Underwood Specialised Centre Development Code

02.10.2020

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LOGAN CITY COUNCIL

APPROVED DOCUMENT

This is an approved document for Development Application

MCUI/37/2019

Part 5 Tables of assessment

5.5.15.1 – Specialised centre zone

Use	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses	**Accepted development (not subject to requirements)**	
	If— a. local utilities; or b. a temporary use in Table 1.7.1.1—Temporary uses. Note—This accepted development category of development prevails over all other categories of development and assessment.	Not applicable
	Impact assessment	
	If not accepted development (not subject to requirements) and the building height (other than if Park or Sales office) exceeds— a. the building height for the Albert River tourism precinct, being— i. 10 metres within 200 metres of the Albert River; or ii. 25 metres south of Distillery Road, where (i) does not apply; iii. 15 metres north of Distillery Road, where (i) does not apply; or b. 12 metres in the Highway business precinct; or c. 12 metres in the Low impact office precinct; or d. 40 metres in the Loganholme tourism precinct; or e. the building height identified on Figure 6.2.15.3.1—Old Chatswood Road building	The planning scheme

	heights for the Old Chatswood Road precinct; or f. 30 metres in the Underwood business precinct. Note—This Impact assessment category of assessment prevails over all Accepted development (subject to requirements) and Code assessment in this table.	
Adult store	**Accepted development (not subject to requirements)**	
	If— a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Highway business precinct or Underwood business precinct; c. it complies with the adult store separation distance.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Agricultural supplies store	**Accepted development (not subject to requirements)**	
	If— a. the material change of use— b. does not involve building work; or	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code

	c. involves building work that does not increase the existing gross floor area; or d. involves minor building work; e. in the Highway business precinct or Underwood business precinct.	9.4.7 Servicing, access and parking code
	Code assessable	
	If— a. not accepted development (subject to requirements); b. in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Bar	**Accepted development (not subject to requirements)**	
	If the material change of use— a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Carwash	**Code assessment**	
	If in the— a. Highway business precinct; or b. Loganholme tourism precinct; or c. Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Caretakers accommodation	**Accepted development (not subject to requirements)**	
	If all of the following are met— a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. the gross floor area is 100m² or less; c. there is no other dwelling on the premises.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— a. not accepted development (subject to requirements); b. paragraphs (b) and (c) above are met.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Childcare centre	**Code assessment**	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Club	**Code assessment**	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community care centre	**Code assessment**	

	If not in the Albert River tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Community use	**Accepted development (not subject to requirements)**	
	If the material change of use— a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Crematorium	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Cropping	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code

		9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Educational establishment	**Code assessment**	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Emergency services	**Accepted development (not subject to requirements)**	
	If the material change of use— a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Environment facility	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Food and drink outlet	**Code assessment**	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code

		9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Function facility	**Accepted development (not subject to requirements)**	
	If the material change of use— a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Funeral parlour	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Garden centre	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hardware and trade supplies	**Code assessment**	

	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Health care service	**Code assessment**	
	If not in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Home-based business	**Accepted development (subject to requirements)**	
	If— a. it is a family day care service; or b. it is a Home-based food and drink business; or c. all of the following are met— i. the use area is 50m^2 or less; ii. it does not involve more than two non-resident employees or contractors; iii. it is not an activity that would otherwise be defined as an Industry activity.	9.3.2 Home-based business code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development and— a. the use area exceeds 50m2 but does not exceed 100m2; b. it does not involve more than two non-resident employees or contractors;	9.3.2 Home-based business code 9.4.7 Servicing, access and parking code

	c. it is not an activity that would otherwise be defined as an Industry activity, other than Service industry.	
Hospital	**Code assessment**	
	If in the Highway business precinct. or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Hotel	**Code assessment**	
		6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Indoor sport and recreation	**Code assessment**	
	If not in the Low impact office precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Landing	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Low impact industry	**Code assessment**	

	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Major electrical infrastructure	**Accepted development (subject to requirements)**	
	If— a. carried out by a public sector entity; b. comprises the installation of underground electrical transmission, distribution and supply lines.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code
Major sport, recreation and entertainment facility	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Marine industry	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code

Market	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme Tourism Precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Multiple dwelling	**Code assessment**	
	If— a. Apartments that are located in Lot 2A, as identified on the Underwood Specialised Centre Land Use Master Plan; or b. Townhouses that are located in Lot 2B, as identified on the Underwood Specialised Centre Land Use Master Plan.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code If Townhouses in Lot 2B the following: 6.2.7 Low-medium density residential zone code of the Underwood Specialised Centre Development Code
Nature-based tourism	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Nightclub entertainment facility	**Code assessment**	
	If in the in the Albert River tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code

		9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Office	**Code assessment**	
	If in the— a. Highway business precinct; or b. Low impact office precinct; or c. Old Chatswood Road precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sales	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Outdoor sport and recreation	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Park	**Accepted development (not subject to requirements)**	Not applicable
Parking station	**Code assessment**	
	If in the— a. Highway business precinct; or b. Low impact office precinct; or	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code

	c. Loganholme tourism precinct; or d. Underwood business precinct.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Permanent plantation	**Accepted development (not subject to requirements)**	
	If a proponent-driven offset under an agreed delivery arrangement in accordance with the *Environmental Offsets Act 2014*.	Not applicable
Place of worship	**Accepted development (not subject to requirements)**	
	If— a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. it has a lawful Place of worship in the existing building; c. it complies with the place of worship separation distance; d. in the— i. Highway business precinct; or ii. Low impact office precinct; or iii. Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— a. not accepted development (subject to requirements); b. paragraphs (c) and (d) above are met.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Port service	**Code assessment**	

	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Renewable energy facility	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Research and technology industry	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Residential care facility	**Code assessment**	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.3.4 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Resort complex	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code

		9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Retirement facility	**Code assessment**	
	If not in the Highway business precinct or Low impact office precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.3.4 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Rural workers' accommodation	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Sales office	**Accepted development (subject to requirements)**	9.3.6 Sales office code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
Service industry	**Accepted development (subject to requirements)**	
	If the material change of use— a. does not involve building work; or b. involves building work that does not increase the existing gross floor area; or c. involves minor building work.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	

	If not accepted development (subject to requirements).	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Service station	**Code assessment**	
	If in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Shop	**Code assessment**	
	If— a. in the Old Chatswood Road precinct; or b. in any other precinct, the gross floor area is 200m^2 or less; and c. ancillary to a Health care service.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Short-term accommodation	**Code assessment**	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code

		9.4.7 Servicing, access and parking code
Showroom	**Accepted development (not subject to requirements)**	
	If— a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the— i. Highway business precinct; or ii. Old Chatswood Road precinct; or iii. Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— a. not accepted development (subject to requirements); b. in the— i. Highway business precinct; or ii. Old Chatswood Road precinct; or iii. Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Theatre	**Code assessment**	
	If in the— a. Albert River tourism precinct; or b. Loganholme tourism precinct; or c. Underwood business precinct	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Tourist attraction	**Code assessment**	
	If in the Albert River tourism precinct or Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code

		9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Tourist park	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Veterinary service	**Accepted development (not subject to requirements)**	
	If— a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the— i. Highway business precinct; or ii. Loganholme tourism precinct; or iii. Low impact office precinct; or iv. Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— a. not accepted development (subject to requirements); b. in the— i. Highway business precinct; or ii. Loganholme tourism precinct; or iii. Low impact office precinct; or iv. Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Warehouse	**Accepted development (not subject to requirements)**	

	If— a. the material change of use— i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.3 Infrastructure code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— a. not accepted development (subject to requirements); b. in the Highway business precinct or Underwood business precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities code 9.4.7 Servicing, access and parking code
Wholesale nursery	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Winery	**Code assessment**	
	If in the Loganholme tourism precinct.	6.2.15 Specialised centre zone code of the Underwood Specialised Centre Development Code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
Impact assessment		

Any other use not listed in this table.	The planning scheme
Any use listed in the table and not meeting the description listed in the category of development and assessment column.	
Any other undefined use.	

Part 6 Zone 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 5.5.15.1 – Specialised centre zone of this development code;

    b. material change of use made impact assessable in 5.5.15.1 – Specialised centre zone of this development code.

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 of the planning scheme.

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 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
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Low-medium density residential zone is for uses identified in section 6.2.7.2(3)(e)(i) overall outcomes for the Townhouse precinct.	**AO1** A use in the Low-medium density residential zone is for uses identified in section 6.2.7.2(3)(e)(i) overall outcomes for the Townhouse precinct.
Design	
Net density in the Townhouse precinct	
PO2 Development in the Townhouse precinct ensures the efficient use of land and is consistent with: (a) the surrounding area; (b) the intended character of the zone and precinct.	**AO2** A building in the Townhouse precinct has a maximum net density of 40 equivalent dwellings per hectare. Note—The net density is to be calculated using the area of land for Lot 2B only, as identified on the Underwood Specialised Centre Land Use Master Plan.
Boundary clearance	
PO3 Development provides a road boundary clearance that: (a) clearly defines private and public space; (b) assists in achieving visual privacy to ground floor dwellings from the street; (c) contributes to the streetscape character and landscape; (d) relates to the existing streetscape and setback pattern.	**AO3** Development, other than an existing lawful building, provides a road boundary clearance: (a) a minimum of four metres; or (b) where the building or structure aligns with the building setback of one or more adjoining buildings.
Boundary clearance in the Townhouse precinct	
PO4 A building in the Townhouse precinct has side and rear boundary clearances that: (a) allows for the separation of buildings necessary to ensure the impacts on	**AO4** A building, other than an existing lawful building, in the Townhouse precinct has: (a) minimum side boundary clearances:

Performance outcomes	Acceptable outcomes
residential amenity and privacy are minimised; (b) provides access to natural light and ventilation; (c) enhances the visual aesthetic.	i. where the height of part of the building or structure is: A. 4.5 metres or less – 1.5 metres; B. greater than 4.5 metres but not more than 7.5 metres – 2 metres; C. greater than 7.5 metres – 2 metres plus 0.5 metres for every 3 metres or part exceeding 7.5 metres; b. a minimum rear boundary clearance of three metres.
Building height	
Building height in the Townhouse precinct	
PO5 A building in the Townhouse precinct 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.	**AO5** A building within Lot 2B (as identified on the Underwood Specialised Centre Land Use Master Plan) has a maximum building height of 12 metres, and 8.5 metres where within 15 metres of a lot in a Low Density Zone.
Site cover	
Site cover in the Townhouse precinct	
PO6 Development in the Townhouse precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO6** Development in the Townhouse precinct has a maximum site cover of 60 percent.
Design	
Built form	

Performance outcomes	Acceptable outcomes
PO7 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating: (a) variations in plan shape, such as steps or projections; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and pattern of façade elements, such as windows or sun 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.	**AO7** No acceptable outcome provided.
Crime prevention through environmental design	
PO8 Development supports the safety of users by utilising crime prevention through environmental design principles by: (a) providing casual surveillance; (b) providing easy way finding for pedestrians; (c) deterring unintended and illegitimate access to premises; (d) limiting the opportunities for graffiti and vandalism. Note—Planning scheme policy 1–Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO8** No acceptable outcome provided.
Streetscape	
PO9	**AO9**

Performance outcomes	Acceptable outcomes
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: (a) footpath paving; (b) street trees; (c) landscaping.	No acceptable outcome provided.
Servicing areas and parking	
PO10 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.	**AO10** A development: (a) locates parking areas underground or behind the building; (b) screens plant, equipment, services and outdoor storage of materials from public view; (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; (d) ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.

6.5.15 Specialised centre zone code

6.2.15.1 Application

1. This code applies to:

    a. accepted development (subject to requirements) and code assessable material change of use for which Specialised centre zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.15.1–Specialised centre zone in Part 5–Tables of assessment of this development code;

    b. material change of use made impact assessable in Table 5.5.15.1–Specialised centre zone in Part 5–Tables of assessment of this development code.

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 of the planning scheme.

6.2.15.2 Purpose

1. The purpose of the Specialised centre zone is to provide for 1 or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.

2. The local government purpose of the Specialised centre zone code is to:

    a. compliment principal centres, major centres and district centres;

    b. provide:

        i. a specific range of principal centre activities; or

        ii. a specific function.

3. The purpose of the Specialised centre zone 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 and transitions sensitively to surrounding uses;

        ii. contributes positively to the immediate streetscape character with highly articulated, attractive and functional buildings and detailing;

        iii. has a building height that is responsive to surrounding buildings, site characteristics and is consistent with the intended built form character;

        iv. is able to accommodates a range of tenancy sizes that facilitate the zone functioning as a business incubator;

        v. ensures it is easily and safely accessed;

        vi. supports the safety of users by utilising crime prevention through environmental design principles;

b. development protects the amenity of a sensitive land use from the impacts of noise, air, light, radiation and vibration emissions;

c. in the Underwood business precinct:

i. land uses comprise:

A. Adult store, Agricultural supplies store, Bar, Car wash, Caretaker's accommodation, Childcare centre, Club, Community care centre, Community use, Educational establishment, Emergency services, Food and drink outlet, Function facility, Funeral parlour, Garden centre, Hardware and trade supplies, Health care service, Home-based business, Hospital, Hotel, Indoor sport and recreation, Low impact industry, Multiple dwelling being an apartment (in Lot 2A, as identified on the Underwood Specialised Centre Land Use Master Plan) or townhouse (in Lot 2B, as identified on the Underwood Specialised Centre Land Use Master Plan), Outdoor sales, Parking station, Place of worship, Residential care facility, Retirement Facility, Sales office, Service industry, Service station, small-scale Shop (ancillary to a Health care service), Showroom, Short-term accommodation, Veterinary service or Warehouse;

ii. a Shop does not undermine the viability of a nearby centre or the centre hierarchy;

iii. Low impact industry, being vehicle repairs is an incidental use to Outdoor sales or Showroom.

6.2.15.3 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 6.2.15.3.1–Specialised centre zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	**Acceptable outcomes**
For accepted development (subject to requirements) and assessable development	
Land use	
PO1 A use in the Specialised centre is for uses identified in section 6.2.15.2(3)(c)(i) overall outcomes for the Underwood business precinct.	**AO1** A use in the Specialised centre is for uses identified in section 6.2.15.2(3)(c)(i) overall outcomes for the Underwood business precinct.
Shop	
PO2	**AO2** A Shop:

Performance outcomes	Acceptable outcomes
Other than in the Old Chatswood Road precinct, a Shop – (a) is small scale; (b) does not undermine the viability of a nearby centre; and (c) is ancillary to health care service. Note—Planning scheme policy 2—Economic need and impact assessment provides guidance on how to achieve this outcome.	(a) has a maximum gross floor area of 200m² per tenancy; and (b) is ancillary to a health care service.
Amenity	
General emissions	
PO3 Development protects the intended amenity for the zone and precinct and an adjoining premises in a residential zone category by having regard to: (a) noise emissions; (b) air emissions; (c) light emission; (d) radiation emissions; (e) vibration emissions.	**AO3** 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 residential zone category; (b) Table 3.2.1.2–Noise emission standards for the protection of general amenity; (c) Table 3.2.2.1–Air emission standards; (d) Table 3.2.3.1–Light emission standards; (e) section 3.2.4–Radiation emission standards; Note - Table 3.2.5.1–Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s²) 1/80Hz.
Reverse amenity	
PO4 Development, being a sensitive land use, maintains the operational integrity of the	**AO4** Development, being a sensitive land use, complies with the noise and vibration

<table>
<tr><th>Performance outcomes</th><th>Acceptable outcomes</th></tr>
<tr><td>government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</td><td>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:
(a) shares a common boundary with government supported transport infrastructure; or
(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
(c) is within direct line of sight to government supported transport infrastructure; or
(d) is within 100 metres of government supported transport infrastructure.</td></tr>
<tr><td>PO5

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.</td><td>AO5

A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.15.3.2.

Table 6.2.15.3.2
<table><tr><th>Column 1: Separation distance</th><th>Column 2: Use</th></tr><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 industry</td></tr><tr><td>500 metres</td><td>Intensive animal industry</td></tr><tr><td>300 metres</td><td>Intensive horticulture</td></tr><tr><td>300 metres</td><td>Wholesale nursery</td></tr><tr><td>250 metres</td><td>Medium impact industry</td></tr></table></td></tr>
<tr><td colspan="2">Design</td></tr>
</table>

Performance outcomes	Acceptable outcomes
Building height in the Underwood business precinct	
PO6 A building or structure has a height that is consistent with the intended uses, built form and streetscape for the precinct having regard to: (a) the functional requirements of the use; (b) the topography of the area and site slope avoids overshadowing of premises in the residential zone category; (c) transitions to the residential zone category land to protect: i. visual amenity; ii. privacy; iii. solar access.	**AO6** A building or structure in the Underwood business precinct, has a maximum building height of: (a) 30 metres; (b) 8.5 metres if within 15 metres of a lot in the Low density residential zone.
For assessable development only	
Design	
Built form	
PO7 A building contributes to the immediate streetscape character with highly articulated buildings and detailing: (a) orientating the building to the primary road frontage; (b) providing a well-articulated façade; (c) incorporating detailed design measures for visual aesthetics; (d) integrating with public open space; (e) integrating with the street; (f) having a human scale at the ground floor.	**AO7** No acceptable outcome provided.

Performance outcomes	Acceptable outcomes
Note—Planning scheme policy 8—Urban design provides guidelines on how to achieve this outcome.	
PO8 A building is designed to minimise wind effects.	**AO8** Development provides wind mitigation for a building which is between 30 metres and 60 metres in height that utilise at least two of the following strategies: (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but the podium is not suitable for communal or private open space); (c) canopies and awnings to protect pedestrians; (d) trellis structures and a dense network of trees at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 60 metres in height. Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.
Streetscape	
PO9 Development ensures vehicle 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.	**AO9** No acceptable outcome provided.
Crime prevention through environmental design	

Performance outcomes	Acceptable outcomes
PO10 Development supports the safety of users and adjoining public open spaces by utilising crime prevention through environmental design principles by: (a) providing casual surveillance; (b) providing easy way finding for pedestrians; (c) deterring unintended and illegitimate access to premises; (d) limiting the opportunities for graffiti and vandalism. Note—Planning scheme policy 1—Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO10** No acceptable outcome provided.
Service areas and storage	
PO11 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.	**AO11** A development: (a) locates any new parking areas underground or behind the building; (b) screens, plant, equipment, services and outdoor storage of materials from public view; (c) sites with more than one street frontage use the rear lanes and/or streets, with lesser pedestrian activity, for vehicular access to basements and parking areas; (d) ensures vehicle entrances are minimised in height, width, and shared use of vehicular access points are utilised where possible.
PO12 A loading dock does not adversely affect;	**AO12** A loading dock is not located adjoining premises that are a sensitive land use.

Performance outcomes	Acceptable outcomes
(a) visual amenity; (b) residential amenity.	
Underwood business precinct	
Low impact industry	
PO13 A Low impact industry being the repair of vehicles in the Underwood business precinct: (a) is subordinate to an Outdoor sales or a Showroom; (b) has a direct association and shares premises with an Outdoor sales or a Showroom.	**AO13** A Low impact industry being the repair of vehicles in the Underwood business precinct is: (a) limited to 49 percent of the Gross floor area; (b) located on the same premises as an Outdoor sales or a Showroom.

9.4.6 Reconfiguring a lot code

9.4.6.1 Application

1. This code applies to:
   a. code assessable reconfiguring a lot for which the Reconfiguring a lot code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in:
      i. Table 5.6.1–Reconfiguring a lot in Part 5–Tables of assessment; or
      ii. a table of assessment in section 5.9–Categories of development and assessment–Local plans in Part 5–Tables of assessment of the planning scheme.
   b. reconfiguring a lot made impact assessment in:
      i. Table 5.6.1–Reconfiguring a lot in Part 5–Tables of assessment; or
      ii. a table of assessment in section 5.9–Categories of development and assessment–Local plans in Part 5–Tables of assessment of the planning scheme.
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 of the planning scheme.

9.4.6.2 Purpose

1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.
2. The purpose of the code will be achieved through the following overall outcomes:
   a. Reconfiguring a lot results in:
      i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;
      ii. new lots of appropriate size, shape and dimension;
      iii. access easements that:
         A. are safe and do not adversely affect adjoining premises;
         B. allow for on-site refuse collection for large rear lot developments;
      iv. 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:
         A. having a diverse mix of lot sizes;
         B. avoiding concentrations of small lots;
      v. the protection of the lawfulness of an approved Multiple dwelling.

9.4.6.3 Assessment benchmarks for assessable development

Part A–Requirements for assessable development

Table 9.4.6.3.1–Reconfiguring a lot code: assessable development

Performance outcomes	Acceptable outcomes

For assessable development	
Boundary realignment	
PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	**AO1** 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.
PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	**AO2** 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.
Design	
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are consistent with their intended use and the intended character of the applicable zone, local plan and precinct.	**AO3** Unless involving an approved Multiple dwelling, a new lot complies with: (a) Table 9.4.6.3.2–Reconfiguring a lot ; or (b) Table 9.4.6.3.3–Reconfiguring a lot: local plans; or (c) a preliminary approval for reconfiguring a lot.
PO4 Reconfiguring a lot is designed to: (a) protect significant natural features; (b) protect landscape amenity values; (c) minimise the amount of excavation and filling. Note—Planning scheme policy 8–Urban design provides guidelines on how to achieve this outcome.	**AO4** No acceptable outcome provided.
PO5 Reconfiguring a lot, involving the creation of 10 or more lots, within the Small lot precinct or Suburban precinct of the Low density residential zone: (a) provides a diverse mix of lot sizes; (b) avoids concentrations of smaller lots. Note—Planning scheme policy 8–Urban design provides guidelines on how to	**AO5** No acceptable outcome provided.

achieve this outcome for developments of 10 or more lots.	
PO6 Reconfiguring a lot facilitates a movement network that: (a) is permeable; (b) supports active transport. Note—Planning scheme policy 8–Urban design provides guidelines on how to achieve this outcome.	**AO6** No acceptable outcome provided.
PO7 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.	**AO7** No acceptable outcome provided.
PO8 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.	**AO8** A lot for a residential purpose is not created within the distances stated for any of the following: (a) 1,500 metres of a Special industry; or (b) 500 metres of a High impact industry; or (c) 500 metres of an Intensive animal industry; or (d) 300 metres of an Intensive horticulture or Wholesale nursery or; (e) 250 metres of a Medium impact industry.
Access easement	
PO9 An access easement: (a) is fit for its particular purpose; (b) has a safe access point; (c) provides access and manoeuvring for onsite refuse collection where creating four or more rear lots for residential activities; (d) does not adversely affect adjoining premises having regard to any of the following: i. traffic; or ii. accessibility; or	**AO9** No acceptable outcome provided.

iii. parking; or iv. privacy; or v. amenity Editor's note—Planning scheme policy 5—Infrastructure provides guidance on the design standards for access driveways.	
Lots adjoining an urban arterial road	
PO10 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.	**AO10** Reconfiguring a lot that results in lots that adjoin an urban arterial road provides: (a) 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: i. is a minimum of 3 metres wide; ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or (b) a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road in accordance with a General planning layout in section 7.2 of planning scheme policy 5–Infrastructure. Note—AO10(b) only applies to development identified in a General planning layout in section 7.2 of planning scheme policy 5–Infrastructure.
Approved multiple dwellings	
PO11 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.	**AO11** Reconfiguring a lot where material change of use has been granted for three or more dwellings:

	(a) does not result in a building that straddles a boundary; (b) does not compromise the use of a multiple dwelling as a self-contained residence.
PO12 Reconfiguring a lot where a material change of use has been granted for three or more dwellings: (a) 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 (b) 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.	**AO12** No acceptable outcome provided.

Table 9.4.6.3.2–Reconfiguring a lot

Column 1	Column 2	Column 3	Column 4			Column 5	Column 6			Column 7
Zone and/or precinct	**Minimum lot size**	**Minimum average lot size[1]**	**Minimum frontage**			**Maximum depth to width ratio**	**Rear lot**			**Qualifications**
			Normal	**Cul-de-sac lot**	**Corner lot**		**Maximum access length**	**Minimum access width**	**Minimum area clear of access**	
Low density residential zone– Small lot precinct	No minimum.	350m²	10m	6m	12m	3 to 1	A rear lot is not created in this precinct.			
Low density residential zone– Suburban precinct	350m²	500m²	15m	10m	17m	3 to 1	35m	4m for one rear dwelling and 3m minimum pavement width. 6m for two to five rear dwellings and 5.5m minimum pavement width. 8m for more than five read dwellings and 6m minimum pavement width.	600m²	
Low	500m²	600m²	18m	10m	20m	3 to 1	50m	4m for one rear dwelling and 3m	600m²	

density residential zone– Village precinct								minimum pavement width. 6m for two to five rear dwellings and 5.5m minimum pavement width. 8m for more than five rear dwellings and 6m minimum pavement width.		
Low density residential zone– Large suburban precinct	1,000m^2	No minimum	20m	10m	22m	3 to 1	60m	4m for one rear dwelling and 3m minimum pavement width. 6m for 2 to 5 rear dwellings and 5.5m minimum pavement width. 8m for more than 5 Rear dwellings and 6m minimum pavement width.	1,000m^2	
Low density residential zone – Small acreage precinct	2,000m^2	No minimum	20m	15m	30m	4 to 1	75m	4m for one rear dwelling and 3m minimum pavement width. 6m for two to five rear dwellings and 5.5m minimum pavement width. 8m for more than five rear dwellings and 6m	2,000m^2	

								minimum pavement width.		
Low density residential zone– Acreage precinct	4,000m²	No minimum	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.			
Low-medium density residential zone– Townhouse precinct	600m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			
Low-medium density residential zone– Apartment precinct	800m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			
Medium density residential zone– Medium rise precinct	1,200m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			
Medium density residential zone– High	1,200m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			

rise precinct									
Centre zone	No minimum	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.		
Specialised centre zone	No minimum	No minimum	No minimum frontage			No maximum			
Recreation and open space zone	No minimum	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.		
Low impact industry zone	2,000m^2	No minimum	25m	20m	30m	4 to 1	A rear lot is not created in this zone.		The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Medium impact industry zone	2,000m^2	No minimum	25m	20m	30m	4 to 1	A rear lot is not created in this zone.		The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Community facilities zone	No minimum.	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.		
Emerging community zone	20 hectares	No minimum	No minimum frontage			No maximum	No maximum		20 hectares

Environmental management and conservation zone	100 hectares	No minimum	No minimum frontage			No maximum	No maximum		100 hectares	-
Mixed use zone	2,000m^2	No minimum	25m	20m	30m	4 to 1	150m	10m	4,000m^2	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Rural zone	100 hectares	No minimum	No minimum frontage			No maximum	No maximum		100 hectares	
Rural residential zone– Park residential precinct	4,000m^2	5,000m^2	40m	20m	40m	3 to 1	150m	10m	4,000m^2	
Rural residential zone– Park living precinct	100 hectares	No minimum	No minimum frontage			No maximum	No maximum		100 hectares	
Rural residential zone– Cottage rural precinct and Carbrook precinct	20 hectares in the urban footprint; 100 hectares in the regional landscape and rural	No minimum	No minimum frontage			No maximum	No maximum		100 hectares	

	production area.							

Editor's note—[1] Average lot size is calculated as the site area divided by the proposed number of lots. Note— 'The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.3–Reconfiguring a lot: local plans

Column 1	Column 2	Column 3	Column 4			Column 5	Column 6			Column 7
Zone and/or precinct	**Minimum lot size**	**Minimum average lot size[1]**	**Minimum frontage**			**Maximum depth to width ratio**	**Rear lot**			**Qualifications**
			Normal	**Cul-de-sac lot**	**Corner Lot**		**Maximum access length**	**Minimum access width**	**Minimum area clear of access**	
Loganholme local plan										
Large lot residential precinct	1,000m²	No minimum	20m	10m	22m	3 to 1	60m	4m for one rear dwelling and 3m minimum pavement width. 6m for two to five rear dwellings and 5.5m minimum pavement width. 8m for more than five rear dwellings and 6m minimum pavement width.	1,000m²	
Residential choice precinct	600m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			
Residential core precinct	1,200m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			
Residential frame precinct	800m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			

Suburban residential precinct	350m²	500m²	15m	10m	17m	3 to 1	35m	4m for one rear dwelling and 3 m minimum pavement width. 6m for two to five rear dwellings and 5.5m minimum pavement width. 8m for more than five rear dwellings and 6m minimum pavement width.	600m2	Access is restricted at a major intersection.
Loganlea local plan										
Residential edge precinct	600m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			
Residential frame precinct or Residential core precinct	800m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			
Low medium precinct or Mixed use precinct	1,200m²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.			

Editor's note— [1] Average lot size is calculated as the site area divided by the proposed number of lots. Note— The Minimum access width applies when one rear lot is created