximum site cover of 50 percent.</p>	<p><b>Not Applicable</b> The proposal does not seek approval for any dwelling houses, however it is expected that these provisions shall apply to future dwellings through the application of the request to vary the planning scheme forming part of this application.</p>

## 9.4.6

### Reconfiguring a lot code

9.4.6.2 Purpose	Response
<p>1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.</p>	<p><b>Complies</b> The proposed development provides for lots that are regular in shape, are suitably sized, of suitable dimensions and density to accommodate future dwelling houses and a dual occupancy Refer to Appendix A.</p>
<p>2. The purpose of the code will be achieved through the following overall outcomes:</p> <ol style="list-style-type: none"> <li>a. Reconfiguring a lot results in:               <ol style="list-style-type: none"> <li>i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;</li> <li>ii. new lots of appropriate size, shape and dimension with a diverse mix of lots;</li> <li>iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;</li> <li>iv. a high quality streetscape, where creating 10 or more lots, that:                   <ol style="list-style-type: none"> <li>A. provides for a wide variety of frontages;</li> <li>B. provides for a noticeable variety of frontages;</li> <li>C. avoids a concentration of similar frontages.</li> </ol> </li> <li>v. access easements that:                   <ol style="list-style-type: none"> <li>A. are safe and do not adversely affect adjoining premises;</li> <li>B. allow for on-site refuse collection for large rear lot developments;</li> </ol> </li> <li>vi. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry<sub>1</sub>;</li> <li>vii. the protection of the lawfulness of an approved Multiple dwelling.</li> </ol> </li> </ol>	<p><b>Complies</b> The proposed reconfiguration results in:</p> <ul style="list-style-type: none"> <li>• residential lots consistent with the transitioning low density character of the area;</li> <li>• varied lot sizes (in accordance with the minimum requirements for the Low density residential zone (Village precinct);</li> <li>• regular shaped lots with diverse frontage widths to accommodate future building footprints, private open space and landscaping;</li> </ul>

**Table 9.4.6.3.1 - Reconfiguring a lot code: assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For assessable development</b>		
<b>Boundary realignment</b>		
<p><b>PO1</b> A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.</p>	<p><b>AO1</b> A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.</p>	<p><b>Not Applicable</b> The development does not propose a boundary realignment.</p>
<p><b>PO2</b> A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.</p>	<p><b>AO2</b> A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.</p>	
<b>Design</b>		
<p><b>PO3</b> Reconfiguring a lot results in lots of a size, shape, dimension and density that are:</p> <ul style="list-style-type: none"> <li>g. consistent with their intended use and the intended character of the applicable zone, local plan and precinct;</li> <li>h. safely accessed and serviced.</li> </ul> <p>Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.</p>	<p><b>AO3</b> Unless involving an approved Multiple dwelling, a new lot complies with:</p> <ul style="list-style-type: none"> <li>i. Table 9.4.6.3.2 - Reconfiguring a lot; or</li> <li>j. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or</li> <li>k. a preliminary approval for reconfiguring a lot.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development complies with the requirements set out in Table 9.4.6.3.2 - Reconfiguring a lot for the Low Density Residential Zone – Village Precinct. The requirements for this zone are considered relevant to the site as it transitions from Emerging Community and to achieve the intents of the Logan Reserve General Planning Layout.</p> <p>All street facing lots are no less than 500m<sup>2</sup>, include a minimum 15m frontage (minimum 18m where corner lots) in line with Table 9.4.6.3.2. Three rear lots are also proposed with areas of no less than 600m<sup>2</sup> and access of no less than 4m as required in accordance with</p>

		Table 9.4.6.3.4 - Additional requirements for rear lots.
<p><b>PO4</b> Reconfiguring a lot results in functional lots that:</p> <ul style="list-style-type: none"> <li>d. can be safely accessed and egressed by vehicles;</li> <li>e. provide for safe and efficient on-site refuse collection;</li> <li>f. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing;</li> <li>g. provide durable site access constructed to withstand heavy vehicles.</li> </ul>	<p><b>AO4.1</b> Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide:</p> <ul style="list-style-type: none"> <li>e. one passing bay for every 30 metres of length;</li> <li>f. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions.</li> </ul> <p><b>AO4.2</b> Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for:</p> <ul style="list-style-type: none"> <li>f. a refuse collection vehicle to enter and exit the site in a forward gear;</li> <li>g. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions;</li> <li>h. the access driveway (including crossover) to be designed to withstand heavy vehicles.</li> </ul>	<p><b>Not Applicable</b> The development proposes 3 rear lots (proposed lots 13, 16, &amp; 19). The development does not require a passing bay as no more than 1 lot is serviced by an accessway.</p> <p><b>Not Applicable</b> The development proposes 3 rear lots (proposed lots 13, 16, &amp; 19). On-site refuse collection is not required as per Table 9.4.6.3.4.</p>
<p><b>PO5</b> Reconfiguring a lot is designed to:</p> <ul style="list-style-type: none"> <li>f. protect significant natural features;</li> <li>g. protect landscape amenity values;</li> <li>h. minimise the amount of excavation and filling.</li> </ul> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>	<p><b>Complies</b> The proposal has been designed to limit earthworks and respond to the existing topography, with landscape amenity to be established through the provision of street trees.</p>

<p><b>PO6</b>  Reconfiguring a lot facilitates a movement network that:  g. is permeable;  h. supports active transport.  Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO6</b>  No acceptable outcome provided.</p>	<p><b>Complies</b>  The proposed development has considered the context of the broader urban area and has been designed to tie into the existing site surrounds. The development supports:</p> <ul style="list-style-type: none"> <li>• a permeable road network;</li> <li>• active transport strategies such as reduced block lengths, pedestrian footpaths, and street trees.</li> </ul>
<p><b>PO7</b>  Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions.  Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO7</b>  No acceptable outcome provided.</p>	<p><b>Complies</b>  The proposed lots will have direct frontage to the new public road. The orientation of lots and the location of the proposed road has been fixed by the lot shape. Notwithstanding, the proposed development is able to support future dwelling houses which can accommodate renewable energy production such as solar panels. Additionally, every new house is required to achieve 7-star NatHERS rating.</p>

<p><b>PO8</b> The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.</p>	<p><b>AO8</b> A lot for a residential purpose is not created within the distances stated for any of the following: c. 1,500 metres of a Special industry; or d. 500 metres of a High impact industry; or e. 500 metres of an Intensive animal industry; or f. 300 metres of an Intensive horticulture or Wholesale nursery; or g. 250 metres of a Medium impact industry.</p>	<p><b>Complies</b> The site is not located in proximity to operational land uses as listed in this AO.</p>
<p><b>Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone</b></p>		
<p><b>PO9</b> Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by: d. providing a wide variety of frontages; e. providing lots with noticeable frontage variation when observed from the street. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO9.1</b> Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome. Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.</p> <p><b>AO9.2</b> Reconfiguring a lot results in no more than three adjoining lots with the same frontage.</p>	<p><b>Complies</b> The proposed subdivision achieves a diverse lot mix by incorporating a range of lot frontages. Table 9.4.6.3.5 requires a maximum of 70% of the total lots to have a frontage between 15m-17.99m and a minimum of 30% to have a frontage 18m or greater. The development layout results in 45% of the lots having a frontage between 15m-17.99m and 40% of the lots exceeding a frontage of 18m. This creates a varied streetscape when viewed from the street, maintaining visual interest and ensuring noticeable variation in frontage across the site.</p> <p><b>Complies</b> The proposed layout results in no more than three adjoining lots with the same frontage.</p>
<p><b>Access easement</b></p>		
<p><b>PO10</b> An access easement: d. is fit for its particular purpose; e. has a safe access point;</p>	<p><b>AO10</b> No acceptable outcome provided.</p>	<p><b>Not Applicable</b> An access easement is not proposed.</p>

<p>f. provides access and maneuvering for on-site refuse collection where creating four or more rear lots for residential activities;</p> <p>g. does not adversely affect adjoining premises having regard to any of the following:</p> <ul style="list-style-type: none"> <li>i. traffic; or</li> <li>ii. accessibility; or</li> <li>iii. parking; or</li> <li>iv. privacy; or</li> <li>v. amenity</li> </ul> <p>Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.</p>		
<b>Lots adjoining an urban arterial road</b>		
<p><b>PO11</b> Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.</p>	<p><b>AO11</b> Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:</p> <ul style="list-style-type: none"> <li>d. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: <ul style="list-style-type: none"> <li>i. is a minimum of 3 metres wide;</li> <li>ii. extends for the full length of the lot boundaries that adjoin the urban arterial road;</li> <li>iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or</li> </ul> </li> <li>e. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or</li> <li>f. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area.</li> </ul>	<p><b>Not Applicable</b> The site does not adjoin an urban arterial road.</p>

	Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.	
<b>Approved multiple dwellings</b>		
<b>PO12</b> Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.	<b>AO12</b> Reconfiguring a lot where material change of use has been granted for three or more dwellings: c. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; d. does not result in a building that straddles a boundary; e. does not compromise the use of a multiple dwelling as a self-contained residence.	<b>Not Applicable</b> The development does not propose multiple dwellings, nor has a previous planning approval granted multiple dwellings over this site.
<b>PO13</b> Reconfiguring a lot where a material change of use has been granted for three or more dwellings: d. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or e. establishes freehold lots only if: i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.	<b>AO13</b> No acceptable outcome provided.	
<b>Where within a regulated access area</b>		
<b>PO14</b> Development within Figure 9.4.6.3.1 - Regulated access area:	<b>AO14</b> Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.	<b>Not Applicable</b> The site is not located within Figure 9.4.6.3.1 - Regulated access area.

<p>d. does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or California Creek Road;</p> <p>e. supports the extension of the local access road network.</p>		
<b>Where within a local plan area</b>		
<p><b>PO15</b> Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	<p><b>Not Applicable</b> The site is not located within a Local Plan Area</p>

### 9.4.4

### Landscape code

9.4.4.2 Purpose	Response
<p>1. The purpose of the code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> <li>a. Landscaping is designed and located to:               <ul style="list-style-type: none"> <li>i. enhance the amenity of premises;</li> <li>ii. enhance streetscapes;</li> <li>iii. protect the movement network;</li> <li>iv. be responsive to site conditions;</li> <li>v. retain significant on-site vegetation, where practicable;</li> <li>vi. protect a building and infrastructure;</li> <li>vii. be cost effective to maintain;</li> <li>viii. buffer incompatible uses;</li> <li>ix. protect public open space from encroachment by existing or future uses;</li> <li>x. protect personal health and safety;</li> <li>xi. rehabilitate degraded areas;</li> </ul> </li> <li>b. A degraded area is rehabilitated with endemic species.</li> </ul>	<p><b>Complies</b></p> <p>The development does not involve built form, and as such, individual landscaping in the proposed lots are not part of this application. Notwithstanding, the development is appropriately sized and configured to support street planning in accordance with the requirements of the Planning Scheme. It is recommended that streetscape planting is conditioned as part of the development approval.</p>

**Table 9.4.4.3.1 - Landscape code: accepted development (subject to requirements) and assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Landscape design</b>		
<p><b>PO1</b> Development provides landscaping that is designed and located to:</p> <ul style="list-style-type: none"> <li>a. enhance the visual amenity of premises;</li> <li>b. provide street trees;</li> <li>c. protect the movement network by:               <ul style="list-style-type: none"> <li>a. maintaining pedestrian accessibility;</li> </ul> </li> </ul>	<p><b>AO1</b> Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of Planning scheme policy 5 - Infrastructure.</p>	<p><b>Can Comply with PO1</b> It is recommended the development is conditioned to comply with the requirements outlined in PO1.</p>

<ul style="list-style-type: none"> <li>b. not obstructing sightlines for pedestrians, cyclists and motorists;</li> <li>c. being consistent with the function of the road;</li> <li>d. being of a scale that is in proportion with the road width;</li> <li>d. be responsive to and compatible with soil conditions, topography and micro climate;</li> <li>e. utilise species selection that: <ul style="list-style-type: none"> <li>a. is suitable for the available space and growing conditions;</li> <li>b. incorporates, where practicable, native vegetation in public open space and roads;</li> </ul> </li> <li>f. protect, where practicable, existing native trees;</li> <li>g. conserve energy and water;</li> <li>h. incorporate water sensitive urban design principles;</li> <li>i. prevent pondage and manage overland flow;</li> <li>j. act as a buffer to screen adverse visual impact of development and incompatible uses;</li> <li>k. define the common boundary and prevent encroachment of existing and future uses into public open space;</li> <li>l. rehabilitate degraded areas on the premises;</li> <li>m. be easily maintained.</li> </ul> <p>Editor's note - section 4.2 - Guidelines for landscaping in Planning scheme policy 5 - Infrastructure sets out requirements in relation to these elements.</p>		
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### 8.2.3

### Bushfire hazard overlay code

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Location, design and siting of development</b>		
<p><b>PO1</b> Development is designed to:</p> <ul style="list-style-type: none"> <li>n. minimise risk of bushfire hazard;</li> <li>o. provide safe premises;</li> <li>p. create efficient emergency access for fire-fighting and other emergency vehicles.</li> </ul> <p>Note - Planning scheme policy 6 - Management of bushfire hazard provides guidelines on how to achieve this outcome.</p>	<p><b>AO1</b> Development:</p> <ul style="list-style-type: none"> <li>a. does not increase the number of persons living in, or lots in, the Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or</li> <li>b. is on a site that a bushfire hazard assessment prepared in accordance with the methodology in Planning scheme policy 6 - Management of bushfire hazard determines is of low bushfire hazard.</li> </ul>	<p><b>Performance Outcome</b> It is recognised that the site is identified on the Bushfire hazard overlay map OM-3.00 and the site shall result in an increased number of people living in this location. Notwithstanding, the proposal involves clearing and it is anticipated that over time bushfire sources surrounding the site shall be reduced as urban development occurs. It is however recognised that a bushfire hazard assessment and potential management plan may be required.</p>
<p><b>PO2</b> Development is sited and constructed to minimise the bushfire hazard and maximise the protection of life and property from bushfire.</p> <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard contains guidance on the preparation of bushfire management plans.</p>	<p><b>AO2</b> Development is located and constructed:</p> <ul style="list-style-type: none"> <li>a. where there is no bushfire management plan approved by an existing development approval: <ul style="list-style-type: none"> <li>a. such that the bushfire attack level is less than or equal to BAL-29;</li> <li>b. away from the most likely direction of a fire front;</li> <li>c. so that elements of the development least susceptible</li> </ul> </li> </ul>	<p><b>As above</b></p>

	<p>to fire are sited closest to the bushfire hazard;</p> <p>d. such that asset protection zones are sited on land with a slope less than 18 degrees;</p> <p>e. such that asset protection zones are entirely within the boundaries of the private property of the development site; or</p> <p>b. where an approved bushfire management plan directs development to be located.</p> <p>Note - BAL = Bushfire attack level is the radiant heat flux a building will experience during a bushfire and is a measure of heat energy impacting on a surface expressed as kW/m<sup>2</sup>. BAL is calculated from the following factors; vegetation type, fuel loads, distance to vegetation, Forest Fire danger Index (FDI), flame length, fire behaviour/intensity and slope. BAL is used to determine the required construction level of a building and the size of asset protection zones (inner and outer radiation zones). Further information on calculating the BAL can be obtained from AS3959-2009.</p> <p>Editor's note - Asset protection zones are not located on slopes greater than 18 degrees to ensure maintenance is practical, soil stability is not compromised and the potential for crown/canopy fires is reduced.</p>	
<p><b>PO3</b> Reconfiguring a lot ensures that lots are designed to minimise bushfire hazard and provide safe sites for people, property and buildings.</p>	<p><b>A03</b> Lots:</p> <p>a. are suitable for people, property and buildings by:</p> <p>a. having a bushfire attack level less than or equal to BAL-29; or</p>	<p><b>As Above</b></p>

	<ul style="list-style-type: none"> <li>b. containing a development envelope area that has a bushfire attack level less than or equal to BAL-29;</li> <li>b. provide asset protection zones that: <ul style="list-style-type: none"> <li>a. are located on land with a slope less than 18 degrees;</li> <li>b. are located on the same lot.</li> </ul> </li> </ul>	
<b>Vehicular access and fire maintenance trails</b>		
<p><b>PO4</b> Access for fire management and evacuation is provided by access that:</p> <ul style="list-style-type: none"> <li>a. separates premises from adjoining vegetation;</li> <li>b. is safely accessible by fire fighting vehicles;</li> <li>c. has regular vehicular access points for bushfire management, response and evacuation;</li> <li>d. has regular vehicle passing and turning areas for bushfire management, response and evacuation;</li> <li>e. allows access at all times for fire fighting vehicles;</li> <li>f. allows for maintenance, burning off and bushfire response;</li> <li>g. has vehicular links to an alternative through road;</li> <li>h. is readily maintained.</li> </ul> <p>Editor's note - Planning scheme policy 6 - Management of bushfire hazard provides details on alternative solutions for providing fire management access and evacuation</p>	<p><b>AO4</b> Access for fire management and evacuation is provided by vehicular access in the form of a perimeter road:</p> <ul style="list-style-type: none"> <li>a. with a minimum reserve width of 20 metres;</li> <li>b. located between the premises and adjoining vegetation;</li> <li>c. with a maximum gradient of 12.5 percent;</li> <li>d. constructed to otherwise comply with section 3.4 - Movement infrastructure standards of Planning scheme policy 5 - Infrastructure;</li> <li>e. that has a layout that does not include a cul-de-sac.</li> </ul>	<p><b>Performance Outcome</b> The development shall establish new roads to relevant Council standards, however it is acknowledged that these roads shall not be sited outside of the Potential Impact Buffer Overlay. The single access point in and out of the site is expected to be an interim outcome until the broader road network is established. It is recommended that a Bushfire Management Plan is conditioned whilst potential bushfire threats remain.</p>

<b>Water supply</b>		
<p><b>PO5</b> Development has access to adequate water supply for fire fighting purposes.</p>	<p><b>AO5</b> Development:</p> <ul style="list-style-type: none"> <li>a. is connected to a reticulated water supply scheme that has sufficient flow and pressure characteristics for fire fighting purposes at all times with a minimum pressure and flow of 10 litres per second at 200kPa; or</li> <li>b. has an on-site water storage in accordance with Table 8.2.3.3.2 - Water storage for fire fighting, dedicated or retained for fire fighting purposes that is made of fire resistant materials and is: <ul style="list-style-type: none"> <li>a. a separate tank; or</li> <li>b. a reserve section in the bottom part of the main water supply tank.</li> </ul> </li> </ul> <p>Editor's note - The requirement in AO5 is:  - in addition to the requirement for potable water supply/storage in AO2 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development;  - reflected in AO5 in Table 9.4.3.3.1 - Infrastructure code: accepted development (subject to requirements) and assessable development.</p>	<p><b>Complies</b> The development will gain its potable water supply via connection to the proposed water main on Noffke Cout via Calume Court, which will be delivered with the proposed development of 565-578 Chambers Flat Road &amp; 32-65 Noffke Court, Logan Reserve (Council DA Ref: COM/66/2017/A). It is acknowledged that the flow and pressure shall need to be considered as well as the provision of hydrant points.</p>
<b>For assessable development</b>		
<b>Community infrastructure</b>		
<p><b>PO6</b> Community infrastructure is not located in a bushfire hazard area or is able to function</p>	<p><b>AO6</b> Community infrastructure is:</p>	<p><b>Not Applicable</b> The proposed residential subdivision does not constitute community infrastructure.</p>

<p>effectively during and immediately after a bushfire event.</p>	<ul style="list-style-type: none"> <li>a. not located in a Bushfire hazard area identified on Bushfire hazard overlay map OM-03.00; or</li> <li>b. located to ensure that: <ul style="list-style-type: none"> <li>a. the core services provided by the community infrastructure is able to function effectively during bushfire events;</li> <li>b. access to the community infrastructure is not compromised by bushfire events;</li> <li>c. the safe storage of valuable records, public records and items of cultural or historic significance is able to be maintained during a bushfire event.</li> </ul> </li> </ul>	
<p><b>Hazardous materials</b></p>		
<p><b>PO7</b> Public safety and the environment are not adversely affected by the adverse impacts of bushfire on hazardous materials including fuels, explosives and flammable chemicals manufactured or stored in bulk on premises.</p>	<p><b>A07</b> Hazardous materials:</p> <ul style="list-style-type: none"> <li>a. storage is in compliance with AS1940 - The storage and handling of flammable and combustible liquids;</li> <li>b. manufacturing does not occur in a Bushfire hazard area on Bushfire hazard overlay map OM-03.00.</li> </ul>	<p><b>Not Applicable</b> The development does not involve the manufacture or storage of hazardous materials.</p>

## 8.2.5

## Flood hazard overlay code

Table 8.2.5.3.1 - Flood hazard overlay code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
<b>For accepted development (subject to requirements) and assessable development</b>		
<b>Part A - Risk compatibility (other than a Home-based business)</b>		
<b>Material change of use</b>		
<p><b>PO1</b> A development envelope area is located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04 unless complying with the requirements identified in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area. Note - Planning scheme policy 10 - Flood includes guidance on demonstrating the qualifying criteria in Table 8.2.5.3.2 - Land use compatibility in a high flood risk area.</p>	<p><b>AO1</b> Development is contained in a development envelope area located outside of a High flood risk area identified on Flood hazard overlay map OM-05.04.</p>	<p><b>Complies</b> The High flood risk area is not identified on or near the site.</p>
<p><b>PO2</b> Vulnerable use activities:</p> <ul style="list-style-type: none"> <li>c. are not located in a High flood island identified on Flood hazard overlay map OM-05.01;</li> <li>d. are located outside of the floodplain unless located in: <ul style="list-style-type: none"> <li>a. a Low flood risk area identified on Flood hazard overlay map OM-05.04; or</li> </ul> </li> </ul>	<p><b>AO2</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> The development does not propose a vulnerable use activity.</p>

<p>b. the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 and involving a Hospital.</p>		
<p><b>PO3</b> Essential community infrastructure activities are not located in the floodplain unless:</p> <ul style="list-style-type: none"> <li>i. there is an overriding planning need for the use;</li> <li>j. there is no alternative site located outside of the floodplain that would address the identified need;</li> <li>k. development maintains functionality during and after all flood events, including the probable maximum flood;</li> <li>l. where for Emergency services, the development remains accessible during and after all flood events, including the probable maximum flood.</li> </ul> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO3</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> The development does not propose essential community infrastructure</p>
<p><b>PO4</b> Development is located outside of a Flood investigation area identified on Flood hazard overlay map OM-05.04, unless it:</p> <ul style="list-style-type: none"> <li>f. is demonstrated to be compatible with the level of flood risk;</li> <li>g. delivers the relevant outcomes for the flood risk area, including a: <ul style="list-style-type: none"> <li>a. High flood risk area;</li> <li>b. Moderate flood risk area;</li> <li>c. Low flood risk area and High flood island where involving</li> </ul> </li> </ul>	<p><b>AO4</b> No acceptable outcome provided.</p>	<p><b>Complies with PO4</b> The majority of the site is outside of the Flood investigation area, with only a small portion of the site in the northwest corner included in this overlay. The risk to people and property within the site is therefore considered manageable. Notwithstanding it is recognised that until new road connections are established over adjoining sites, access to the subject site may be reduced during a flood event, with a</p>

<p style="text-align: center;">Essential community infrastructure activities or Vulnerable use activities.</p> <p>Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving this performance outcome. It also includes guidance on how to demonstrate compliance with this performance outcome.</p>		<p>section of Calume Court shown as being impacted by this overlay.</p>
<p><b>Reconfiguring a lot</b></p>		
<p><b>PO5</b> Development provides a development envelope area that is:</p> <ul style="list-style-type: none"> <li>c. above the flood level during the defined flood event;</li> <li>d. of an area and dimensions to accommodate the activities associated with the intended use.</li> </ul>	<p><b>AO5</b> Development provides a development envelope area above the flood level during the defined flood event with a minimum size and dimension specified in Table 8.2.5.3.4 - Development envelope area.</p>	<p><b>Not Applicable</b> No proposed lots are covered by this overlay, with the area impacted to form road.</p>
<p><b>PO6</b> Each lot has a development envelope area located outside a High flood risk area identified on Flood hazard overlay map OM-05.04, except where limited to:</p> <ul style="list-style-type: none"> <li>c. the rearrangement of boundaries and flood risk is not materially increased on new lots; or</li> <li>d. creating an additional lot for the purpose of a drainage or environmental reserve.</li> </ul>	<p><b>AO6</b> No acceptable outcome provided.</p>	<p><b>Complies with PO6</b> The development is not located within the High risk flood area identified on Flood hazard overlay map OM-05.04.</p>
<p><b>PO7</b> Reconfiguring a lot involving a development envelope area located in a Flood investigation</p>	<p><b>AO7</b> Each lot has a development envelope area located outside of a Flood investigation area</p>	<p><b>Complies</b> Each lot allows for a development footprint located outside of the Flood investigation area.</p>

<p>area identified on Flood hazard overlay map OM-05.04 is limited to:</p> <ul style="list-style-type: none"> <li>c. the realignment of boundaries where the development envelope area is located outside a High flow area identified on Flood hazard overlay map OM-05.02; or</li> <li>d. the development is demonstrated to be compatible with the level of flood risk, including delivering the relevant outcomes for a: <ul style="list-style-type: none"> <li>a. High flood risk area;</li> <li>b. Moderate flood risk area;</li> <li>c. Low flood risk area and High flood island where involving Essential community infrastructure activities or Vulnerable use activities.</li> </ul> </li> </ul> <p>Note - Planning scheme policy 10 - Flood provides guidelines on how to prepare a detailed localised flood risk assessment to assist with achieving Performance Outcome 7(b).</p>	<p>identified on Flood hazard overlay map OM-05.04.</p>	
<p><b>Part B - Resilient building location, design and operations (other than a Home-based business)</b></p>		
<p><b>PO8</b> Buildings and structures are located outside of a High flow area. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome where located in a Flood investigation area and it is proposed to undertake a detailed localised flood risk assessment.</p>	<p><b>AO8.1</b> New buildings and structures, other than fences, are located outside of a High flow area identified on Flood hazard overlay map OM-05.02.</p> <p><b>AO8.2</b> Enclosure of existing structures or areas underneath an existing building, such as an undercroft, does not occur in a High flow area</p>	<p><b>Complies with AO8.1 &amp; AO8.2</b> The development does not currently propose built form. Notwithstanding, the site is not located within the High flow area identified on the Flood hazard overlay map.</p>

	identified on Flood hazard overlay map OM-05.02.	
<p><b>PO9</b> A Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03 ensures that the location, design and operation of development:</p> <ul style="list-style-type: none"> <li>a. mitigates the risk of flooding to buildings and structures;</li> <li>b. minimises risk of injury to life and damage to property and infrastructure;</li> <li>c. maintains functionality during and after all flood events, including the probable maximum flood.</li> </ul> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO9</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> The a hospital is not proposed.</p>
<p><b>PO10</b> Buildings are designed to account for the potential risk of inundation during flood events by complying with the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels. Editor's note - Planning scheme policy 10 - Flood provides guidance on obtaining available flood level information for a property from Council, and resilient design.</p>	<p><b>AO10</b> No acceptable outcome prescribed.</p>	<p><b>Complies with PO10</b> The development does not currently propose built form. Notwithstanding, all lots are outside of the mapped area.</p>
<p><b>PO11</b> Vehicle manoeuvring areas and car parking (other than a Parking station) are only located below the defined flood event where there is no increase in risk to:</p> <ul style="list-style-type: none"> <li>a. pedestrian and vehicular safety;</li> </ul>	<p><b>AO11</b> Vehicle manoeuvring areas and car parking (other than a Parking station) are located above the defined flood event.</p>	<p><b>Complies with AO11</b> All lots are outside of the are mapped as subject to the Flood Investigation Area.</p>

<p>b. a building or other structure.  Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>		
<p><b>PO12</b>  Basement access and openings are designed and located to:</p> <ul style="list-style-type: none"> <li>a. ensure safety during a flood event;</li> <li>b. improve resilience to flood events;</li> <li>c. reduce recovery time after flooding;</li> <li>d. minimise economic loss to individual and public assets stored in the basement.</li> </ul> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO12</b>  All entry points and openings to a basement are located at or above the Minimum flood planning levels identified in Table 8.2.5.3.3 - Minimum flood planning levels.</p>	<p><b>Not Applicable</b>  No basement is proposed by this development.</p>
<p><b>PO13</b>  Essential building services and infrastructure is located or designed to ensure their continued function during and immediately after flood events that are up to and including the:</p> <ul style="list-style-type: none"> <li>a. defined flood event for uses other than Essential community infrastructure activities or Vulnerable use activities; or</li> <li>b. probable maximum flood for Essential community infrastructure activities or Vulnerable use activities.</li> </ul> <p>Note - Essential building services and infrastructure may include air conditioning ducts, communication equipment, charging units, pumps, motors, sensitive electrical equipment such as transformers, low voltage switch gear, high voltage switch gear, battery charges, and communal assets and materials (such as waste bins or chemicals).</p>	<p><b>AO13</b>  The function of essential building services and infrastructure is maintained during a flood event by:</p> <ul style="list-style-type: none"> <li>a. locating the services and infrastructure outside of a High flood risk area identified on Flood hazard overlay map OM-05.04;</li> <li>b. locating the services and infrastructure above the flood planning level in accordance with Table 8.2.5.3.3 - Minimum flood planning levels; or</li> <li>c. designing and constructing essential services and infrastructure to exclude water infiltration for flood events up to and including: <ul style="list-style-type: none"> <li>a. the defined flood event where not involving Essential community infrastructure</li> </ul> </li> </ul>	<p><b>Not Applicable</b>  The Flood hazard overlay (Flood investigation area) is only identified over a small area of the site in the north-west corner which isn't proposed for allotments or essential services.</p>

<p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p>activities or Vulnerable use activities;  b. the probable maximum flood where for Essential community infrastructure activities or Vulnerable use activities.</p>	
<p><b>PO14</b>  Screening the understorey of a building:  a. does not impede the passage of floodwater or overland flow in a High flood risk area identified on Flood hazard overlay map OM-05.04;  b. maintains an attractive streetscape interaction and interface as intended by the zone, precinct or local plan.  Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO14</b>  No acceptable outcome provided.</p>	<p><b>Not applicable</b>  Built form is not proposed.</p>
<p><b>Storage, manufacturing or handling of hazardous materials</b></p>		
<p><b>PO15</b>  Development protects public safety and the environment from release of hazardous materials into floodwaters by:  a. locating hazardous materials and chemicals outside of a High flood risk area or High flow area identified on Flood hazard overlay map OM-05.04 and OM-05.02;  b. ensuring hazardous materials are stored to prevent the release or hazardous reaction of hazardous materials during flood events, including events rarer than the defined flood event.</p>	<p><b>AO15.1</b>  Development involving the manufacturing or storage of hazardous materials, or involving hazardous chemicals at a hazardous chemical facility is located outside of a:  a. High flood risk area identified on Flood hazard overlay map OM-05.04;  b. High flow area identified on Flood hazard overlay map OM-05.02.    <b>AO15.2</b>  Development in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04:</p>	<p><b>Not applicable</b>  The development does not propose the storage, manufacturing or handling of hazardous materials.</p>

	<ul style="list-style-type: none"> <li>a. does not involve the manufacturing or storage of hazard materials or hazardous chemicals at a hazardous chemical facility; or</li> <li>b. ensures the storage of hazardous materials is located above the 0.2% AEP at 2100 flood event.</li> </ul>	
<b>Part C - Access and evacuation (other than a Home-based business)</b>		
<p><b>PO16</b> Development involving Vulnerable use activities, other than a Hospital in the Meadowbrook flood assessment area identified on Flood hazard overlay map OM-05.03, has a low flood hazard vehicle evacuation route that leads outside the floodplain to a suitable area that supports the needs of evacuees. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO16</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> The development does not include vulnerable activities.</p>
<p><b>PO17</b> Development involving an accommodation land use has a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO17</b> During the defined flood event, development for an accommodation land use has a:</p> <ul style="list-style-type: none"> <li>a. flood-free vehicle access to a road above the flood level;</li> <li>b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.</li> </ul>	<p><b>Performance Outcome</b> The development is for a residential subdivision, predominantly intended for dwelling houses. It is acknowledged that 1 lot is identified for a Dual Occupancy use which falls under the definition of an Accommodation Land Use for the purposes of the Flood Hazard Overlay. Calume Court is subject to the Flood Investigation Area overlay as such the access route to essential goods is flood affected. Notwithstanding, it is anticipated this has a low flood hazard and can be managed. It is also anticipated that in the</p>

		long term a secondary flood free access way would be established as development in the locality progresses.
<p><b>PO18</b> Development has a low flood hazard vehicle route from dwellings to a flood-free or low flood hazard road.</p>	<p><b>AO18</b> During the defined flood event, development involving a new dwelling or an increase in bedrooms, has a flood-free vehicle route from dwellings to the flood-free road. Editor's note - Figure 8.2.5.3.1 - Compliant dwelling with flood-free vehicle route illustrates an example of a development complying with this acceptable outcome. Figure 8.2.5.3.2 - Non-compliant dwelling with no flood-free vehicle route illustrates an example of a development that does not comply with this acceptable outcome.</p>	<p><b>Complies with PO18</b> Development provides what is expected to be a low flood hazard vehicle route through Calume Court. As referenced above, this is expected to be a short term outcome.</p>
<p><b>PO19</b> Reconfiguring of a lot intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use ensures each lot has internal low flood hazard vehicle access to a road and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO19</b> Reconfiguring of a lot in a residential zone category or Emerging community zone, or intended for a future dual occupancy (auxiliary unit), dwelling house or accommodation land use, ensures each lot during the defined flood event has a:</p> <ul style="list-style-type: none"> <li>a. flood-free vehicle access to a road above the flood level;</li> <li>b. flood-free vehicle route that leads to a suitable flood-free area that contains essential goods.</li> </ul>	<p><b>Complies with PO19</b> The proposed development has what is expected to be a low flood hazard vehicle access to Calume Court and Noffke Court and a low flood hazard vehicle route to a suitable flood-free area that contains essential goods to serve the needs of people, in accordance with PSP 10. This outcome is expected to be short term only.</p>
<p><b>PO20</b> Development, other than where PO16-PO19 is applicable:</p> <ul style="list-style-type: none"> <li>a. ensures safe self-evacuation by having, for a period of at least 10 hours, low flood hazard vehicle access to a low flood hazard road; or</li> </ul>	<p><b>AO20</b> Where AO16-AO19 is not applicable, development has flood-free vehicle access to a road that is above the flood level during the defined flood event.</p>	<p><b>Not Applicable</b> AO16-AO19 apply.</p>

<p>b. is only isolated for a period of less than 4 hours from a low flood hazard road and there is a suitable area on site that is:</p> <ul style="list-style-type: none"> <li>i. above the defined flood event;</li> <li>ii. not a Low flood island identified on Flood hazard overlay map OM-05.01 or an area impacted by flash flooding during the defined flood event.</li> </ul> <p>Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>		
<p><b>PO21</b> Development identified in Table 8.2.5.3.5 - Development requiring a flood emergency management plan appropriately plans for its safe operation and evacuation during a flood event to ensure there is no burden on emergency services, including during a probable maximum flood where involving Vulnerable use activities.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance preparing a flood emergency management plan to achieve this performance outcome.</p> <p>Note - Flood emergency management plans do not alter the land use tolerability to a flood risk area, nor act as an alternative to achieving other specified mitigation measures required to ensure risk is mitigated to a tolerable or acceptable level. Flood emergency management plans should be utilised to assist in managing residual risk of development and should be implemented as a tool to plan for safe evacuation where an active management entity exists for the development.</p>	<p><b>AO21</b> No acceptable outcome provided.</p>	<p><b>Not applicable</b> The proposed development is not identified within Table 8.2.5.3.5.</p>
<p><b>Part D - Preservation of floodplain function and overland flow paths (other than a Home-based business)</b></p>		

<p><b>PO22</b> Filling and excavation ensures the conveyance function of a High flood risk area and Flood investigation area identified on Flood hazard overlay map OM-05.04 is maintained. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO22</b> Where located in a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, filling and excavation, other than for stormwater quantity and quality infrastructure, does not exceed:</p> <ul style="list-style-type: none"> <li>a. a total volume of 20m<sup>3</sup>;</li> <li>b. a total area of 2,000m<sup>2</sup>.</li> </ul>	<p><b>Not applicable</b> The site is not identified within the High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04.</p>
<p><b>PO23</b> Development does not involve earthworks that would either directly, indirectly or cumulatively cause a loss of floodplain storage below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on achieving this performance outcome.</p>	<p><b>AO23</b> The total volume of fill is equal to or less than the total volume of cut where earthworks are below the level of the defined flood event in a Moderate flood risk area identified on Flood hazard overlay map OM-05.04.</p>	<p><b>Not applicable</b> The site is not located within the Moderate flood risk area identified on Flood hazard overlay map OM-05.04.</p>
<p><b>PO24</b> Development does not involve works that would either directly, indirectly or cumulatively:</p> <ul style="list-style-type: none"> <li>a. concentrate, intensify or divert floodwater or overland flow paths onto upstream, downstream or adjacent properties;</li> <li>b. result in an increase in flood levels or flood hazard on upstream, downstream or adjacent properties;</li> <li>c. result in a loss of floodplain storage up to and including the defined flood event;</li> <li>d. adversely impact the role and function of waterways and areas of ecological significance;</li> </ul>	<p><b>AO24</b> No acceptable outcome provided.</p>	<p><b>Complies</b> Development does not involve works that would either directly, indirectly or cumulatively affect adjoining premises, ecological function, or increase intensity of flood hazard or overland flow.</p>

<p>e. adversely affect adjoining premises, infrastructure and the environment.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>		
<p><b>PO25</b></p> <p>Development does not adversely change the following flood characteristics for all flood events up to and including the defined flood event:</p> <ul style="list-style-type: none"> <li>a. peak flow;</li> <li>b. flow of any part of the flood before the peak;</li> <li>c. flood flow velocity;</li> <li>d. level of flooding;</li> <li>e. flood time to peak.</li> </ul> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO25</b></p> <p>No acceptable outcome provided.</p>	<p><b>Complies with PO25</b></p> <p>It is not anticipated that the development will adversely change the characteristics of a flood during a defined flood event.</p>
<p><b>PO26</b></p> <p>Development does not cause a rapid or unexpected increase in safety risks or flood damage during a flood event larger than the defined flood event, including flood events up to and including the probable maximum flood.</p> <p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO26</b></p> <p>No acceptable outcome provided.</p>	<p><b>Complies with PO26</b></p> <p>Development is not expected not cause a rapid or unexpected increase in safety risks or flood damage during a flood event</p>
<p><b>PO27</b></p> <p>A stormwater quality improvement device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quality improvement device.</p>	<p><b>AO27</b></p> <p>A stormwater quality improvement high flow outlet device is located:</p> <ul style="list-style-type: none"> <li>a. above the 5% AEP flood event caused by local flooding;</li> </ul>	<p><b>Not applicable</b></p> <p>A stormwater quality improvement high flow device will not be required as the site is located largely outside of flooded areas.</p>

<p>Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p>b. above the 5% AEP flood event caused by regional flooding.</p>	
<p><b>PO28</b> A stormwater quantity management device is located to retain existing floodplain storage capacity and ensure functionality of the stormwater quantity management device. Note - Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO28</b> A stormwater quantity management outlet device is located above the 2% AEP flood event.</p>	<p><b>Not applicable</b> A stormwater quantity management outlet device will not be required as the site is located largely outside of flooded areas.</p>
<p><b>PO29</b> Stormwater infrastructure does not result in a loss of floodplain storage below the defined flood event.</p>	<p><b>AO29</b> Filling and excavation associated with stormwater quantity and quality infrastructure has a total volume of fill equal to or less than the total volume of cut where below the defined flood event. Note - Planning scheme policy 10 - Flood provides guidance on stormwater management detention basins.</p>	<p><b>Complies</b> Refer to Appendix C – Civil Engineering Report. Filling and excavation associated with the development will be required. However, will not result in a loss of floodplain storage.</p>
<b>Part E - A Home-based business</b>		
<p><b>PO30</b> A Home-based business does not put additional people at risk of flooding during the defined flood event. Note - Where detailed flood information does not exist to determine the defined flood event, a Registered Professional Engineer of Queensland with expertise in flood studies may be required to determine the relevant defined flood event and demonstrate compliance with this outcome. Planning scheme policy 10 - Flood provides guidance on how to demonstrate compliance with this performance outcome.</p>	<p><b>AO30.1</b> In a High flood risk area or Flood investigation area identified on Flood hazard overlay map OM-05.04, a Home-based business does not involve:</p> <ul style="list-style-type: none"> <li>a. non-resident staff or visitors to the premises;</li> <li>b. new buildings or structures associated with the home-based business.</li> </ul> <p><b>AO30.2</b> Buildings, structures and storage of items associated with a Home-based business are</p>	<p><b>Not applicable</b> Development is not for a homebased business.</p>

	located outside of a High flow area identified on Flood hazard overlay map OM-05.02.	
<p><b>PO31</b>  A Home-based business being a bed and breakfast or farm stay has:</p> <ul style="list-style-type: none"> <li>a. low flood hazard vehicle manoeuvring areas;</li> <li>b. low flood hazard vehicle access to a low flood hazard road.</li> </ul>	<p><b>AO31</b>  A Home-based business being Short-term accommodation where a bed and breakfast or farm stay has:</p> <ul style="list-style-type: none"> <li>a. flood-free vehicle manoeuvring areas during a defined flood event;</li> <li>b. flood-free vehicle access to a road above the flood level during a defined flood event.</li> </ul>	<p><b>Not applicable</b>  Development is not for a homebased business.</p>