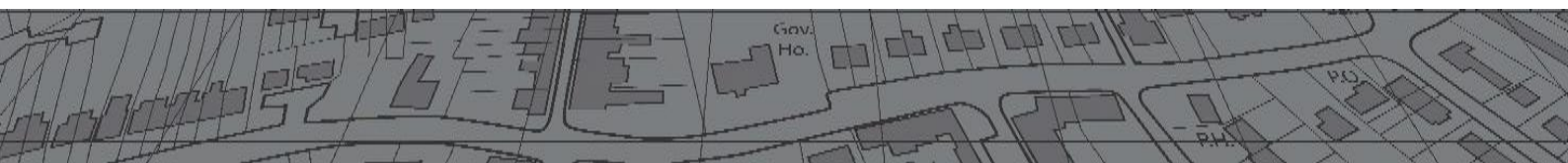




# APPENDIX 1

## Development Assessment Codes



## 6.2.7 Low-medium density residential zone code

### 6.2.7.1 Application

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for which Low-medium density residential zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.7.1 - Low-medium density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - b. material change of use made impact assessable in Table 5.5.7.1 - Low-medium density residential zone or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot or section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
  - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

### 6.2.7.2 Purpose

1. The purpose of the Low-medium density residential zone is to provide for:
  - a. a variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and
  - b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The local government purpose of the Low-medium density residential zone code is to:
  - a. provide a range of low to medium density dwelling types to achieve housing choice;
  - b. support urban consolidation to achieve infrastructure efficiency;
  - c. provide a mix of dwelling types and non-residential development of an appropriate scale that services the local residents' daily needs;
  - d. provide levels of comfort, quiet, privacy, safety and amenity reasonably expected in a predominantly residential environment.
3. The purpose of the code will be achieved through the following overall outcomes:
  - a. the design of the built form:
    - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;

- 
- ii. incorporates appropriate road boundary clearances and building separation to:
    - A. protect and provide visual privacy for residents;
    - B. provide a transition from the premise to an adjoining premise in a Low density residential zone category or precinct;
  - iii. contributes positively to the immediate streetscape with highly articulated, attractive, functional buildings and detailing;
  - iv. ensures it is easily and safely accessed;
  - v. supports the safety of residents and adjoining public open spaces by utilising crime prevention through environmental design principles;
  - b. the streetscape is attractive, pedestrian friendly and supports the intended residential character;
  - c. development protects the amenity of a sensitive land use from the impacts of noise, air, light, radiation and vibration emissions;
  - d. development protects amenity consistent with its location in the Low-medium density residential zone;
  - e. in the Apartment precinct:
    - i. land uses comprise:
      - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling, Residential care facility, Retirement facility, Rooming accommodation, Sales office, Short-term accommodation;
      - or
      - B. other uses that cater for local residents being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service or small-scale Shop;
    - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
    - iii. the built form is characterised by walkable urban compact neighbourhoods with low-medium intensity multi-storey housing and high levels of amenity;
    - iv. development:
      - A. is located on suitable sites, in accessible locations, near to regular public transport and larger centres;
      - B. has a building height and bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
      - C. has a density that is consistent with its proximity to a centre or high frequency public transport service;
      - D. ensures the privacy and amenity of adjoining Low density residential zone land is protected by utilising transitional building heights on the boundary of the zone;
  - f. in the Townhouse precinct:
    - i. land uses comprise:
      - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling, Residential care facility, Retirement facility or Sales office; or
      - B. other uses that cater for local residents being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service or small-scale Shop;
    - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
-

- iii. the built form is characterised by walkable urban neighbourhoods with both detached housing and low-medium intensity low rise housing and high levels of amenity;
- iv. development:
  - A. is located in areas that are predominantly surrounded by the Low density residential zone, clustered around smaller centres or facilities in suburban locations;
  - B. has a building height and bulk that is consistent with adjoining dwellings and the intended zone and precinct character;
  - C. has a density that is consistent with the surrounding predominant land uses and its proximity to a centre or high frequency public transport service.

### 6.2.7.3 Assessment benchmarks for assessable development and requirements for accepted development

#### Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 6.2.7.3.1 - Low-medium 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>		
<b>PO1</b> A use in the Low-medium density residential zone is for uses identified in: <ul style="list-style-type: none"> <li>a. section 6.2.7.2(3)(e)(i) overall outcomes for the Apartment precinct; or</li> <li>b. section 6.2.7.2(3)(f)(i) overall outcomes for the Townhouse precinct.</li> </ul>	<b>AO1</b> A use in the Low-medium density residential zone is for uses identified in: <ul style="list-style-type: none"> <li>a. section 6.2.7.2(3)(e)(i) overall outcomes for the Apartment precinct; or</li> <li>b. section 6.2.7.2(3)(f)(i) overall outcomes for the Townhouse precinct.</li> </ul>	<b>Complies</b>
<b>Design</b>		
<b>Net density in the Apartment precinct</b>		
<b>PO2</b>	<b>AO2</b>	<b>Complies</b>

<p>Development in the Apartment precinct ensures the efficient use of land and has a density that is consistent with:</p> <ul style="list-style-type: none"> <li>a. the intended character of the zone and precinct;</li> <li>b. its proximity to a centre or high frequency public transport service.</li> </ul>	<p>Development in the Apartment precinct has a maximum net density of 75 equivalent dwellings per hectare.</p>	
<p><b>Net density in the Townhouse precinct</b></p>		
<p><b>PO3</b> Development in the Townhouse precinct ensures the efficient use of land and is consistent with:</p> <ul style="list-style-type: none"> <li>a. the surrounding area;</li> <li>b. the intended character of the zone and precinct.</li> </ul>	<p><b>AO3</b> A building in the Townhouse precinct has a maximum net density of 40 equivalent dwellings per hectare.</p>	<p><b>N/A</b></p>
<p><b>Boundary clearance</b></p>		
<p><b>PO4</b> Development provides a road boundary clearance that:</p> <ul style="list-style-type: none"> <li>a. clearly defines private and public space;</li> <li>b. assists in achieving visual privacy to ground floor dwellings from the street;</li> <li>c. contributes to the streetscape character and landscape;</li> <li>d. relates to the existing streetscape and setback pattern.</li> </ul>	<p><b>AO4</b> Development, other than an existing lawful building, provides a road boundary clearance:</p> <ul style="list-style-type: none"> <li>a. a minimum of four metres; or</li> <li>b. where the building or structure aligns with the building setback of one or more adjoining buildings.</li> </ul>	<p><b>Complies</b></p>
<p><b>Boundary clearance in the Apartment precinct</b></p>		
<p><b>PO5</b></p>	<p><b>AO5</b></p>	<p><b>Complies</b></p>

<p>A building in the Apartment precinct has side and rear boundary clearances that:</p> <ul style="list-style-type: none"> <li>a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised;</li> <li>b. provides access to natural light and ventilation;</li> <li>c. enhances the visual aesthetic.</li> </ul>	<p>A building, other than an existing lawful building, in the Apartment precinct has minimum side and rear boundary clearances of three metres.</p>	
<p><b>Boundary clearance in the Townhouse precinct</b></p>		
<p><b>PO6</b> A building in the Townhouse precinct has side and rear boundary clearances that:</p> <ul style="list-style-type: none"> <li>a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised;</li> <li>b. provides access to natural light and ventilation;</li> <li>c. enhances the visual aesthetic.</li> </ul>	<p><b>AO6</b> A building, other than an existing lawful building, in the Townhouse precinct has:</p> <ul style="list-style-type: none"> <li>a. minimum side boundary clearances: <ul style="list-style-type: none"> <li>i. where the height of part of the building or structure is: <ul style="list-style-type: none"> <li>A. 4.5 metres or less - 1.5 metres;</li> <li>B. greater than 4.5 metres but not more than 7.5 metres - 2 metres;</li> <li>C. greater than 7.5 metres - 2 metres plus 0.5 metres for every 3 metres or part exceeding 7.5 metres;</li> </ul> </li> </ul> </li> <li>b. a minimum rear boundary clearance of three metres.</li> </ul>	<p><b>N/A</b></p>
<p><b>Building height</b></p>		
<p><b>Building height in the Apartment precinct</b></p>		
<p><b>PO7</b></p>	<p><b>AO7</b></p>	<p><b>Complies</b></p>

<p>A building in the Apartment precinct has a building height that:</p> <ul style="list-style-type: none"> <li>a. is consistent with the intended character for the precinct;</li> <li>b. has regard to the functional requirements of the use;</li> <li>c. is responsive to the topography of the site;</li> <li>d. avoids overshadowing of premises in a residential zone category;</li> <li>e. transitions to land in the Townhouse precinct or Low density residential zone to protect: <ul style="list-style-type: none"> <li>i. visual amenity;</li> <li>ii. privacy.</li> </ul> </li> </ul>	<p>A building in the Apartment precinct has a maximum building height of:</p> <ul style="list-style-type: none"> <li>a. 18 metres;</li> <li>b. 12 metres where within 15 metres of the Townhouse precinct or Low density residential zone.</li> </ul>	
<p><b>Building height in the Townhouse precinct</b></p>		
<p><b>PO8</b> A building in the Townhouse precinct has a building height that is:</p> <ul style="list-style-type: none"> <li>a. consistent with the intended character for the precinct;</li> <li>b. responsive to the topography of the site;</li> <li>c. compatible with the height of adjoining buildings.</li> </ul>	<p><b>AO8</b> A building, other than an existing lawful building, in the Townhouse precinct has a maximum building height of 8.5 metres.</p>	<p><b>N/A</b></p>
<p><b>Site cover</b></p>		
<p><b>Site cover in the Apartment precinct</b></p>		
<p><b>PO9</b> Development in the Apartment precinct has a site cover that reflects a development intensity</p>	<p><b>AO9</b> Development in the Apartment precinct has a maximum site cover of 45 percent.</p>	<p><b>Complies</b></p>

that is consistent with the intended character of the precinct.		
<b>Site cover in the Townhouse precinct</b>		
<b>PO10</b> Development in the Townhouse precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	<b>AO10</b> Development in the Townhouse precinct has a maximum site cover of 60 percent.	<b>N/A</b>
<b>For assessable development only</b>		
<b>Land use</b>		
<b>Shop</b>		
<b>PO11</b> A Shop: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy; d. is developed in conjunction with an Accommodation activity.  Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	<b>AO11</b> A Shop: a. has a maximum gross floor area of 200m <sup>2</sup> per tenancy; b. is not within 800 metres of another Shop; c. is developed in conjunction with an Accommodation activity.	<b>N/A</b>
<b>Food and drink outlet</b>		
<b>PO12</b> A Food and drink outlet:	<b>AO12</b> A Food and drink outlet:	<b>N/A</b>

<ul style="list-style-type: none"> <li>a. is small scale;</li> <li>b. is developed in conjunction with an Accommodation activity;</li> <li>c. does not impact on residential amenity.</li> </ul>	<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 developed in conjunction with an Accommodation activity;</li> <li>c. does not include a drive-through facility.</li> </ul>	
<b>Health care service</b>		
<p><b>PO13</b> A Health care service:</p> <ul style="list-style-type: none"> <li>a. is small scale;</li> <li>b. serves the local residents' daily needs;</li> <li>c. protects residential amenity.</li> </ul>	<p><b>AO13</b> A Health care service has a maximum gross floor area of 200m<sup>2</sup> per tenancy.</p>	<b>N/A</b>
<b>Design</b>		
<b>Built form</b>		
<p><b>PO14</b> A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating:</p> <ul style="list-style-type: none"> <li>a. variations in plan shape, such as steps or projections;</li> <li>b. variations in vertical profile, with steps or slopes at different levels;</li> <li>c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices;</li> <li>d. balconies, verandas or terraces;</li> <li>e. variations in materials and finish;</li> <li>f. planting at any or all levels, particularly on podiums.</li> </ul>	<p><b>AO14</b> No acceptable outcome provided.</p>	<b>Complies</b>

<p>Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.</p>		
<p><b>Crime prevention through environmental design</b></p>		
<p><b>PO15</b> Development supports the safety of users by utilising crime prevention through environmental design principles by:</p> <ul style="list-style-type: none"> <li>a. providing casual surveillance;</li> <li>b. providing easy way finding for pedestrians;</li> <li>c. deterring unintended and illegitimate access to premises;</li> <li>d. limiting the opportunities for graffiti and vandalism.</li> </ul> <p>Note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p><b>AO15</b> No acceptable outcome provided.</p>	<p><b>Complies</b></p>
<p><b>Streetscape</b></p>		
<p><b>PO16</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:</p> <ul style="list-style-type: none"> <li>a. footpath paving;</li> <li>b. street trees;</li> <li>c. landscaping.</li> </ul>	<p><b>AO16</b> No acceptable outcome provided.</p>	<p><b>Complies</b></p>
<p><b>Servicing areas and parking</b></p>		

<p><b>PO17</b> Development ensures vehicles entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the streetscape.</p>	<p><b>AO17</b> A development:</p> <ul style="list-style-type: none"> <li>a. locates parking areas underground or behind the building;</li> <li>b. screens plant, equipment, services and outdoor storage of materials from public view;</li> <li>c. site with more than one street frontage use the rear lane and/or street, with lesser pedestrian activity, for vehicular access to basements and parking areas;</li> <li>d. ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.</li> </ul>	<p><b>Complies</b></p>
<p><b>Amenity</b></p>		
<p><b>General emissions</b></p>		
<p><b>PO18</b> 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><b>AO18</b> 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</li> </ul>	<p><b>Complies</b></p>

	<p>scheme policy 3 - Environmental management;</p> <p>c. Table 3.2.2.1 - Air emission standards;</p> <p>d. Table 3.2.3.1 - Light emission standards;</p> <p>e. section 3.2.4 - Radiation emission standards;</p> <p>f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (<math>m/s^2</math>) <math>1/80Hz</math>.</p>	
<b>Reverse amenity</b>		
<p><b>PO19</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>AO19</b> Development, being a sensitive land use, complies with the noise and vibration criteria identified in section 7 - Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure prepared by Department of Transport and Main Roads where it:</p> <p>a. shares a common boundary with government supported transport infrastructure; or</p> <p>b. is separated from a government supported transport infrastructure by only a road, access way, service or utility easement or other undeveloped land such as a park or nature reserve; or</p> <p>c. is within direct line of sight to government supported transport infrastructure; or</p> <p>d. is within 100 metres of government supported transport infrastructure.</p>	<b>Complies</b>
<b>PO20</b>	<b>AO20</b>	<b>Complies</b>

<p>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>A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.7.3.2. <b>Table 6.2.7.3.2</b></p>	
<p><b>Column 1: Separation distance</b></p> <p>1,500 metres</p> <p>500 metres</p> <p>500 metres</p> <p>300 metres</p> <p>300 metres</p> <p>250 metres</p>	<p><b>Column 2: Use</b></p> <p>Special industry</p> <p>High impact industry</p> <p>Intensive animal industry</p> <p>Intensive horticulture</p> <p>Wholesale nursery</p> <p>Medium impact industry</p>		
<p><b>PO21</b> A building in the Apartment precinct has side and rear boundary clearances that:</p> <ul style="list-style-type: none"> <li>a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised;</li> <li>b. provides access to natural light and ventilation;</li> <li>c. enhances the visual aesthetic.</li> </ul>	<p><b>AO21</b> A building in the Apartment precinct has minimum side and rear boundary clearances of three metres.</p>	<p><b>Complies</b></p>	

## 7.2.6 Loganholme local plan code

### 7.2.6.1 Application

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for which the Loganholme local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.6.1 - Loganholme local plan: material change of use in Part 5 - Tables of assessment;
  - b. material change of use made impact assessment in Table 5.5.1.1 - Centre zone, Table 5.5.5.1 - Low density residential zone, Table 5.5.7.1 - Low-medium density residential zone, Table 5.9.6.1 - Loganholme local plan: material change of use in Part 5 - Tables of assessment;
  - c. reconfiguring a lot for which the local plan code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in Table 5.9.11.1 - All local plans: reconfiguring a lot or Table 5.9.6.2 - Loganholme local plan: reconfiguring a lot of Part 5 - Tables of assessment;
  - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.

### 7.2.6.2 Context and setting

Editor's note - This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Loganholme local plan. The extrinsic material generally describes the characteristics of the local plan area, whilst the code provisions identify the outcomes (assessment benchmarks for assessable development and requirements for accepted development) sought for future development.

1. The Loganholme local plan area is an attractive, well planned, high amenity residential community set in a green and leafy environment, which accommodates Logan's growing population and maximises access to public transport, employment, retail and commercial opportunities.

### 7.2.6.3 Purpose

1. The purpose of the Loganholme local plan code is to:
    - a. provide residential densities and uses to achieve housing choice within the local plan area;
    - b. provide ground floor retail and commercial activities of an appropriate scale to service the needs of the Loganholme local plan area and surrounding areas;
    - c. support urban consolidation to achieve infrastructure efficiency;
    - d. provide levels of privacy, safety and amenity reasonably expected in a predominantly residential environment;
    - e. enhance and develop the identity and distinctive character of the Loganholme local plan area and its precincts.
-

- 
2. The Loganholme local plan comprises seven precincts identified on the Loganholme Local Plan Map LPM-06.00 in Schedule 2 - Mapping and Figure 7.2.6.4.1 - Loganholme local plan precincts being the:
    - a. Bismark Street neighbourhood centre precinct;
    - b. Bryants Road local centre precinct;
    - c. Large lot residential precinct;
    - d. Residential choice precinct;
    - e. Residential core precinct;
    - f. Residential frame precinct;
    - g. Suburban residential precinct.
  3. The purpose of the code will be achieved through the following overall outcomes:
    - a. The local plan area is a mix of residential land uses accommodating a variety of housing types and local and neighbourhood centre activities;  
Note - Not all precincts will have all uses. Paragraphs 7.2.6.3(3) (f) to (l) articulate the precinct-specific land use overall outcomes for each precinct.
    - b. The pedestrian and cycle network provides direct and safe links through the local plan area to connect local residents to parks, centres and public transport;
    - c. Built form facilitates a safe and interesting public realm by:
      - i. enabling positive casual surveillance and engagement of streets, pedestrian pathways, parks and public gathering spaces;
      - ii. creating a visually attractive streetscape by presenting a range of building materials, distinctive entrances, quality street furniture and landscape treatments;
      - iii. integrating seamlessly pedestrian areas within development sites with the streetscape;
      - iv. incorporating appropriate road boundary clearances and building separation to protect and provide privacy for residents;
      - v. ensuring that building size and bulk is consistent with the character of the residential environment;
    - d. Building heights:
      - i. are tallest in the Bismark Street neighbourhood centre precinct;
      - ii. elsewhere, are tallest in the Bryants Road local centre precinct, Residential core precinct, and Residential frame precinct, and transition down to the Residential choice precinct, Suburban residential precinct and Large lot residential precinct;
    - e. the design of the built form:
      - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
      - ii. has a building bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
      - iii. contributes positively to the immediate streetscape with highly articulated buildings and detailing;
    - f. In the Bismark Street neighbourhood centre precinct:
      - i. land uses comprise a mix of Neighbourhood centre activities other than Garden centre;
      - ii. Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility do not compromise the street level activation of the precinct;
-

- iii. small-scale ground floor tenancies on active frontage streets support multiple uses, animate the streets and enhance engagement;
- iv. development has a density that is consistent with the role and function of the centre;
- v. development is consistent with the intended residential, retail and commercial character of the precinct;
- vi. built form contributes positively to the immediate streetscape character with highly articulated buildings and detailing;
- vii. parking and vehicle access to premises does not detract from the pedestrian and shopping environment on an active frontage street;
- g. In the Bryants Road local centre precinct:
  - i. land uses comprise a mix of Local centre activities other than Garden centre;
  - ii. Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility do not compromise the street level activation of the precinct;
  - iii. development ensures the amenity and privacy of adjoining precincts is protected by utilising appropriate boundary clearances;
  - iv. built form contributes positively to the immediate streetscape character with highly articulated buildings, detailing and screening of service areas;
  - v. development is consistent with the intended residential, retail and commercial character of the precinct;
- h. In the Large lot residential precinct:
  - i. land uses comprise:
    - A. Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, 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;
  - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
  - iv. development:
    - A. has a maximum net density of 10 equivalent dwellings per hectare;
    - B. retains natural elements and vegetation to enhance ecological values;
- i. In the Residential choice precinct:
  - i. land uses comprise:
    - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwellings being townhouses, Residential care facility, Retirement facility or Sales office; or
    - B. other uses that cater for a demonstrated need being Childcare centre, Community care 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;
  - iii. the built form is characterised by a walkable urban neighbourhood with both detached housing and low-medium intensity low rise housing and high levels of amenity;

- 
- iv. development has a:
    - A. building height and bulk that is consistent with adjoining dwellings and the intended zone and precinct character;
    - B. density that is consistent with its proximity to the nearby centres and public transport on Bryants Road;
  - j. In the Residential core precinct:
    - i. land uses comprise:
      - A. Caretaker's accommodation, Community residence, Dual occupancy (auxiliary unit), Dwelling house, Dwelling unit, Home-based business, Multiple dwelling being apartments, Residential care facility, Retirement facility, Rooming accommodation, Sales office or Short-term accommodation; or
      - B. other uses that cater for a demonstrated need being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), Function 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;
    - iii. the built form is characterised by a walkable urban neighbourhood with medium intensity multi-storey housing and high levels of amenity;
    - iv. development has a:
      - A. building height and bulk that is responsive to its location adjacent to the Shailer Park local plan area and is consistent with the intended zone and precinct character;
      - B. density that is consistent with its proximity to the Shailer Park local plan area and high frequency public transport;
  - k. In the Residential frame precinct:
    - i. land uses comprise:
      - A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling being apartments, Residential care facility, Retirement facility, Rooming accommodation, Sales office or Short-term accommodation; or
      - B. other uses that cater for a demonstrated need being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), Function 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;
    - iii. the built form is characterised by a walkable urban compact neighbourhood with low-medium intensity multi-storey housing and high levels of amenity;
    - iv. development has a:
      - A. building height and bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
      - B. density that is consistent with its proximity to the nearby centres and public transport on Bryants Road;
  - l. In the Suburban residential precinct:
-

- i. land uses comprise:
  - A. Caretaker's accommodation, Dual occupancy, Dwelling house, Home-based business, Multiple dwellings being townhouses, 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;
- iii. the built form is characterised by Dwelling houses in an urban landscape setting.

#### 7.2.6.4 Assessment benchmarks for assessable development and requirements for accepted development

##### Part A - Requirements for accepted development (subject to requirements) and assessment benchmarks for assessable development

Table 7.2.6.4.1 - Loganholme local plan code for 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>Residential precincts</b>		
<b>Design</b>		
<b>Boundary clearance</b>		
<b>PO1</b> Development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct provides boundary clearances that: <ul style="list-style-type: none"> <li>a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are</li> </ul>	<b>AO1</b> Unless Residential care facility, Retirement facility or Dual occupancy, development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct has minimum boundary clearances that comply with Table 7.2.6.4.3 - Loganholme minimum boundary clearance.	<b>COMPLIES</b>

<p>minimised; b. provide access to natural light and ventilation; c. provide an area of landscaping; d. are consistent with the character for the precinct.</p>		
<b>All precincts</b>		
<b>Design</b>		
<b>Building height</b>		
<p><b>PO2</b> A building has a building height that: a. is in accordance with building height overall outcome 7.2.6.3(3)(d); b. is responsive to the topography of the site; c. does not cause unacceptable overshadowing of premises in the residential zone category.</p>	<p><b>A02</b> The building height of a building does not exceed the maximum height identified in Figure 7.2.6.4.3 - Loganholme building heights.</p>	<b>COMPLIES</b>
<b>Boundary clearances and awnings</b>		
<p><b>PO3</b> Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view provides the following: a. road boundary clearances that enable visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce the bulk and articulate building form to provide a human scale along the street and adjoining lots;</p>	<p><b>A03</b> Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage; ii. side and rear boundary clearances; iii. awnings for the full site frontage; b. provides each element in accordance with</p>	<b>N/A</b>

<p>c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection.</p> <p>Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.</p>	<p>the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view.</p> <p>Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.</p>	
<p><b>For assessable development only</b></p>		
<p><b>All precincts</b></p>		
<p><b>Design</b></p>		
<p><b>Road improvements</b></p>		
<p><b>PO4</b> Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view:</p> <ul style="list-style-type: none"> <li>a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view: <ul style="list-style-type: none"> <li>i. footpath;</li> <li>ii. street furniture;</li> <li>iii. landscaping;</li> <li>iv. on-street car parking;</li> <li>v. street lighting;</li> <li>vi. trafficable area for vehicles;</li> </ul> </li> <li>b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape</li> </ul>	<p><b>AO4</b> No acceptable outcome provided.</p>	<p><b>N/A</b></p>

<p>section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.</p>			
<p><b>Table 7.2.6.4.2 - Streetscape section and plan view</b></p>			
<p><b>Column 1</b> <b>Road</b></p>	<p><b>Column 2</b> <b>Type of street</b></p>	<p><b>Column 3</b> <b>Streetscape figure</b></p>	
Bismark Street	Active frontage street	Figure 7.2.6.4.5	
Bryants Road (between the eastern boundary of Lot 63 RP113063 and the northern boundary of Lot 70 RP113063)	Active frontage street	Figure 7.2.6.4.6	
Bryants Road (adjacent Lot 62 RP229865 and Lot 71 RP219204)	Active frontage street	Figure 7.2.6.4.7	
<p><b>Built form streetscape</b></p>			
<p><b>PO5</b> Development adjoining an active frontage street identified in Figure 7.2.6.4.2 - Loganholme place making and movement network creates an engaging, legible and pedestrian friendly streetscape by providing: a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on site seamlessly integrated with the footpath and associated landscaping.</p>	<p><b>AO5</b> No acceptable outcome provided.</p>		<p><b>N/A</b></p>
<p><b>Built form</b></p>			

<p><b>PO6</b> Development supports the safety of users and adjoining public open spaces by:</p> <ul style="list-style-type: none"> <li>a. orientating buildings towards the primary street frontage;</li> <li>b. providing buildings that facilitate casual surveillance of the street and adjoining public open spaces.</li> </ul>	<p><b>A06</b> No acceptable outcome provided.</p>	<p><b>COMPLIES</b></p>
<p><b>PO7</b> Development provides a break in the building form that:</p> <ul style="list-style-type: none"> <li>a. allows sunlight and breezes to move through the site and between buildings;</li> <li>b. facilitates the safe movement of pedestrians through the site;</li> <li>c. breaks up the massing of the built form.</li> </ul>	<p><b>A07.1</b> A building has a maximum length of 35 metres.</p> <p><b>A07.2</b> Development, other than in the Bismark Street neighbourhood centre precinct, Bryants Road local centre precinct or Large lot suburban precinct, provides a minimum separation of 10 metres between buildings that:</p> <ul style="list-style-type: none"> <li>a. includes landscaping;</li> <li>b. excludes car parking (other than a site adjoining a shared access area identified in Figure 7.2.6.4.2 - Loganholme place making and movement network).</li> </ul>	<p><b>COMPLIES</b> Breaks in the building form are proposed</p>
<p><b>PO8</b> A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating:</p> <ul style="list-style-type: none"> <li>a. variations in plan shape, such as steps or projections;</li> <li>b. variations in vertical profile, with steps or slopes at different levels;</li> <li>c. variations in the treatment and pattern of façade elements, such as windows or sun</li> </ul>	<p><b>A08</b> No acceptable outcome provided.</p>	<p><b>COMPLIES</b> Please refer to accompanying Plans</p>

<p>protection devices; d. balconies, verandas or terraces; e. variations in materials and finish; f. planting at any or all levels, particularly on podiums. Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.</p>		
<b>Movement network</b>		
<b>Pedestrian network and cycle network</b>		
<p><b>PO9</b> Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.6.4.2 - Loganholme place making and movement network provides the elements: a. pedestrian network; b. shared access area; c. district cycle network; d. major cycle network. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.</p>	<p><b>AO9</b> No acceptable outcome provided.</p>	<p><b>N/A</b></p>
<b>Shared access area</b>		
<p><b>PO10</b> A shared access area is: a. provided to maximise permeability through the local plan area, and provide convenient and direct access to the centres in the local plan area and the adjoining Shailer Park local plan area; b. designed to provide a direct line of sight</p>	<p><b>AO10</b> A shared access area: a. is provided in accordance with Figure 7.2.6.4.2 - Loganholme place making and movement network; b. contains the following elements in accordance with Figure 7.2.6.4.8 - Loganholme typical shared access area:</p>	<p><b>N/A</b></p>

<p>between roads to maximise casual surveillance;</p> <p>c. a suitable width to facilitate the provision of a shared pavement, landscaping and lighting;</p> <p>d. designed to prevent vehicles moving from one street to another via the shared connection;</p> <p>e. is a low speed environment for common use by vehicles and pedestrians;</p> <p>f. maintained for public use and is publicly accessible 24 hours a day.</p>	<p>i. a minimum width of 12 metres, with a minimum shared pavement width of six metres;</p> <p>ii. a shared pavement of trafficable stone or coloured concrete pavement treatment;</p> <p>iii. soft landscaping and pedestrian lighting;</p> <p>iv. includes bollards or similar device to restrict vehicles moving from one street to another via the shared access area;</p> <p>c. is a low speed environment;</p> <p>d. has wayfinding signage;</p> <p>e. has unrestricted 24 hour public access.</p>	
<b>Bismark Street neighbourhood centre precinct</b>		
<b>Land uses</b>		
<p><b>PO11</b> A use in the Bismark Street neighbourhood centre precinct is a Neighbourhood centre activity other than a Garden centre.</p>	<p><b>AO11</b> No acceptable outcome provided.</p>	<b>N/A</b>
<p><b>PO12</b> A use in the Bismark Street neighbourhood centre precinct that is an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility is not located on the ground floor except if:</p> <p>a. located behind an active frontage with a non-residential use; or</p> <p>b. providing a transition to the adjoining</p>	<p><b>AO12</b> No acceptable outcome provided.</p>	<b>N/A</b>

Residential frame and Residential choice precincts.		
<p><b>PO13</b> A use adjoining an active frontage street identified on Figure 7.2.6.4.2 - Loganholme place making and movement network comprises small-scale tenancies at the ground floor that:</p> <ul style="list-style-type: none"> <li>a. generate a high level of pedestrian activity and engagement;</li> <li>b. are of a scale suitable to ensure that residential amenity is maintained.</li> </ul>	<p><b>AO13</b> A use adjoining an active frontage street identified on Figure 7.2.6.4.2 - Loganholme place making and movement network has a maximum tenancy:</p> <ul style="list-style-type: none"> <li>a. size of 200m<sup>2</sup> gross floor area at the ground floor;</li> <li>b. frontage of 10 metres.</li> </ul>	N/A
<b>Design</b>		
<b>Density</b>		
<p><b>PO14</b> Development in the Bismark Street neighbourhood precinct is consistent with the intended residential, retail and commercial character of the precinct.</p>	<p><b>AO14</b> A Multiple dwelling, Residential care facility or Retirement facility in the Bismark Street neighbourhood centre precinct has a maximum net density of 140 equivalent dwellings per hectare.</p>	N/A
<b>Built form</b>		
<p><b>PO15</b> A building in the Bismark Street neighbourhood centre precinct contributes to the immediate streetscape character with highly articulated buildings and detailing by:</p> <ul style="list-style-type: none"> <li>a. orientating the building towards Bryants Road or Bismark Street;</li> <li>b. providing a well-articulated façade;</li> <li>c. incorporating detailed design measures for</li> </ul>	<p><b>AO15</b> No acceptable outcome provided.</p>	N/A

<p>visual aesthetics; d. integrating with the street; e. having a human scale at the ground floor. Editor's note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>		
<b>Movement network</b>		
<b>Vehicle access to active frontage streets</b>		
<p><b>PO16</b> Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network does not have an adverse impact on the pedestrian or shopping environment.</p>	<p><b>AO16</b> Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network has: a. concealed service areas from the active frontage street; b. service access only from the laneway where adjoining Park Lane.</p>	<b>N/A</b>
<b>Car parking adjoining an active frontage street</b>		
<p><b>PO17</b> Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network does not have an adverse visual impact on the streetscape.</p>	<p><b>AO17</b> Car parking on land adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network is: a. located internal to, behind or under a building; b. not visible from the active frontage street.</p>	<b>N/A</b>
<b>Bryants Road local centre precinct</b>		
<b>Land uses</b>		
<p><b>PO18</b> A use in the Bryants Road local centre precinct is</p>	<p><b>AO18</b> No acceptable outcome provided.</p>	<b>N/A</b>

a Local centre activity other than a Garden centre.		
<p><b>PO19</b> A use in the Bryants Road local centre precinct that is an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility is not located on the ground floor except if:</p> <ul style="list-style-type: none"> <li>a. located behind an active frontage with a non-residential use; or</li> <li>b. providing a transition to the adjoining Residential frame and Residential choice precincts.</li> </ul>	<p><b>AO19</b> No acceptable outcome provided.</p>	<p>N/A</p>
<p><b>PO20</b> Development in the Bryants Road local centre precinct is consistent with the intended residential, retail and commercial character of the precinct.</p>	<p><b>AO20</b> No acceptable outcome provided.</p>	<p>N/A</p>
<b>Design</b>		
<b>Boundary clearance</b>		
<p><b>PO21</b> Development in the Bryants Road local centre precinct where adjoining the Residential choice precinct or Residential frame precinct is located to minimise impacts on residential amenity and privacy.</p>	<p><b>AO21</b> Development in the Bryants Road local centre precinct where adjoining the Residential choice precinct or Residential frame precinct provides:</p> <ul style="list-style-type: none"> <li>a. a minimum boundary clearance of 10 metres from the common lot boundary that adjoins the Residential choice precinct or Residential frame precinct;</li> <li>b. screen landscaping of a minimum width of five metres along the common lot boundary</li> </ul>	<p>N/A</p>

	that adjoins the Residential choice precinct or Residential frame precinct, in accordance with the requirements of section 3.7.4 in Planning scheme policy 5 - Infrastructure.	
<b>Built form</b>		
<p><b>PO22</b> A building adjacent to Beenleigh Redland Bay Road or Bryants Road positively contributes to the immediate streetscape character with highly articulated buildings and detailing by:</p> <ol style="list-style-type: none"> <li>orienting the building towards the Beenleigh Redland Bay Road or Bryants Road frontages;</li> <li>providing a well-articulated façade;</li> <li>incorporating detailed design measures for visual aesthetics;</li> <li>integrating with the street;</li> <li>having a human scale at the ground floor.</li> </ol> <p>Editor's note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p><b>AO22</b> No acceptable solution provided.</p>	N/A
<p><b>PO23</b> Development adjoining Beenleigh Redland Bay Road or Bryants Road ensures servicing areas reduce visual impact on the streetscape.</p>	<p><b>AO23</b> Development adjoining Beenleigh Redland Bay Road or Bryants Road screens plant, equipment, services and outdoor storage of materials from Beenleigh Redland Bay Road or Bryants Road.</p>	N/A
<b>Large lot residential precinct</b>		
<b>Land use</b>		
<p><b>PO24</b> A use in the Large lot residential precinct is a use</p>	<p><b>AO24</b> No acceptable outcome provided.</p>	N/A

identified in overall outcome 7.2.6.3(3)(g)(i).		
<p><b>PO25</b> A Shop in the Large lot residential precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's 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>AO25</b> A Shop in the Large lot residential precinct: a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy; b. is not within 800 metres of another Shop.</p>	N/A
<p><b>PO26</b> A Food and drink outlet in the Large lot residential precinct: a. is small scale; b. protects residential amenity.</p>	<p><b>AO26</b> A Food and drink outlet in the Large lot residential precinct: a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy; b. does not include a drive through facility.</p>	N/A
<b>Design</b>		
<b>Built form</b>		
<p><b>PO27</b> Development in the Large lot residential precinct has a character that is consistent with a low density residential built form, characterised by Dwelling houses in an urban landscape setting.</p>	<p><b>AO27</b> No acceptable outcome provided.</p>	N/A
<b>Net density</b>		
<p><b>PO28</b> Development in the Large lot residential precinct: a. achieves a density consistent with that intended for the precinct;</p>	<p><b>AO28</b> Development in the Large lot residential precinct has a maximum net density of 10 equivalent dwellings per hectare.</p>	N/A

<p>b. protects and retains the environmental values on the site; c. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.</p>		
<b>Site cover</b>		
<p><b>PO29</b> Development in the Large lot residential precinct has a site cover that reflects a development intensity that is compatible with the surrounding development in the Large lot residential precinct.</p>	<p><b>AO29</b> Development in the Large lot residential precinct has a maximum site cover of 40 percent.</p>	<p><b>N/A</b></p>
<b>Residential choice precinct</b>		
<b>Land use</b>		
<p><b>PO30</b> A use in the Residential choice precinct is a use identified in overall outcome 7.2.6.3(3)(h)(i).</p>	<p><b>AO30</b> No acceptable outcome provided.</p>	<p><b>N/A</b></p>
<p><b>PO31</b> A Shop in the Residential choice precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's 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>AO31</b> A Shop in the Residential choice precinct: a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy; b. is not within 800 metres of another Shop.</p>	<p><b>N/A</b></p>

<p><b>PO32</b> A Food and drink outlet in the Residential choice precinct: a. is small scale; b. protects residential amenity.</p>	<p><b>AO32</b> A Food and drink outlet in the Residential choice precinct: a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy; b. does not include a drive through facility.</p>	<p>N/A</p>
<p><b>PO33</b> Development in the Residential choice precinct has a character that is consistent with a low-medium density residential built form, characterised by Dwelling houses and Multiple dwellings being townhouses in an urban landscape setting.</p>	<p><b>AO33</b> No acceptable outcome provided.</p>	<p>N/A</p>
<p><b>Design</b></p>		
<p><b>Net density</b></p>		
<p><b>PO34</b> Development in the Residential choice precinct: a. achieves a density consistent with that intended for the precinct; b. supports the intended urban structure which transitions from lower development intensity in the southern part of the Local Plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.</p>	<p><b>AO34.1</b> Development, other than a Dual occupancy, in the Residential choice precinct has a maximum net density of 40 equivalent dwellings per hectare.  <b>AO34.2</b> A Dual occupancy in the Residential choice precinct is located on a lot with a minimum area of 600m<sup>2</sup>.</p>	<p>N/A</p>
<p><b>Site Cover</b></p>		
<p><b>PO35</b> Development in the Residential choice precinct has a site cover that reflects a development</p>	<p><b>AO35</b> Development in the Residential choice precinct has a maximum site cover of 60 percent.</p>	<p><b>COMPLIES</b></p>

intensity that is compatible with the intended built form and other development in the precinct.		
<b>Residential core precinct</b>		
<b>Land use</b>		
<b>PO36</b> A use in the Residential core precinct is a use identified in overall outcome 7.2.6.3(3)(i)(i).	<b>AO36</b> No acceptable outcome provided.	<b>N/A</b>
<b>PO37</b> A Shop in the Residential core precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	<b>AO37</b> A Shop in the Residential core precinct: a. has a maximum gross floor area of 200m <sup>2</sup> per tenancy; b. is not within 800 metres of another Shop.	<b>N/A</b>
<b>PO38</b> A Food and drink outlet in the Residential core precinct: a. is small scale; b. protects residential amenity.	<b>AO38</b> A Food and drink outlet in the Residential core precinct: a. has a maximum gross floor area of 200m <sup>2</sup> per tenancy; b. does not include a drive through facility.	<b>N/A</b>
<b>PO39</b> Development in the Residential core precinct has a character that is consistent with a medium density residential built form, characterised by Dwelling houses and Multiple dwellings being apartments in an urban landscape setting.	<b>AO39</b> No acceptable outcome provided.	<b>N/A</b>

Design		
<b>Boundary clearance</b>		
<p><b>PO40</b> Development in the Residential core precinct provides a road boundary clearance that:</p> <ul style="list-style-type: none"> <li>a. contributes to the streetscape character;</li> <li>b. provides a continuous active street frontage;</li> <li>c. provides opportunities for casual surveillance of the street.</li> </ul>	<p><b>AO40</b> A building in the Residential core precinct has minimum road boundary clearance of:</p> <ul style="list-style-type: none"> <li>a. six metres to the building wall;</li> <li>b. three metres to a balcony.</li> </ul>	N/A
<b>Net density</b>		
<p><b>PO41</b> Development in the Residential core precinct:</p> <ul style="list-style-type: none"> <li>a. achieves a density consistent with its proximity to a centre and high frequency public transport service;</li> <li>b. supports the intended urban structure which transitions from lower development intensity in the southern part of the Local Plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.</li> </ul>	<p><b>AO41</b> Development in the Residential core precinct has a maximum net density of 140 equivalent dwellings per hectare.</p>	N/A
<b>Site Cover</b>		
<p><b>PO42</b> Development in the Residential core precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.</p>	<p><b>AO42</b> Development in the Residential core precinct has a maximum site cover of 70 percent.</p>	N/A
<b>Residential frame precinct</b>		

Land use		
<p><b>PO43</b> A use in the Residential frame precinct is a use identified in overall outcome 7.2.6.3(3)(j)(i).</p>	<p><b>AO43</b> No acceptable outcome provided.</p>	<p><b>Alternative Outcome Proposed</b> Please refer to the accompanying Planning Report for justification.</p>
<p><b>PO44</b> A Shop in the Residential frame precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy.  Editor's 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>AO44</b> A Shop in the Residential frame precinct: a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy; b. is not within 800 metres of another Shop.</p>	<p>N/A</p>
<p><b>PO45</b> A Food and drink outlet in the Residential frame precinct: a. is small scale; b. protects residential amenity.</p>	<p><b>AO45</b> A Food and drink outlet in the Residential frame precinct: a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy; b. does not include a drive through facility.</p>	<p>N/A</p>
<p><b>PO46</b> Development in the Residential frame precinct has a character that is consistent with a low-medium density residential built form, characterised by Dwelling houses and Multiple dwellings being apartments in an urban landscape setting.</p>	<p><b>AO46</b> No acceptable outcome provided.</p>	<p><b>COMPLIES</b> The built form is characterised as townhouses within an urban landscape setting.  Refer to the accompanying plans.</p>
Design		
Net density		

<p><b>PO47</b> Development in the Residential frame precinct: a. achieves a density consistent with that intended for the precinct; b. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.</p>	<p><b>AO47.1</b> Development, other than a Dual occupancy, in the Residential frame precinct has a maximum net density of 65 equivalent dwellings per hectare.</p> <p><b>AO47.2</b> A Dual occupancy in the Residential frame precinct is located on a lot with a minimum area of 800m<sup>2</sup>.</p>	<p><b>COMPLIES</b></p>
<p><b>Site Cover</b></p>		
<p><b>PO48</b> Development in the Residential frame precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.</p>	<p><b>AO48</b> Development in the Residential frame precinct has a maximum site cover of 65 percent.</p>	<p><b>COMPLIES</b></p>
<p><b>Suburban residential precinct</b></p>		
<p><b>Land use</b></p>		
<p><b>PO49</b> A use in the Suburban residential precinct is a use identified in overall outcome 7.2.6.3(3)(k)(i).</p>	<p><b>AO49</b> No acceptable outcome provided.</p>	<p><b>N/A</b></p>
<p><b>PO50</b> A Shop in the Suburban residential precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need</p>	<p><b>AO50</b> A Shop in the Suburban residential precinct: a. has a maximum gross floor area of 200m<sup>2</sup> per tenancy; b. is not within 800 metres of another Shop.</p>	<p><b>N/A</b></p>

and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.		
<b>PO51</b> A Food and drink outlet in the Suburban residential precinct: a. is small scale; b. protects residential amenity.	<b>AO51</b> A Food and drink outlet in the Suburban residential precinct: a. has a maximum gross floor area of 200m <sup>2</sup> per tenancy; b. does not include a drive through facility.	<b>N/A</b>
<b>Design</b>		
<b>Built form</b>		
<b>PO52</b> Development in the Suburban residential precinct has a character that is consistent with a low density residential built form, characterised by Dwelling houses in an urban landscape setting.	<b>AO52</b> No acceptable outcome provided.	<b>N/A</b>
<b>Site cover</b>		
<b>PO53</b> Development in the Suburban residential precinct has a site cover that reflects a development intensity that is compatible with development in the Suburban residential precinct.	<b>AO53</b> Development in the Suburban residential precinct has a maximum site cover of 50 percent.	<b>N/A</b>
<b>Density</b>		
<b>PO54</b> Development in the Suburban residential precinct: a. achieves a low residential density consistent with that intended for the precinct; b. supports the intended urban structure which transitions from lower development intensity	<b>AO54.1</b> Development, other than a Dual occupancy, in the Suburban residential precinct has a maximum net density of 20 equivalent dwellings per hectare.  <b>AO54.2</b>	<b>N/A</b>

<p>in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.</p>	<p>A Dual occupancy in the Suburban residential precinct is located on a lot with a minimum area of 800m<sup>2</sup>.</p>	
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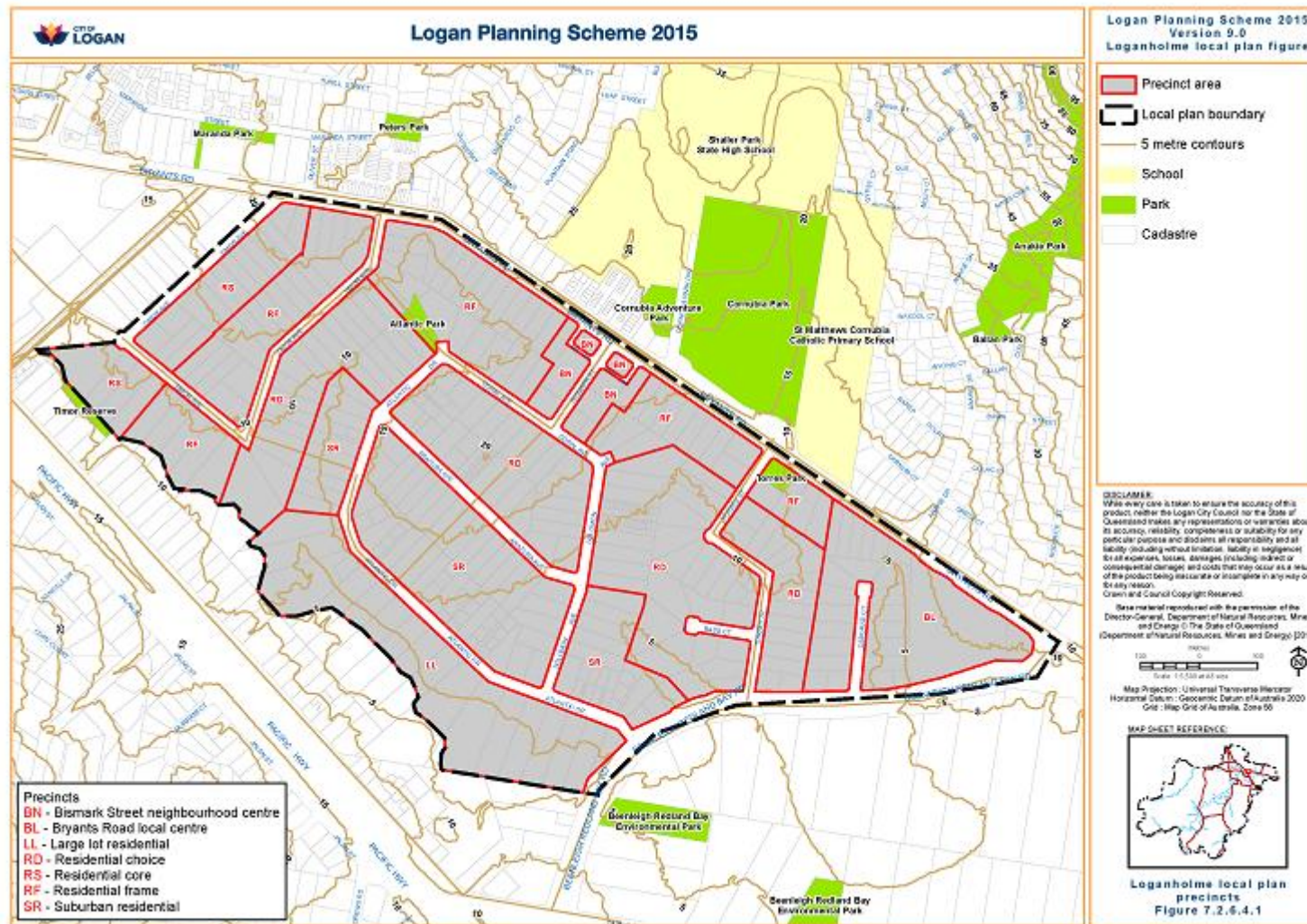
**Table 7.2.6.4.3 - Loganholme minimum boundary clearance provisions**

Precinct	Boundary clearances		
	Road boundary	Side boundary	Rear boundary
Large lot residential precinct	6 metres	<p>Where the height of the building or structure is:</p> <ul style="list-style-type: none"> <li>• 4.5 metres or less - 1.5 metres;</li> <li>• greater than 4.5 metres but not more than 7.5 metres - 2 metres;</li> <li>• greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.</li> </ul>	3 metres
Residential choice precinct	4 metres	<p>Where the height of the building or structure is:</p> <ul style="list-style-type: none"> <li>• 4.5 metres or less - 1.5 metres;</li> <li>• greater than 4.5 metres but not more than 7.5 metres - 2 metres;</li> <li>• greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.</li> </ul>	3 metres
Residential core precinct	<ul style="list-style-type: none"> <li>• 3 metres to a balcony;</li> <li>• 6 metres to the building wall.</li> </ul>	3 metres	3 metres

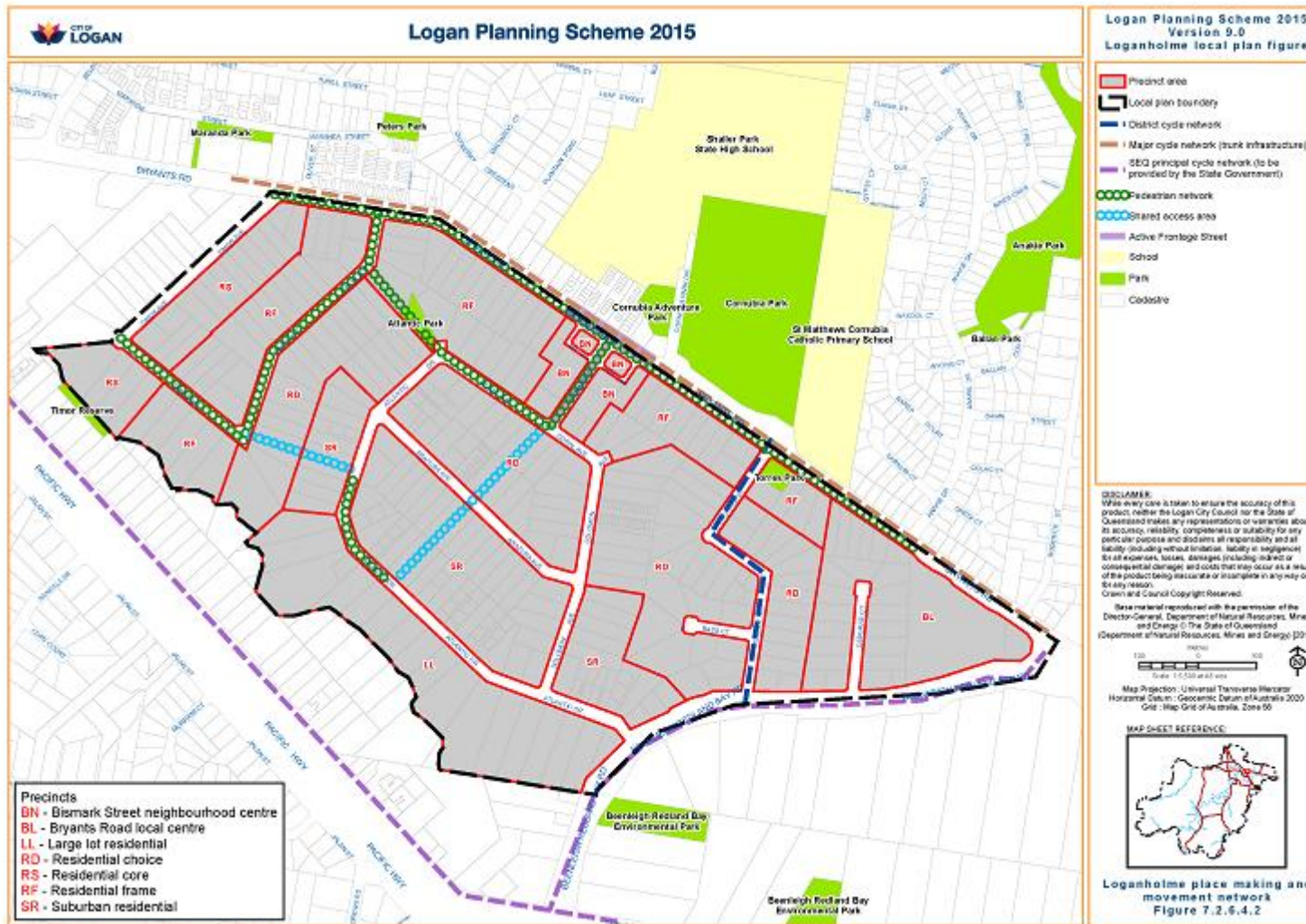
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Residential frame precinct	4 metres	3 metres	3 metres
Suburban residential precinct	6 metres	Where the height of the building or structure is: <ul style="list-style-type: none"><li>• 4.5 metres or less - 1.5 metres;</li><li>• greater than 4.5 metres but not more than 7.5 metres - 2 metres;</li><li>• greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.</li></ul>	3 metres

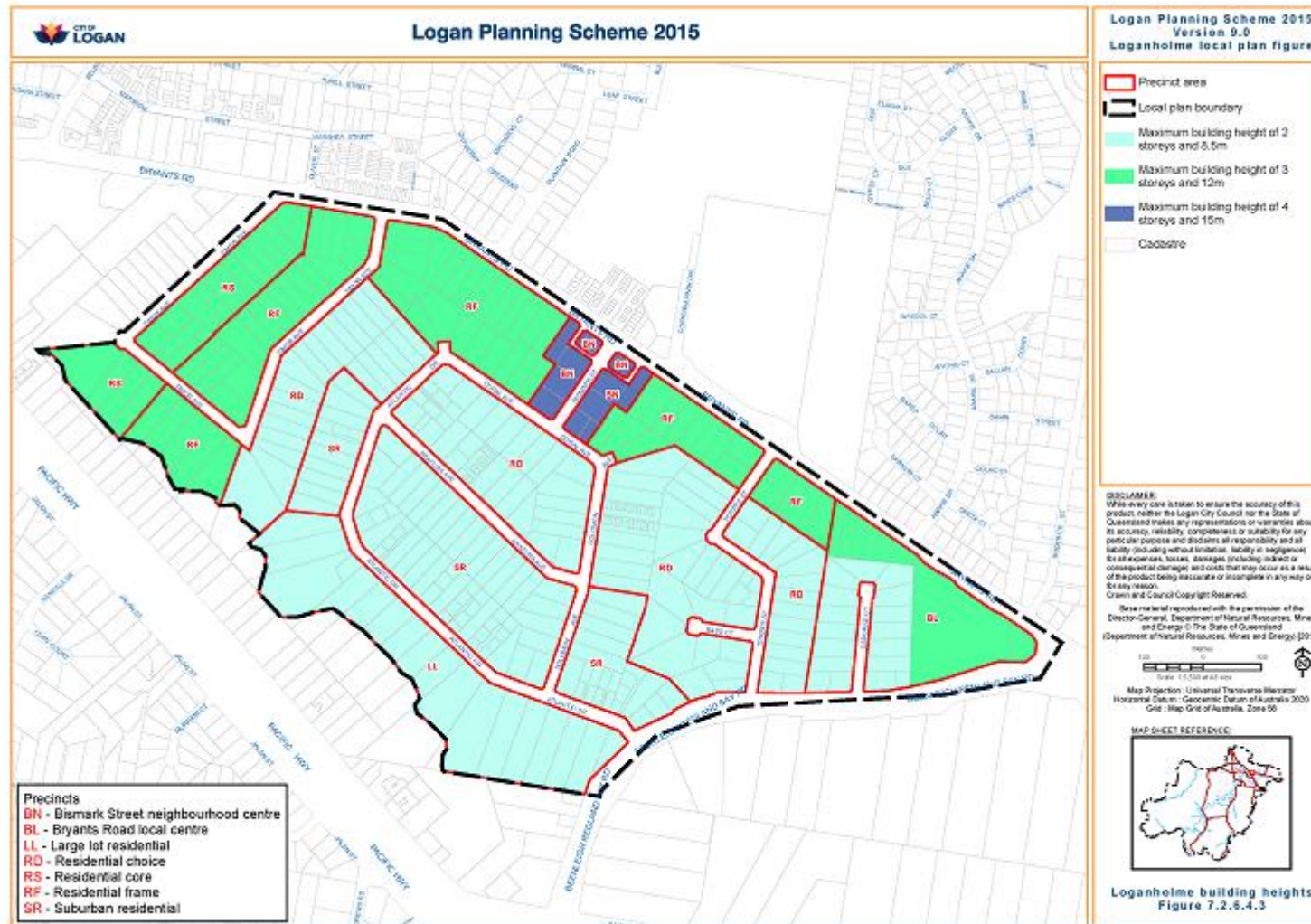
**Figure 7.2.6.4.1 - Loganholme local plan precincts**



**Figure 7.2.6.4.2 - Loganholme place making and movement network**



**Figure 7.2.6.4.3 - Loganholme building heights**



#### **Figure 7.2.6.4.4 - Loganholme streetscape: Streetscape sections and plan view**

Editor's note - This figure is for information only and diagrammatically illustrates the sections described in the Loganholme streetscape sections Figure 7.2.6.4.5 to Figure 7.2.6.4.7.

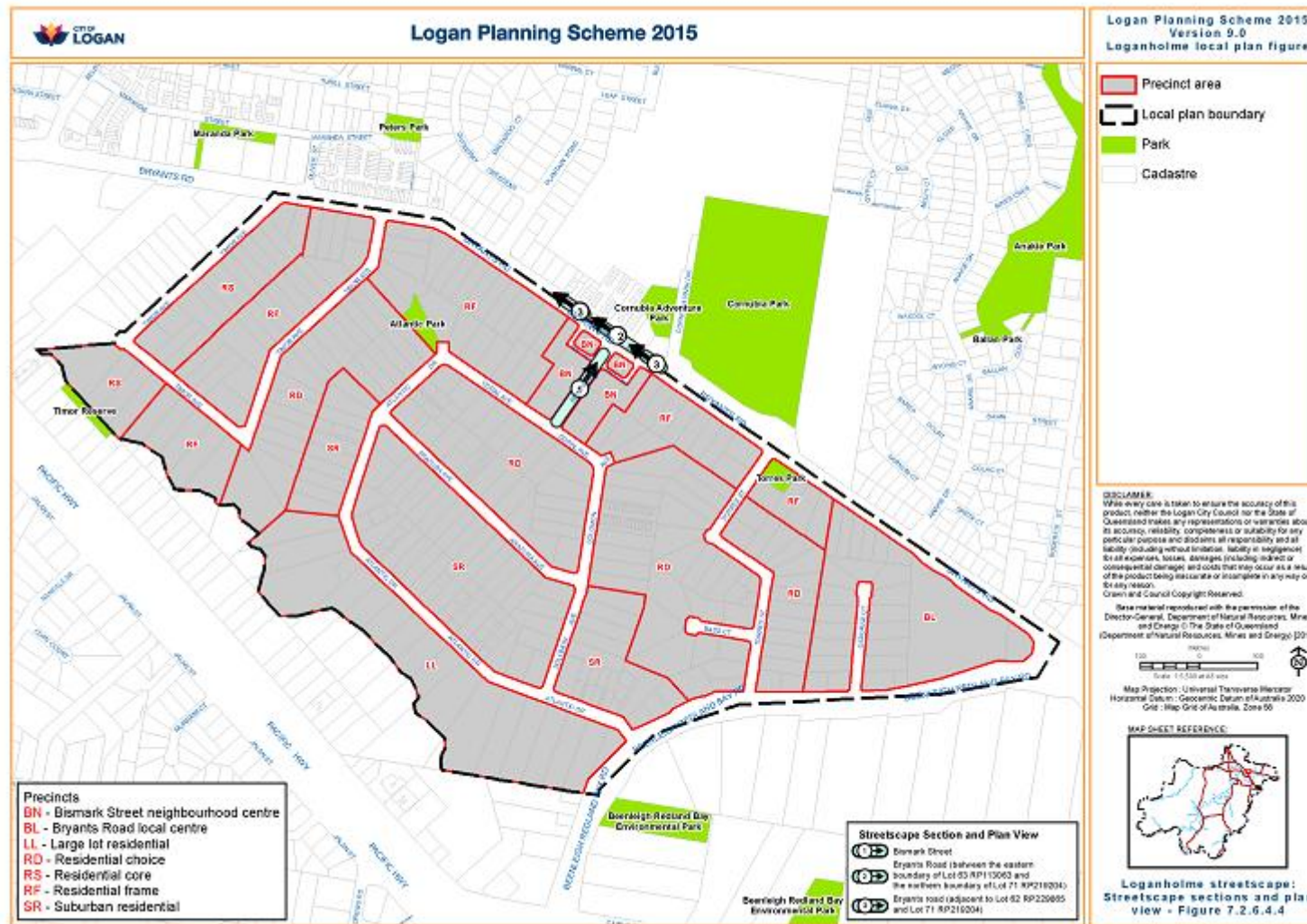
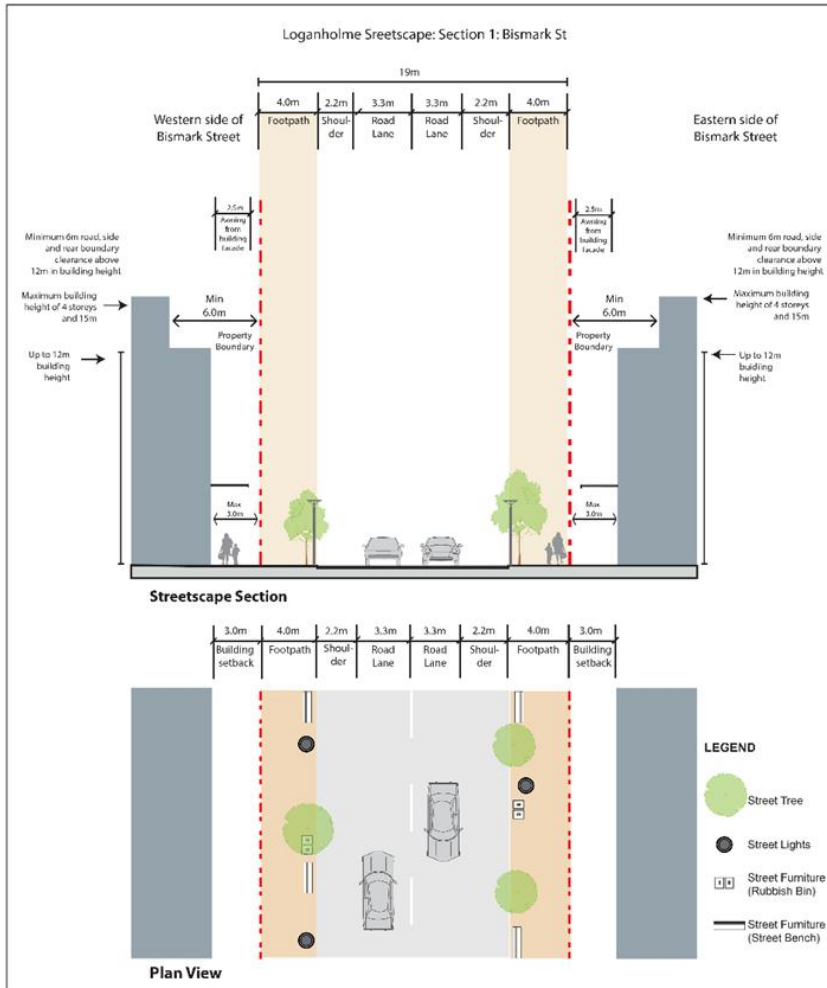


Figure 7.2.6.4.5 - Loganholme streetscape: Bismark Street



**Figure 7.2.6.4.6 - Loganholme streetscape: Bryants Road (between the eastern boundary of Lot 63 RP113063 and the northern boundary of Lot 70 RP113063)**

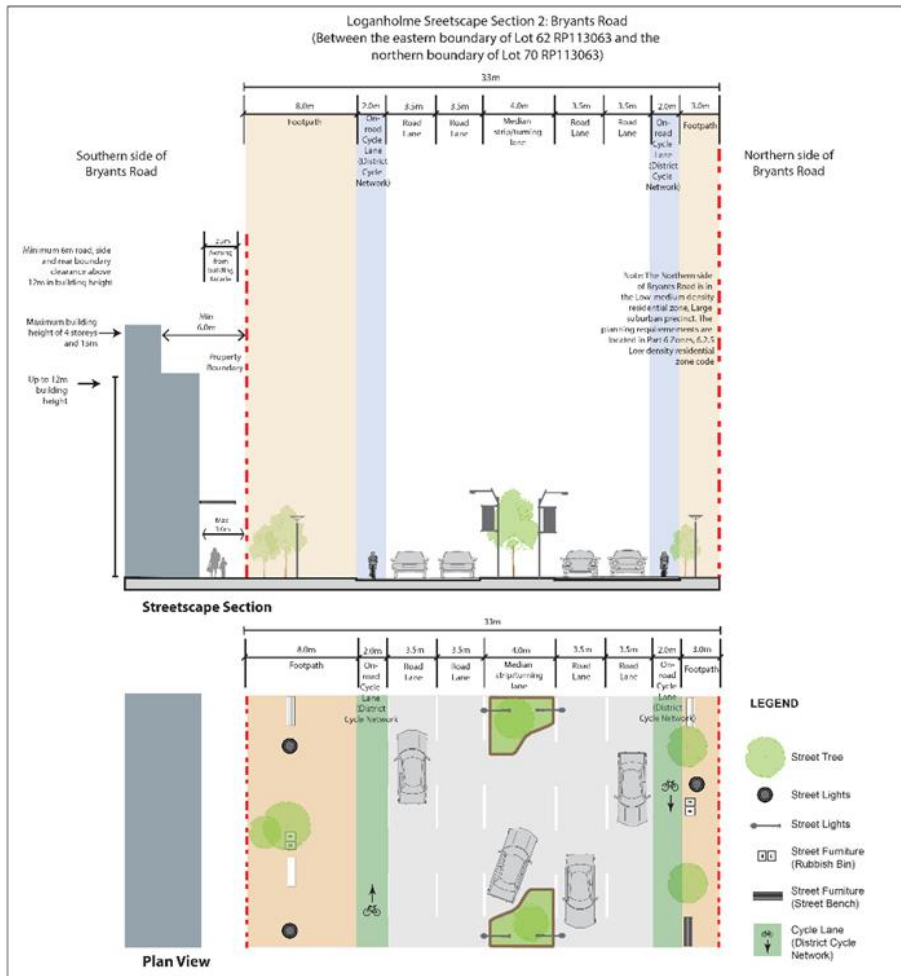


Figure 7.2.6.4.7 - Loganholme streetscape: Bryants Road (adjacent Lot 62 RP229865 and Lot 71 RP2192014)

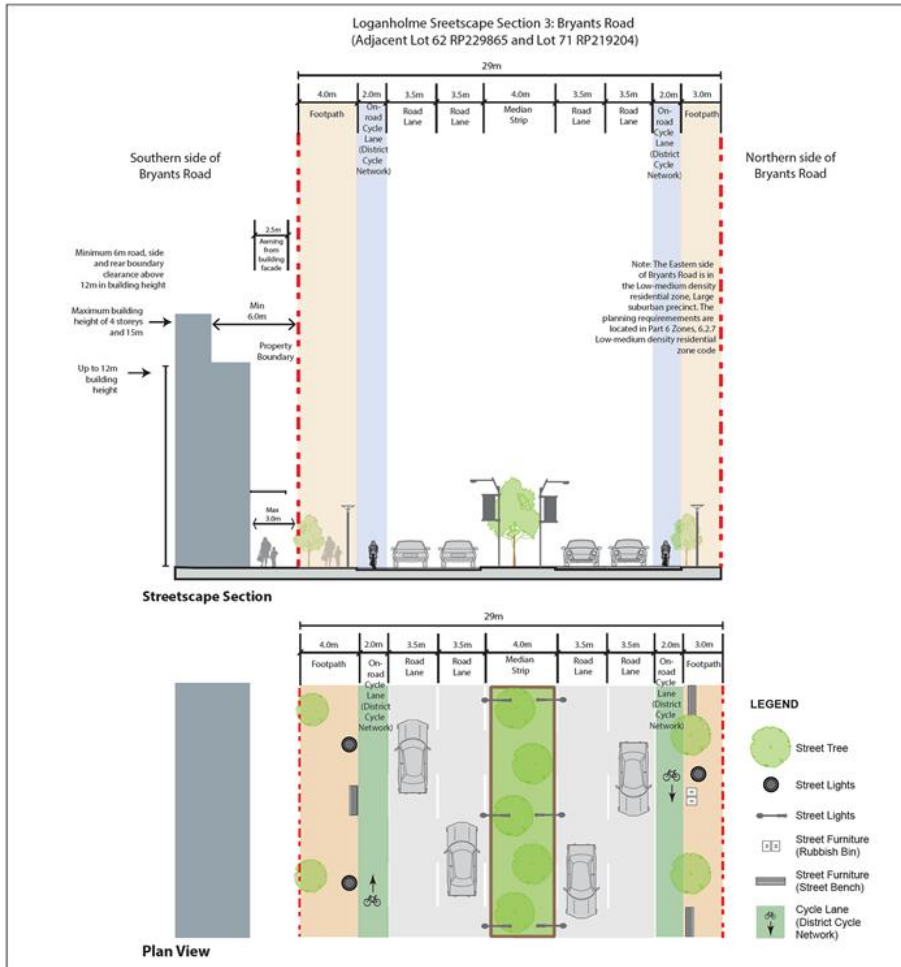
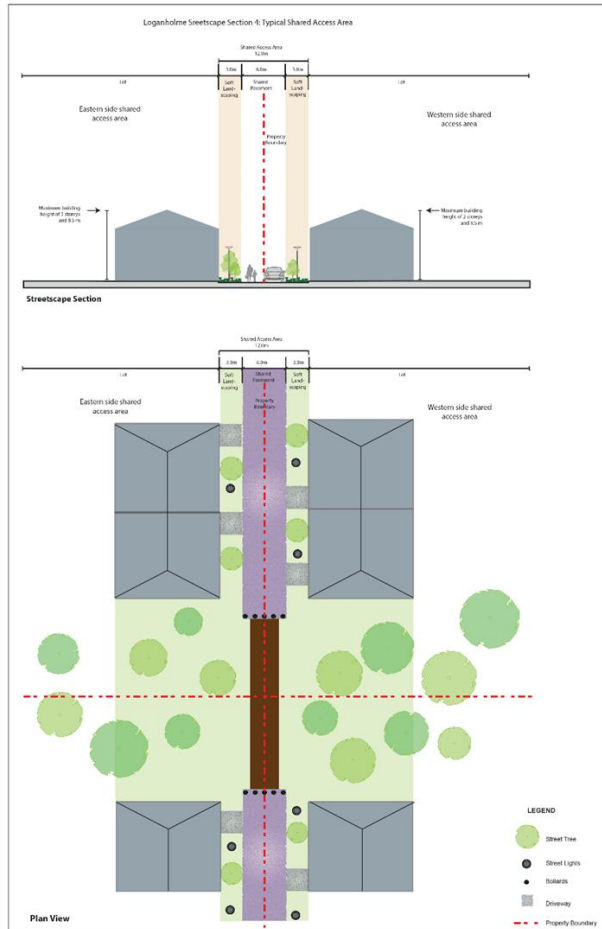


Figure 7.2.6.4.8 - Loganholme typical shared access area



## **9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code**

### **9.3.3.1 Application**

1. This code applies to:
  - a. code assessable material change of use for a Multiple dwelling, Rooming accommodation or Short-term accommodation for which the Multiple dwelling, Rooming accommodation and Short-term accommodation code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development column in a table of assessment in section 5.5 - Categories of development and assessment-Material change of use in Part 5 - Tables of assessment;
  - b. material change of use for a Multiple dwelling, Rooming accommodation or Short-term accommodation made impact assessment in a table of assessment in section 5.5 - Categories of development and assessment-Material change of use or section 5.9 - Categories of development and assessment-Local plans in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

### **9.3.3.2 Purpose**

1. The purpose of the code is to provide a choice and diversity of housing types that are adaptable and provides amenity to residents.
2. The purpose of the code will be achieved through the following overall outcomes:
  - a. A Multiple dwelling, Rooming accommodation or Short-term accommodation:
    - i. provides a choice and diversity of housing types to cater for different households;
    - ii. provides private and communal open space that is adequate and useable to service the needs of residents;
    - iii. addresses visual privacy and amenity through appropriate screening.
  - b. A Multiple dwelling exceeding 20 dwellings provides on-site management.

### **9.3.3.3 Assessment benchmarks for assessable development**

**Part A - Assessment benchmarks for assessable development**

**Table 9.3.3.3.1 - Multiple dwelling, Rooming accommodation and Short-term accommodation code: assessable development**

Performance outcomes	Acceptable outcomes	Comments
<b>For assessable development</b>		
<b>Housing diversity</b>		
<b>PO1</b> A Multiple dwelling caters for a mix of household sizes having regard to local demographics and existing housing supply.	<b>AO1</b> A Multiple dwelling comprising more than 20 dwellings provides that 30 percent of dwellings have a different number of bedrooms than other dwellings.	<b>N/A</b>
<b>Amenity</b>		
<b>PO2</b> A Multiple dwelling exceeding 20 dwellings provides on-site management.	<b>AO2</b> A Multiple dwelling exceeding 20 dwellings has an on-site manager.	<b>N/A</b>
<b>PO3</b> Rooming accommodation has on-site management that protects the intended amenity for the zone and precinct.	<b>AO3</b> Rooming accommodation exceeding five accommodation rooms has an on-site manager.	<b>N/A</b>
<b>Built form</b>		
<b>PO4</b> Building layout, location and design of windows or screen devices minimises adverse privacy impacts on dwellings.	<b>AO4</b> Where a building is located within two metres at ground level or 9 metres above ground level	<b>COMPLIES</b> Please refer to accompanying Plans

	<p>of a habitable room, window or private open space, habitable rooms have:</p> <ul style="list-style-type: none"> <li>a. an offset from a habitable room or private open space to limit overlooking as shown in Figure 9.3.3.3.1 - Window offset; or</li> <li>b. sill heights of a minimum 1,500mm above floor levels; or</li> <li>c. fixed obscure glazing in any part of the window below 1,500mm above floor level; or</li> <li>d. fixed external screens; or</li> <li>e. in the case of screening for ground floor, fencing to a minimum of 1.8 metres above ground level.</li> </ul>	
<p><b>PO5</b>                  Screening and partial enclosure of balconies is provided to address visual privacy and amenity of occupants of the dwelling and neighbouring dwellings.</p>	<p><b>AO5.1</b>                  Development provides screening of utilities and clothes drying racks.</p> <p><b>AO5.2</b>                  Development provides privacy screening at a maximum of:</p> <ul style="list-style-type: none"> <li>a. 60 percent of total individual balcony face area, where fronting a street;</li> <li>b. if west-facing, to a maximum of 100 percent of the total individual balcony face area;</li> <li>c. 100 percent of the total individual balcony face area if a secondary balcony not fronting a street, and used for utilities or drying area.</li> </ul>	<p><b>COMPLIES</b>                  Please refer to accompanying Plans</p>
<p><b>Private open space</b></p>		

<p><b>PO6</b>                  A Multiple dwelling provides private open space for each dwelling that:</p> <ul style="list-style-type: none"> <li>a. is well-proportioned and functional;</li> <li>b. promotes outdoor living as an extension of the dwelling.</li> </ul>	<p><b>AO6</b>                  A Multiple dwelling has a private open space area:</p> <ul style="list-style-type: none"> <li>a. for a townhouse, that:                         <ul style="list-style-type: none"> <li>i. complies with Table 9.3.3.3.2 - Private and communal open space;</li> <li>ii. has a minimum dimension of 5 metres;</li> <li>iii. is directly accessible from the main living area;</li> <li>iv. has a gradient less than five percent;</li> </ul> </li> <li>or</li> <li>b. for an apartment, that:                         <ul style="list-style-type: none"> <li>i. complies with Table 9.3.3.3.2 - Private and communal open space;</li> <li>ii. has a minimum dimension of 2.5 metres;</li> <li>iii. is directly accessible from the main living area;</li> <li>iv. has a gradient less than five percent.</li> </ul> </li> </ul>	<p><b>Alternative Outcome Proposed</b>                  Please refer to Section 6.9 of the report.</p>
<p><b>Communal open space</b></p>		
<p><b>PO7</b>                  A Multiple dwelling provides adequate and useable communal open space for each dwelling to meet the needs of the residents having regard to the:</p> <ul style="list-style-type: none"> <li>a. location and accessibility of a park within a walkable catchment;</li> <li>b. area of a park available for passive and active recreation.</li> </ul>	<p><b>AO7</b>                  A Multiple dwelling has a communal open space area:</p> <ul style="list-style-type: none"> <li>a. for a townhouse, that:                         <ul style="list-style-type: none"> <li>i. complies with Table 9.3.3.3.2 - Private and communal open space:</li> <li>ii. has a minimum dimension of 7.5 metres;</li> <li>iii. has a gradient less than five percent;</li> </ul> </li> <li>or</li> </ul>	<p><b>Alternative Outcome Proposed</b>                  Please refer to Section 6.9 of the report.</p>

	b. for an apartment, that: <ul style="list-style-type: none"> <li>i. complies with Table 9.3.3.3.2 - Private and communal open space;</li> <li>ii. has a minimum dimension of 7.5 metres;</li> <li>iii. has a gradient less than five percent.</li> </ul>	
<b>PO8</b> A Multiple dwelling, Rooming accommodation or Short-term accommodation provides communal open space and facilities that are located and designed to be: <ul style="list-style-type: none"> <li>a. safe and attractive;</li> <li>b. easily accessible;</li> <li>c. clearly defined;</li> <li>d. centrally located;</li> <li>e. a combination of passive and active recreation;</li> <li>f. adequate and useable and designed for climatic comfort;</li> <li>g. connected to a footpath.</li> </ul>	<b>AO8</b> No acceptable outcome provided.	<b>COMPLIES</b>

**Table 9.3.3.3.2 - Private and communal open space**

Use	Private open space	Communal open space
Multiple dwelling being a townhouse	A minimum of 25m <sup>2</sup> courtyard for each dwelling where communal open space is provided	

	A minimum of 35m <sup>2</sup> courtyard for each dwelling where no communal open space is provided	A minimum of 10m <sup>2</sup> for each dwelling where private open space is less than 35m <sup>2</sup> for each dwelling
Multiple dwelling being an apartment	A minimum of 25m <sup>2</sup> for each dwelling at ground floor.	A minimum of 20 percent of the site area
	A minimum of 15m <sup>2</sup> balcony for each dwelling above ground floor.	
Rooming accommodation or Short-term accommodation	Not applicable	A minimum of 10 percent of the site area

Figure 9.3.3.3.1 - Window offset

