

APPENDIX 1 – CODE ASSESSMENT

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6.2.7 Low-medium density residential zone code

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
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: a. section 6.2.7.2(3)(f)(i) overall outcomes for the Apartment precinct; or b. section 6.2.7.2(3)(g)(i) overall outcomes for the Townhouse precinct.	AO1 A use in the Low-medium density residential zone is for uses identified in: a. section 6.2.7.2(3)(f)(i) overall outcomes for the Apartment precinct; or b. section 6.2.7.2(3)(g)(i) overall outcomes for the Townhouse precinct.	Complies The proposal is for a Multiple Dwelling (Townhouses) which is a compatible use for the Apartment precinct.
Design		
Net density in the Apartment precinct		
PO2 Development in the Apartment precinct ensures the efficient use of land and has a density that is consistent with: a. the intended character of the zone and precinct; b. its proximity to a centre or high frequency public transport service.	AO2 Development in the Apartment precinct has a maximum net density of 75 equivalent dwellings per hectare.	Complies The proposal achieves a density of 52.85 dwellings per hectare.
Net density in the Townhouse precinct		
PO3 Development in the Townhouse precinct ensures the efficient use of land and is consistent with:	AO3	Not Applicable The application site is not in the Townhouse precinct.

a. the surrounding area; b. the intended character of the zone and precinct.	A building in the Townhouse precinct has a maximum net density of 40 equivalent dwellings per hectare.	
Boundary clearance		
PO4 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.	AO4 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.	Complies The proposal will have a minimum boundary clearance of 4.0m to the balcony and 6.0m to the wall of the building.
Boundary clearance in the Apartment precinct		
PO5 A building in the Apartment precinct has side and rear boundary clearances that: a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic.	AO5 A building, other than an existing lawful building, in the Apartment precinct has minimum side and rear boundary clearances of three metres.	Performance Outcome The proposed development has been designed to remain generally consistent with the setback requirements of the Low-medium density residential zone code (Acceptable Outcome AO5) and Table 7.2.6.4.3 - Loganholme minimum boundary clearance provisions in the Loganholme local plan code. The codes outline a 3.0m minimum requirement for rear and side boundary clearances. <i>Eastern Boundary (from the access easement):</i> The proposed development provides a minimum setback of 5.50m from the eastern boundary, which exceeds the 3.0m requirement as prescribed by AO1 of the Loganholme Local Plan Code. <i>Western Boundary (side setback):</i>

		The proposed development has a minimum setback of 3.20m to the balcony and 3.95m to the wall of the building. However, the ground floor patio will have a setback of 1.5m. Notwithstanding this, the patio is located at ground level and is open in nature, therefore it is not anticipated that it will cause any significant amenity issues to the adjoining property. Furthermore, it will not prejudice the future development of the adjoining site, given the nature of the structure and its location. Northern Boundary (rear setback): The proposal will have a rear boundary clearance of 2.0m. Given the height of the building (less than 8.5m), it is considered that the proposal will not have any significant impact on the amenity of the adjoining properties in terms privacy and natural light. Furthermore, the site at the rear is upslope from the application site, therefore, will ‘sits higher’ than the proposed development, which will also result in the openings being offset from each other i.e. no direct overlooking. Given the above, the proposed setbacks are considered appropriate for the following reasons: ▪ Allows for appropriate separation of buildings and will not impact on the privacy or amenity of adjoining lots, given their size, shape and orientation; ▪ Will not restrict access to natural light and breezes; and will not detract from the visual aesthetic of the development. On the basis above, it is considered the proposed development complies with PO1.
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Boundary clearance in the Townhouse precinct

PO6 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 residential amenity and privacy are minimised; b. provides access to natural light and ventilation; c. enhances the visual aesthetic.	AO6 A building, other than an existing lawful building, in the Townhouse precinct has: a. minimum side boundary clearances: 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.	Not Applicable The application site is not in the Townhouse precinct.
Building height		
Building height in the Apartment precinct		
PO7 A building in the Apartment precinct has a building height that: a. is consistent with the intended character for the precinct; b. has regard to the functional requirements of the use; c. is responsive to the topography of the site; d. avoids overshadowing of premises in a residential zone category; e. transitions to land in the Townhouse precinct or Low density residential zone to protect: i. visual amenity; ii. privacy.	AO7 A building in the Apartment precinct has a maximum building height of: a. 18 metres; b. 12 metres where within 15 metres of a lot in the Townhouse precinct or Low density residential zone.	Complies The proposal achieves a building height of 2 storeys and is below 8.5m in height.

Building height in the Townhouse precinct		
PO8 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.	AO8 A building, other than an existing lawful building, in the Townhouse precinct has a maximum building height of 8.5 metres.	Not Applicable The application site is not in the Townhouse precinct.
Site cover		
Site cover in the Apartment precinct		
PO9 Development in the Apartment precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO9 Development in the Apartment precinct has a maximum site cover of 45 percent.	Performance Outcome The proposed design exhibits a site cover of 50.9%, representing a slight increase in the prescribed accepted site coverage of 45%. As such, the proposal seeks a performance outcome for this matter. The proposed design is considered to achieve compliance with PO9 of the Low Medium Density Residential Zone Code for the following reasons: ▪ The proposed development is in keeping with the intended form and character of the area and immediate streetscape, which is predominantly made up of Multiple Dwellings. ▪ The proposal provides appropriate private open space and compliant deep planting areas which supports outdoor subtropical living. ▪ The articulated design maintains adequate setbacks to ensure natural light, breezes, and sunlight penetrate the development and adjoining premises. The inclusion of deep planting areas

		within the front and rear setback areas further disguises the built form of the building. ▪ Each townhouse is provided with a useable private open space. These private open space areas encourage outdoor subtropical living. ▪ The architectural design of the proposal incorporates a range of design techniques that provide building articulation and breaks reduce the apparent scale of the building. On the above basis, it is considered the proposed development complies with PO9 of the Low Medium Density Residential Zone Code.
Site cover in the Townhouse precinct		
PO10 Development in the Townhouse precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO10 Development in the Townhouse precinct has a maximum site cover of 60 percent.	Not Applicable The application site is not in the Townhouse precinct.
For assessable development only		
Land use		
Shop		
PO11 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;	AO11 A Shop: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop; c. is developed in conjunction with an Accommodation activity.	Not Applicable The proposal is for a Multiple Dwelling.

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.		
Food and drink outlet		
PO12 A Food and drink outlet: a. is small scale; b. is developed in conjunction with an Accommodation activity; c. does not impact on residential amenity.	AO12 A Food and drink outlet: a. has a maximum gross floor area of 200m² per tenancy; b. is developed in conjunction with an Accommodation activity; c. does not include a drive-through facility.	Not Applicable The proposal is for a Multiple Dwelling.
Design		
Built form		
PO13 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.	AO13 No acceptable outcome provided.	Complies External facades incorporate a suitable mix of horizontal and vertical architectural elements, in addition to a mix of projections and recesses, to provide a visually interesting built form.
Crime prevention through environmental design		

PO14 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.	AO14 No acceptable outcome provided.	Complies The proposed development will maintain a safe environment through CPTED principles in its layout, design and landscaping by: a) ensuring casual surveillance and good sightlines; b) defining different uses and ownership; c) minimising graffiti and vandalism opportunities through external design; d) ensuring adequate lighting; e) providing wayfinding cues; f) avoiding entrapment locations within public spaces onsite.
Streetscape		
PO15 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.	AO15 No acceptable outcome provided.	Complies The proposal will contribute positively to the existing cohesive streetscape, ensuring pedestrian safe movement, a consistent neighbourhood character and streetscape value.
Servicing areas and parking		
PO16 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.	AO16 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	Complies Each townhouse has two (2) car parking spaces. Three (3) visitor spaces are provided for the development.

	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.	
Amenity		
General emissions		
PO17 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; e. vibration emissions.	AO17 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management: a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.	Complies The proposal can comply with the requirements of this outcome. This can be conditioned.
Reverse amenity		
PO18	AO18	Not Applicable

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.	Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.	The site is not located within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.														
PO19 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. <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 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>		Column 1: Separation distance	Column 2: Use	1,500 metres	Special industry	500 metres	High impact industry	500 metres	Intensive animal industry	300 metres	Intensive horticulture	300 metres	Wholesale nursery	250 metres	Medium impact industry	AO19 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. Table 6.2.7.3.2 Not Applicable The site is not located in proximity to these uses.
Column 1: Separation distance	Column 2: Use															
1,500 metres	Special industry															
500 metres	High impact industry															
500 metres	Intensive animal industry															
300 metres	Intensive horticulture															
300 metres	Wholesale nursery															
250 metres	Medium impact industry															
PO20 A building in the Apartment precinct has side and rear boundary clearances that: a. allows for the separation of buildings necessary to ensure the impacts on residential amenity and privacy are minimised; b. provides access to natural light and ventilation;	AO20 A building in the Apartment precinct has minimum side and rear boundary clearances of three metres.	Performance Outcome The proposal generally complies with this requirement, apart for the rear boundary clearance, which is 2.0m. Given the height of the building (less than 8.5m), it is considered that the proposal will not have any significant impact on the amenity of the adjoining properties in terms privacy and natural light.														

c. enhances the visual aesthetic.		
Social and health impact		
PO21 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment. Note - Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 - Social and health impact assessment	AO21.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor. AO21.2 Development does not provide for gaming.	Not Applicable The proposal is for a Multiple Dwelling.

7.2.6 Loganholme local plan code

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
For accepted development (subject to requirements) and assessable development		
Residential precincts		
Design		
Boundary clearance		
PO1 Development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct provides boundary clearances that: a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. provide an area of landscaping; d. are consistent with the character for the precinct.	AO1 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.	Performance Outcome The proposed development has been designed to remain generally consistent with the setback requirements of the Low-medium density residential zone code (Acceptable Outcome AO5) and Table 7.2.6.4.3 - Loganholme minimum boundary clearance provisions in the Loganholme local plan code. The codes outline a 3.0m minimum requirement for rear and side boundary clearances. <i>Eastern Boundary (from the access easement):</i> The proposed development provides a minimum setback of 5.50m from the eastern boundary, which exceeds the 3.0m requirement as prescribed by AO1 of the Loganholme Local Plan Code. <i>Western Boundary (side setback):</i> The proposed development has a minimum setback of 3.20m to the balcony and 3.95m to the wall of the building. However, the ground floor patio will have a setback of 1.5m. Notwithstanding this, the patio is located at

		ground level and is open in nature, therefore it is not anticipated that it will cause any significant amenity issues to the adjoining property. Furthermore, it will not prejudice the future development of the adjoining site, given the nature of the structure and its location. Northern Boundary (rear setback): The proposal will have a rear boundary clearance of 2.0m. Given the height of the building (less than 8.5m), it is considered that the proposal will not have any significant impact on the amenity of the adjoining properties in terms privacy and natural light. Furthermore, the site at the rear is upslope from the application site, therefore, will 'sit higher' than the proposed development, which will also result in the openings being offset from each other i.e. no direct overlooking. Given the above, the proposed setbacks are considered appropriate for the following reasons: ▪ Allows for appropriate separation of buildings and will not impact on the privacy or amenity of adjoining lots, given their size, shape and orientation; ▪ Will not restrict access to natural light and breezes; and will not detract from the visual aesthetic of the development. On the basis above, it is considered the proposed development complies with PO1.
All precincts		
Design		
Building height		
PO2 A building has a building height that: a. is in accordance with building height overall outcome 7.2.6.3(3)(d);	A02 The building height of a building does not exceed the maximum height identified in Figure 7.2.6.4.3 - Loganholme building heights.	Complies The proposed development is compliant with the building height maximum identified in Figure 7.2.6.4.3 - Loganholme building heights

b. is responsive to the topography of the site; c. does not cause unacceptable overshadowing of premises in the residential zone category.		
Boundary clearances and awnings		
PO3 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; c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. 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.	AO3 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 the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape 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 acceptable outcome.	Not Applicable The application site does not adjoin a road within column 1 of Table 7.2.6.4.2 - Streetscape section and plan view
For assessable development only		
All precincts		
Design		
Road improvements		
PO4 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 for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified	AO4 No acceptable outcome provided.	Not Applicable The application site does not adjoin a road within column 1 of Table 7.2.6.4.2 - Streetscape section and plan view.

in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. landscaping; iv. on-street car parking; v. street lighting; vi. trafficable area for vehicles; 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 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.		
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Table 7.2.6.4.2 - Streetscape section and plan view

Column 1 Road	Column 2 Type of street	Column 3 Streetscape figure	
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	

Built form streetscape

PO5 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;	AO5 No acceptable outcome provided.	Not Applicable The application site does not adjoin an active frontage street identified in Figure 7.2.6.4.2 - Loganholme place making and movement network.
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b. varied building materials; c. paving of pedestrian areas on site seamlessly integrated with the footpath and associated landscaping.		
Built form		
PO6 Development supports the safety of users and adjoining public open spaces by: a. orientating buildings towards the primary street frontage; b. providing buildings that facilitate casual surveillance of the street and adjoining public open spaces.	A06 No acceptable outcome provided.	Complies The proposed development is compliant with the requirements outlined in this outcome. Proposed townhouse 1 is oriented to address the primary street frontage, providing opportunity for casual surveillance.
PO7 Development provides a break in the building form that: a. allows sunlight and breezes to move through the site and between buildings; b. facilitates the safe movement of pedestrians through the site; c. breaks up the massing of the built form.	A07.1 A building has a maximum length of 35 metres. A07.2 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: a. includes landscaping; 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).	Performance Outcome The proposed development includes two buildings; one measuring 36.62m and the other 34.52m in length. This represents a minor deviation to the prescribed 35.0m length. Specifically, the protrusion over the 35.0m is a result of the inclusion of a balcony to Townhouse 1, which has been incorporated to address the street for casual surveillance and provide articulation to the built form. In addition, the development provides an 8.5m separation between the two buildings, although, it is considered the buildings are consistent with the desired building length. Due to the protrusion relating solely to a balcony, it is considered reasonable in this instance, to accept a Performance Outcome, as the impact is negligible. Overall, the proposal demonstrates a well-considered design response that meets the intent of the Code, with only a minor non-compliance relating to the length of one building as a result of a first floor balcony.

PO8 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.	AO8 No acceptable outcome provided.	Complies The proposal incorporates a modern, contemporary design that features a mix of materials and textures, including finer grain elements, to provide a visually interesting and bold contribution to the street design. External facades incorporate a suitable mix of horizontal and vertical architectural elements, in addition to a mix of projections and recesses, to provide a visually interesting built form.
Movement network		
Pedestrian network and cycle network		
PO9 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.	AO9 No acceptable outcome provided.	Complies There is an existing footpath infrastructure at the site frontage. As such, no additional pedestrian footpaths are required as part of this development.
Shared access area		
PO10 A shared access area is:	AO10 A shared access area:	Not Applicable

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 between roads to maximise casual surveillance; c. a suitable width to facilitate the provision of a shared pavement, landscaping and lighting; d. designed to prevent vehicles moving from one street to another via the shared connection; e. is a low speed environment for common use by vehicles and pedestrians; f. maintained for public use and is publicly accessible 24 hours a day.	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: i. a minimum width of 12 metres, with a minimum shared pavement width of six metres; ii. a shared pavement of trafficable stone or coloured concrete pavement treatment; iii. soft landscaping and pedestrian lighting; iv. includes bollards or similar device to restrict vehicles moving from one street to another via the shared access area; c. is a low speed environment; d. has wayfinding signage; e. has unrestricted 24 hour public access.	The site does not adjoin a shared access area, as indicated by Figure 7.2.6.4.2 - Loganholme place making and movement network.
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Bismark Street neighbourhood centre precinct

Land uses

PO11 A use in the Bismark Street neighbourhood centre precinct is a Neighbourhood centre activity other than a Garden centre.	AO11 No acceptable outcome provided.	Not Applicable The site is not in the Bismark Street neighbourhood centre precinct.
PO12 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: a. located behind an active frontage with a non-residential use; or	AO12 No acceptable outcome provided.	Not Applicable The site is not in the Bismark Street neighbourhood centre precinct.

b. providing a transition to the adjoining Residential frame and Residential choice precincts.		
PO13 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: a. generate a high level of pedestrian activity and engagement; b. are of a scale suitable to ensure that residential amenity is maintained.	AO13 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: a. size of 200m² gross floor area at the ground floor; b. frontage of 10 metres.	Not Applicable The site is not in the Bismark Street neighbourhood centre precinct.
Design		
Density		
PO14 Development in the Bismark Street neighbourhood precinct is consistent with the intended residential, retail and commercial character of the precinct.	AO14 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.	Not Applicable The site is not in the Bismark Street neighbourhood centre precinct.
Built form		
PO15 A building in the Bismark Street neighbourhood centre precinct contributes to the immediate streetscape character with highly articulated buildings and detailing by: a. orientating the building towards Bryants Road or Bismark Street; b. providing a well-articulated façade; c. incorporating detailed design measures for 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.	AO15 No acceptable outcome provided.	Not Applicable The site is not in the Bismark Street neighbourhood centre precinct.

Movement network		
Vehicle access to active frontage streets		
PO16 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.	AO16 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.	Not Applicable The site does not adjoin an active frontage street.
Car parking adjoining an active frontage street		
PO17 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.	AO17 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.	Not Applicable The site does not adjoin an active frontage street.
Bryants Road local centre precinct		
Land uses		
PO18 A use in the Bryants Road local centre precinct is a Local centre activity other than a Garden centre.	AO18 No acceptable outcome provided.	Not Applicable The site is not in the Bryants Road local centre precinct.
PO19 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: a. located behind an active frontage with a non-residential use; or	AO19 No acceptable outcome provided.	Not Applicable The site is not in the Bryants Road local centre precinct.

b. providing a transition to the adjoining Residential frame and Residential choice precincts.		
PO20 Development in the Bryants Road local centre precinct is consistent with the intended residential, retail and commercial character of the precinct.	AO20 No acceptable outcome provided.	Not Applicable The site is not in the Bryants Road local centre precinct.
Design		
Boundary clearance		
PO21 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.	AO21 Development in the Bryants Road local centre precinct where adjoining the Residential choice precinct or Residential frame precinct provides: a. a minimum boundary clearance of 10 metres from the common lot boundary that adjoins the Residential choice precinct or Residential frame precinct; b. screen landscaping of a minimum width of five metres along the common lot boundary 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.	Not Applicable The site is not in the Bryants Road local centre precinct.
Built form		
PO22 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: a. orienting the building towards the Beenleigh Redland Bay Road or Bryants Road frontages; b. providing a well-articulated façade;	AO22 No acceptable solution provided.	Not Applicable The site is not in the Bryants Road local centre precinct.

c. incorporating detailed design measures for 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.		
PO23 Development adjoining Beenleigh Redland Bay Road or Bryants Road ensures servicing areas reduce visual impact on the streetscape.	AO23 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.	Not Applicable The site is not in the Bryants Road local centre precinct.
Large lot residential precinct		
Land use		
PO24 A use in the Large lot residential precinct is a use identified in overall outcome 7.2.6.3(3)(g)(i).	AO24 No acceptable outcome provided.	Not Applicable The site is not located in the large lot precinct.
PO25 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.	AO25 A Shop in the Large lot residential precinct: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	Not Applicable The site is not located in the large lot precinct.
PO26 A Food and drink outlet in the Large lot residential precinct: a. is small scale; b. protects residential amenity.	AO26 A Food and drink outlet in the Large lot residential precinct: a. has a maximum gross floor area of 200m² per tenancy; b. does not include a drive through facility.	Not Applicable The site is not located in the large lot precinct.
Design		

Built form		
PO27 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.	AO27 No acceptable outcome provided.	Not Applicable The site is not located in the large lot precinct.
Net density		
PO28 Development in the Large lot residential precinct: a. achieves a density consistent with that intended for the precinct; 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.	AO28 Development in the Large lot residential precinct has a maximum net density of 10 equivalent dwellings per hectare.	Not Applicable The site is not located in the large lot precinct.
Site cover		
PO29 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.	AO29 Development in the Large lot residential precinct has a maximum site cover of 40 percent.	Not Applicable The site is not located in the large lot precinct.
Residential choice precinct		
Land use		
PO30 A use in the Residential choice precinct is a use identified in overall outcome 7.2.6.3(3)(h)(i).	AO30 No acceptable outcome provided.	Not Applicable The site is not located in the residential choice precinct.
PO31 A Shop in the Residential choice precinct:	AO31 A Shop in the Residential choice precinct:	Not Applicable The site is not located 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.	a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	
PO32 A Food and drink outlet in the Residential choice precinct: a. is small scale; b. protects residential amenity.	AO32 A Food and drink outlet in the Residential choice precinct: a. has a maximum gross floor area of 200m² per tenancy; b. does not include a drive through facility.	Not Applicable The site is not located in the residential choice precinct.
PO33 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.	AO33 No acceptable outcome provided.	Not Applicable The site is not located in the residential choice precinct.
Design		
Net density		
PO34 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.	AO34.1 Development, other than a Dual occupancy, in the Residential choice precinct has a maximum net density of 40 equivalent dwellings per hectare. AO34.2 A Dual occupancy in the Residential choice precinct is located on a lot with a minimum area of 600m².	Not Applicable The site is not located in the residential choice precinct.
Site Cover		

PO35 Development in the Residential choice precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.	AO35 Development in the Residential choice precinct has a maximum site cover of 60 percent.	Not Applicable The site is not located in the residential choice precinct.
Residential core precinct		
Land use		
PO36 A use in the Residential core precinct is a use identified in overall outcome 7.2.6.3(3)(i)(i).	AO36 No acceptable outcome provided.	Not Applicable The site is not located in the residential core precinct.
PO37 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.	AO37 A Shop in the Residential core precinct: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	Not Applicable The site is not located in the residential core precinct.
PO38 A Food and drink outlet in the Residential core precinct: a. is small scale; b. protects residential amenity.	AO38 A Food and drink outlet in the Residential core precinct: a. has a maximum gross floor area of 200m² per tenancy; b. does not include a drive through facility.	Not Applicable The site is not located in the residential core precinct.
PO39 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.	AO39 No acceptable outcome provided.	Not Applicable The site is not located in the residential core precinct.

Design		
Boundary clearance		
PO40 Development in the Residential core precinct provides a road boundary clearance that: a. contributes to the streetscape character; b. provides a continuous active street frontage; c. provides opportunities for casual surveillance of the street.	AO40 A building in the Residential core precinct has minimum road boundary clearance of: a. six metres to the building wall; b. three metres to a balcony.	Not Applicable The site is not located in the residential core precinct.
Net density		
PO41 Development in the Residential core precinct: a. achieves a density consistent with its proximity to a centre and high frequency public transport service; 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.	AO41 Development in the Residential core precinct has a maximum net density of 140 equivalent dwellings per hectare.	Not Applicable The site is not located in the residential core precinct.
Site Cover		
PO42 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.	AO42 Development in the Residential core precinct has a maximum site cover of 70 percent.	Not Applicable The site is not located in the residential core precinct.
Residential frame precinct		
Land use		
PO43 A use in the Residential frame precinct is a use identified in overall outcome 7.2.6.3(3)(j)(i).	AO43 No acceptable outcome provided.	Performance Outcome The proposed development seeks to establish Townhouse in lieu of Apartments. However, it is

		noted that a number of approvals for Townhouses of a similar scale to the proposed development have been approved by Council within the Residential Frame Precinct, indicating the proposed development is consistent with the character of the surrounding area. The proposed development is considered to comply with the purpose of the Loganholme local plan code as follows: ▪ The development will achieve a maximum net density of 52.85 equivalent dwellings per hectare which is below the maximum 65 equivalent dwellings per hectare requirement prescribed under AO47.1. ▪ The development will add to the housing choice in the local area which currently includes a mix of Dwelling houses and other Townhouses. The proposed Townhouse units will offer 3 bedroom dwelling, which are expected to provide housing opportunities to a mix of family types and sizes and offers a dwelling product that would be more affordable when compared to traditional Dwelling houses in the locality. ▪ The development will feature a 2 storey high quality residential built form, as discussed within this report, which is sympathetic to the existing and intended residential character of the area as prescribed within the Low medium density residential zone code and Loganholme local plan code. ▪ The development supports urban consolidation by providing increased residential densities in the locality thereby assisting to achieve infrastructure efficiency.
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		▪ The development has been designed and sited to ensure an adequate level of privacy, safety and amenity is achieved commensurate with the reasonable expectations of a predominately low to medium density residential environment noting the proposed development proposes minimal variations to the prescribed road boundary clearances, as discussed against the assessment of PO1. ▪ Despite its Townhouse form, the proposed development will enhance and assist in developing the identity and distinctive character of the Loganholme local plan area and the area which consists of the Residential frame precinct. On the above basis, it is considered the proposed development complies with the purpose of the Loganholme local plan code despite its non-compliance with Overall outcome 7.2.6.3(3)(k)(i).
PO44 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.	AO44 A Shop in the Residential frame precinct: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	Not Applicable The proposed development is for a Multiple Dwelling.
PO45 A Food and drink outlet in the Residential frame precinct:	AO45 A Food and drink outlet in the Residential frame precinct:	Not Applicable The proposed development is for a Multiple Dwelling.

a. is small scale; b. protects residential amenity.	a. has a maximum gross floor area of 200m ² per tenancy; b. does not include a drive through facility.	
PO46 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.	AO46 No acceptable outcome provided.	Performance Outcome Refer to the justification in PO43.
Design		
Net density		
PO47 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.	AO47.1 Development ₁ other than a Dual occupancy ₁ in the Residential frame precinct has a maximum net density of 65 equivalent dwellings per hectare. AO47.2 A Dual occupancy in the Residential frame precinct is located on a lot with a minimum area of 800m ² .	Complies The proposal achieves a net density of 52.85 dwellings per hectare.
Site Cover		
PO48 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.	AO48 Development in the Residential frame precinct has a maximum site cover of 65 percent.	Complies The proposal achieves a site cover of 50.9%.
Suburban residential precinct		
Land use		
PO49 A use in the Suburban residential precinct is a use identified in overall outcome 7.2.6.3(3)(k)(i).	AO49 No acceptable outcome provided.	Not Applicable The site is not in the suburban residential precinct.

PO50 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 and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	AO50 A Shop in the Suburban residential precinct: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.	Not Applicable The site is not in the suburban residential precinct.
PO51 A Food and drink outlet in the Suburban residential precinct: a. is small scale; b. protects residential amenity.	AO51 A Food and drink outlet in the Suburban residential precinct: a. has a maximum gross floor area of 200m² per tenancy; b. does not include a drive through facility.	Not Applicable The site is not in the suburban residential precinct.
Design		
Built form		
PO52 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.	AO52 No acceptable outcome provided.	Not Applicable The site is not in the suburban residential precinct.
Site cover		
PO53 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.	AO53 Development in the Suburban residential precinct has a maximum site cover of 50 percent.	Not Applicable The site is not in the suburban residential precinct.
Density		
PO54 Development in the Suburban residential precinct:	AO54.1	Not Applicable The site is not in the suburban residential precinct.

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.	Development₁ other than a Dual occupancy₁ in the Suburban residential precinct has a maximum net density of 20 equivalent dwellings per hectare. AO54.2 A Dual occupancy in the Suburban residential precinct is located on a lot with a minimum area of 800m².	
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9.3.5 Multiple dwelling, Rooming accommodation and Short-term accommodation code

Part A - Assessment benchmarks for assessable development

Table 9.3.5.3.1 - Multiple dwelling, Rooming accommodation and Short-term accommodation code: assessable development

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
Housing diversity		
PO1 A Multiple dwelling caters for a mix of household sizes having regard to local demographics and existing housing supply.	AO1 A Multiple dwelling comprising more than 20 dwellings provides that 30 percent of dwellings have a different number of bedrooms than other dwellings.	Not Applicable The proposed development only comprises of 10 townhouses.
Amenity		
PO2 A Multiple dwelling exceeding 20 dwellings provides on-site management.	AO2 A Multiple dwelling exceeding 20 dwellings has an on-site manager.	Not Applicable The proposed development only comprises of 10 townhouses.
PO3 Rooming accommodation has on-site management that protects the intended amenity for the zone and precinct.	AO3 Rooming accommodation exceeding five accommodation rooms has an on-site manager.	Not Applicable The proposed development is for a Multiple Dwelling only.
Built form		
PO4 Building layout, location and design of windows or screen devices minimises adverse privacy impacts on dwellings.	AO4 Where a building is located within two metres at ground level or 9 metres above ground level of a habitable room, window or private open space, habitable rooms have: an offset from a habitable room or private open space to limit overlooking as shown in Figure 9.3.5.3.1 - Window offset; or	Complies Windows, habitable rooms and private open space areas will be appropriately offset to avoid overlooking, with high sill heights, glazing and screening to also be implemented to avoid impacts on privacy of adjoining dwellings.

	b. sill heights of a minimum 1,500mm above floor levels; or c. fixed obscure glazing in any part of the window below 1,500mm above floor level; or d. fixed external screens; or e. in the case of screening for ground floor, fencing to a minimum of 1.8 metres above ground level.	
PO5 Screening and partial enclosure of balconies is provided to address visual privacy and amenity of occupants of the dwelling and neighbouring dwellings.	AO5.1 Development provides screening of utilities and clothes drying racks. AO5.2 Development provides privacy screening at a maximum of: a. 60 percent of total individual balcony face area, where fronting a street; b. if west-facing, to a maximum of 100 percent of the total individual balcony face area; 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.	Complies Utilities and clothes drying racks will be screened where possible. Privacy screening will be implemented where required.
Private open space		
PO6 A Multiple dwelling provides private open space for each dwelling that: a. is well-proportioned and functional; b. promotes outdoor living as an extension of the dwelling.	AO6 A Multiple dwelling has a private open space area: a. for a townhouse, that: i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 5 metres; iii. is directly accessible from the main living area; iv. has a gradient less than five percent; or b. for an apartment, that: i. complies with Table 9.3.5.3.2 - Private and communal open space;	Performance Outcome The proposed development provides private open space that meets the minimum size of 35m ² for Townhouse 1 and 10. Each of the other townhouses are provided a minimum 25m ² of private open space, with a minimum dimension of approximately 3.6m for Townhouses 2, 3, 7 and 8. 3.75m for Townhouse 10 and 4.0m for Townhouses 1, 5, 6 directly accessible from the main living area. The development will provide rectangular and functional shaped private open space courtyards

	ii. has a minimum dimension of 2.5 metres; iii. is directly accessible from the main living area; iv. has a gradient less than five percent.	for each townhouse. A 10m² balcony accessible from the upstairs living area is provided for Townhouses 1, 2, 3, 4, 7, 8 and 9. Townhouse 1 will also provide a balcony (14m²) to also serve as a CPTED measure towards Timor Avenue. Despite the courtyards and balconies providing less than 5.0m width, they provide diverse options for the total dwelling private open space that can be used for different purposes by residents and at the same time. The allocation of the courtyard is very similar to developments approved in the surrounding area, such as MCUI/38/2017 at 40 Timor Avenue, Loganholme and MCUI/37/2025 at 36 Timor Avenue, Loganholme. The proposal provides well-proportioned and functional open space by providing a minimum courtyard area of 25m² and is accessible from a living area making outdoor areas an extension of the dwelling. This area is still usable and can be easily accessed from indoors. Furthermore, the balconies provide separate opportunities for outdoor use and can be well-utilised.
Communal open space		
PO7 A Multiple dwelling provides adequate and useable communal open space for each dwelling to meet the needs of the residents having regard to the: a. location and accessibility of a park within a walkable catchment; b. area of a park available for passive and active recreation.	AO7 A Multiple dwelling has a communal open space area: a. for a townhouse, that: i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 7.5 metres; iii. has a gradient less than five percent; or b. for an apartment, that: i. complies with Table 9.3.5.3.2 - Private and communal open space; ii. has a minimum dimension of 7.5 metres; iii. has a gradient less than five percent.	Performance Outcome The proposed development does not provide any communal open space and does not comply with Table 9.3.5.3.2 and AO7. An assessment against PO7 is required. PO7 requires some communal open space being provided while taking into account the location and accessibility of nearby parks. Notwithstanding the above, the proposed development ensures each townhouse has a functional and usable private open space courtyard, with the minimum area being 26m² for

		some townhouses. Despite being smaller than the prescribed area for a townhouse development, it is noted that the proposal satisfies the area requirement for an apartment product (noting the application site is in the apartment precinct). Furthermore, the second floor balconies provide additional private open space options, which can be used for a range of different purposes, providing flexibility in these outdoor areas. The private open space exceeds that of nearby townhouses approval at 36 Timor Avenue (Council ref. MCUI/37/2025) and 40 Timor Avenue (Council ref. MCUI/38/2017). The private open space for this development negates the need for communal open space and complies with Specific outcome 3.11.3.1(4)(d).
P08 A Multiple dwelling, Rooming accommodation or Short-term accommodation provides communal open space and facilities that are located and designed to be: a. safe and attractive; b. easily accessible; c. clearly defined; d. centrally located; e. a combination of passive and active recreation; f. adequate and useable and designed for climatic comfort; g. connected to a footpath.	A08 No acceptable outcome provided.	Not Applicable Refer to the above response.
P09 A Multiple dwelling or Short-term accommodation ensures that the number and location of refuse collection bins presented for kerbside collection does not negatively impact on streetscape character, pedestrian and vehicular movement and safety or access for other service providers and	A09.1 A Multiple dwelling or Short-term accommodation comprising more than 10 dwellings provides on-site collection of refuse in accordance with Planning scheme policy 9 - Waste management. A09.2	Complies The proposed development provides a communal bin storage area between the two townhouse buildings, which will allow for on-site collection.

	A Multiple dwelling or Short-term accommodation comprising 10 or less dwellings provides on-site collection of refuse where there is inadequate road frontage for all wheeled bins to be presented for kerbside collection. Note - Planning scheme policy 9 - Waste management provides guidance on how to achieve this outcome.	
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Table 9.3.5.3.2 - Private and communal open space

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

9.4.4 Landscape code

9.4.4.3 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 9.4.4.3.1—Landscape code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Landscape design		
PO1 Development provides landscaping that is designed and located to: a. enhance the visual amenity of premises; b. provide street trees; c. protect the movement network by: i. maintaining pedestrian accessibility; ii. not obstructing sightlines for pedestrians, cyclists and motorists; iii. being consistent with the function of the road; iii. being of a scale that is in proportion with the road width; d. be responsive to and compatible with soil conditions, topography and micro climate; e. utilise species selection that: i. is suitable for the available space and growing conditions; ii. incorporates, where practicable, native vegetation in public open space and roads; f. protect, where practicable, existing native trees;	AO1 Landscape work is carried out in accordance with a landscape site analysis and landscape concept plan prepared in accordance with part 2 of planning scheme policy 5—Infrastructure.	Complies The proposed development provides an adequate area for landscaping. A Landscape Concept Plan has been submitted in support of the proposal.

Performance outcomes	Acceptable outcomes	Comments
g. conserve energy and water; h. incorporate water sensitive urban design principles; i. prevent pondage and manage overland flow; j. act as a buffer to screen adverse visual impact of development and incompatible uses; k. define the common boundary and prevent encroachment of existing and future uses into public open space; l. rehabilitate degraded areas on the premises; m. be easily maintained. Editor's note—section 4.2—Guidelines for landscaping in planning scheme policy 5—Infrastructure sets out requirements in relation to these elements.		

9.4.7 Servicing, access and parking code

9.4.7.3 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 9.4.7.3.1—Service, access and parking code: accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Provision of parking spaces for vehicles		
PO1 Vehicle parking, loading and servicing and pick up/set down areas are provided that satisfy the expected demand for the number and type of vehicles likely to be generated by a use having regard to: a. the particular circumstances of the premises including the: - nature, intensity and hours of operation of the use; - desirability of providing a car park and attracting vehicles to the premises; - maximum number of employees and customers to be on the premises at any one time; - size, levels and dimensions of the premises; b. the proximity of the premises to an existing or future Parking station, other available car park or public transport facility.	AO1 Vehicle parking, vehicle washing, loading and servicing and pick up/set down areas are provided: - for a use listed in Table 9.4.7.3.2— Vehicle parking and servicing, to comply with columns 2 to 5 of Table 9.4.7.3.2— Vehicle parking and servicing; - for a use not listed in Table 9.4.7.3.2— Vehicle parking and servicing, in accordance with a car parking assessment report to be provided to the local government and prepared in accordance with Part 2 of planning scheme policy 5 – Infrastructure. Editor's note—For building work, Car parking for people with a disability is to be provided in accordance with Table D3.5 – Carparking spaces for people with a disability in the Building Code of Australia.	Complies The proposed development provides the following carparking spaces: - 20 residential spaces (2 covered car parks per dwelling). - 4 visitor spaces. On site servicing is proposed with a communal bin collection point located at the centre of the site. The development is able to cater for the relevant refuse collection vehicle, and will allow for the vehicle to enter and exit the site in a forward gear. As such, the proposal complies with AO1 and Table 9.4.7.3.2 of the Service, access and parking code.

Performance outcomes	Acceptable outcomes	Comments
P02 Development with a security gate provides accessible visitor vehicle parking in front of the security gate where: a. for an Accommodation activity; or b. not for an Accommodation activity, access to car parking areas is obstructed during hours of operation	A02 Development with a security gate provides visitor vehicle parking that complies with Table 9.4.7.3.4–Visitor parking spaces for uses incorporating a security gate.	Not Applicable The proposed development does not include any structures or security gates.
P03 A car park not being a Parking station provides free and unobstructed access for the use by employees and visitors during the normal hours of operation of the use.	A03 A use, other than a Residential activity or a Parking station, provides vehicle parking that: a. is kept, used and maintained exclusively for car parking; b. is accessible to all employees and visitors during the normal hours of operation of the use with no encumbrance, fee or charge; c. does not have a gate, door or similar device that restricts vehicular access by employees or visitors.	Not Applicable The proposal relates to a residential property.
Provision of motorcycle parking		
P04 Motorcycle parking is provided that is safe and functional.	A04 Motorcycle parking is provided to comply with section 2.4.7 of AS2890.1:2004– Parking facilities–Off street car parking.	Not Applicable The proposal is not required to incorporate Motorcycle parking.
Provision of bicycle parking		
P05 Bicycle parking facilities are provided that: a. satisfy the likely demand for bicycle parking; b. are functional;	A05 Bicycle parking facilities comply with: a. the rate specified in column 7 of Table 9.4.7.3.2–Vehicle parking and servicing;	Complies Bicycle parking is provided internally for each unit.

Performance outcomes	Acceptable outcomes	Comments
c. are located close to a pedestrian entry to a building.	b. AS2890.3–1993–Bicycle parking facilities.	
Provision of vehicle manoeuvring area		
PO6 Development provides a safe and functional vehicle manoeuvring area.	AO6 Development provides a vehicle manoeuvring area that: a. enables vehicles to enter and exit the site in a forward motion where the development: i. is non residential development; or ii. is for five or more dwellings; b. accommodates the design vehicle specified in Table 9.4.7.3.5–Design vehicle for a manoeuvring area; c. complies with section 3.4.4.10–Manoeuvring areas of planning scheme policy 5–Infrastructure.	Complies The proposed access is via a shared internal driveway. All vehicles will be able to enter and exit the site in a forward gear, with a turnaround area located through the centre of the site.
Vehicle washing bay		
PO7 A vehicle washing bay does not cause environmental harm.	AO7 A vehicle washing bay provides that run off is discharged to: a. a grassed area or permeable landscape area; or b. the sewerage system.	Not Applicable A vehicle washing is not provided as part of this proposal due to the scale of the project.
Car park access		
PO8	AO8 Vehicular queuing space to a car parking area:	Complies

Performance outcomes	Acceptable outcomes	Comments
Vehicular access to a car parking area has sufficient queuing space to ensure a vehicle does not queue on a road, cycleway or footpath.	a. does not provide a turning movement, intersecting aisle or a speed hump in a queuing area; b. complies with Table 9.4.7.3.3–<u>Queuing spaces</u>; c. complies with Table 9.4.7.3.6–<u>Queuing requirements for particular uses</u>.	The proposal provides adequate vehicle queuing space.
Access and driveways		
PO9 A driveway is safe, functional and does not adversely affect infrastructure.	AO9 A driveway is designed and constructed to comply with section 3.4.5–Design standards for access and driveways of planning scheme policy 5–Infrastructure.	Complies The proposed development provides a crossover with a maximum width of 6.2m excluding tapers, with a minimum internal driveway width of 6.2m. The proposed driveway and crossover is safe, functional and does not adversely affect infrastructure.
Design and construction of a car parking area		
PO10 A car parking area is designed to: a. provide easy way finding for pedestrians, cyclists and motorists; b. provide appropriately sized and line marked spaces in accordance with relevant Australian standards; c. provide a convenient and safe pedestrian network; d. provide safe and efficient vehicle circulation; e. provide a progressive reduction in the speed environment in moving between the road and a parking space;	AO10 A car parking area is designed and constructed in accordance with section 3.4.6–Design standards for car parking of planning scheme policy 5–Infrastructure.	Complies Car parking areas are to be designed and constructed in accordance with section 3.4.6–Design standards for car parking of planning scheme policy 5–Infrastructure.

Performance outcomes	Acceptable outcomes	Comments
f. provide a safe sight distance at a potential conflict point; g. provide for efficient and simple parking space search patterns; h. provide for uncongested public transport and service vehicle movements through the premises; i. keeps a heavy vehicle out of a parking aisle; j. ensure no heavy vehicle reverses across a pathway; k. prevent parking off a circulation road; l. prevent an adverse impact on the safety and efficiency of the existing or planned movement network; m. prevent a motorist from reversing on a road; n. prevent an unnecessary space that encourages illegal parking; o. address safety of users through appropriate lighting; p. be appropriately landscaped; q. be surfaced so as to be useable in all weather conditions; r. manage stormwater flows.		
Waste Management		
PO11 Development layout provides for refuse servicing which: a. is located wholly within the site; b. is clearly defined, safe and easily accessible; c. is designed to contain potential adverse	AO11.1 Development ensures that an on-site service bay for refuse collection is designed: a. to cater for the relevant refuse collection vehicle in Planning scheme policy 9 - Waste management;	Complies On site servicing is proposed with a communal bin collection point located in the centre of the site. The development is able to cater for the relevant refuse collection vehicle and allow for a vehicle to enter and exit the site in a forward

Performance outcomes	Acceptable outcomes	Comments
d. does not detract from the aesthetics or amenity of the surrounding area.	b. to ensure that the refuse collection vehicle can enter and exit the site in a forward motion; c. to be located away from street frontages and screened from adjoining premises.	gear, with the refuse collection point clearly defined, safe and easily accessible. The proposed refuse collection strategy will not detract from the aesthetics or amenity of the surrounding area given the size, shape and orientation of surrounding lots.
	AO11.2 Development provides on-site refuse collection and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in Planning scheme policy 5 - Infrastructure.	
For assessable development		
Vehicle queuing		
PO11 Queuing associated with a drive through facility (including Service stations and Car washes) does not cause blockages to traffic on the road network. Note—Planning scheme policy 5—Infrastructure provides guidelines on how to achieve this outcome.	AO11 No acceptable outcome provided.	Not Applicable The proposal is not for a drive through facility.