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STRATEGIC FRAMEWORK – 3.4 RESIDENTIAL

3.4.1 Strategic Outcomes

Strategic Outcomes	Response
1. Logan has a sufficient housing supply and has a range of housing sizes, housing types and housing tenures to: a. meet the community's projected housing needs; b. create socially diverse neighbourhoods.	**Complies** The proposed development aligns with the Strategic Outcome to provide a range of housing sizes, housing types and housing tenures. The proposed development results in the creation of an additional residential lot on otherwise underutilised land.
2. Residential density is of an intensity compatible with the local context, public transport provision and infrastructure capacity where: a. medium or high density residential development is provided: i. in centres and areas of good public transport accessibility and infrastructure capacity; ii. where compatible with the intended character of the area; b. low density residential development is provided: i. in locations of limited public transport accessibility or infrastructure capacity; or ii. where consistent with the intended subdivision pattern, built form, and character of the area.	**Complies** The proposed development results in the creation of a low-density residential lot, which aligns with the intensity surrounding residential development.
3. Logan has sufficient specialised residential accommodation to meet the needs of those people in the community that have special residential accommodation needs.	**Not Applicable** The proposed ROL is not for the purpose of specialised residential accommodation uses.
4. Rural residential development provides a lifestyle housing choice in Logan.	**Not Applicable** The proposed development does not involve rural residential development.

3.4.2 Element – Housing Supply and Diversity

Specific Outcome	Response
1. A range of lot sizes and dwellings types including traditional housing, small lot housing, dual occupancy, auxiliary unit living, and terrace houses are provided to create diverse neighbourhoods with a range of household types.	**Complies** The proposed development creates an additional residential lot that will make use of underutilised land. The proposed lot will add to the diversity of lot sizes within the immediate vicinity of the site.
2. A variety of accommodation units including studio, one bedroom units and two bedroom units are provided in centres and locations of good public transport accessibility to meet the needs of small and single person households.	**Not Applicable** The proposed development does not involve a Material Change of Use. No residential uses are proposed as part of this application.
3. Affordable housing and adaptable housing is provided throughout Logan to meet community needs.	**Not Applicable** The proposed development does not involve a Material Change of Use. No residential uses are proposed as part of this application.

3.4.3 Element – Density

Specific Outcomes	Response
1. Residential density is in accordance with the intent of the relevant zone except that higher density development might be provided on premises, other than in a local plan area, in a lower density residential zone or Emerging community zone with sufficient infrastructure capacity: a. that: i. fronts a road on the transit oriented development corridor as identified in Figure 3.12 - Transit oriented development; or ii. is in a walkable catchment of a transit oriented development hub as identified in Figure 3.12 - Transit oriented development; or b. where: i. environmental land or community infrastructure is secured for public benefit; or	**Not Applicable** The proposed development does not involve a Material Change of Use. No residential uses are proposed as part of this application.

Specific Outcomes	Response
ii. affordable housing or adaptable housing is secured; c. transitions to be compatible with an adjoining lot in a Residential zone category land.	
2. Residential development: a. provides a high quality built form; b. creates high quality public open space; c. provides a mix of housing types; d. creates a diverse mix of lots.	**Not Applicable** The proposed development does not involve a Material Change of Use. No residential uses are proposed as part of this application.
3. Reconfiguring a lot results in: a. lots that are of an appropriate size and dimension to suit their intended use and complement the intended character and pattern of development in the surrounding area; b. a diverse lot mix with appropriate sizes and frontages that facilitate a range of housing types.	**Complies** The proposed development results in the creation of an additional residential lot on otherwise underutilised land. The lot is an appropriate size and dimension to establish low density residential development in the future, consistent with the surrounding land uses.

3.4.4 Element – Specialised Residential

Specific Outcome	Response
1. Retirement facilities, Residential care facilities and Community residences: a. provide or have good access to transport and community services; b. may be located throughout the urban footprint.	**Not Applicable** The proposed ROL is not for the purpose of specialised residential accommodation uses.
2. Relocatable home parks: a. provide or have good access to transport and community services; b. are designed to: i. create a safe, accessible residential environment;	**Not Applicable** The proposed ROL is not for the purpose of specialised residential accommodation uses.

Specific Outcome	Response
ii. provide a range of community and recreation facilities.	
3. Rooming accommodation is provided in centres and areas that have good access to public transport and community services.	**Not Applicable** The proposed ROL is not for the purpose of specialised residential accommodation uses.

3.4.5 Element – Rural Residential

Specific Outcomes	Response
1. Rural residential subdivision is located only: a. in the Rural living area identified on SFM-01.00 Strategic framework map; or b. in the urban footprint where: i. the premises is subject to physical constraints that limit the more intensive development of the premises; or ii. consistent with the intended character of the area.	**Not Applicable** The proposed development is not located within a rural or rural residential area.
2. The character and amenity associated with a rural residential use is compatible with: a. Rural activities (other than Aquaculture and Intensive animal industry) in the Cottage rural precinct; b. Residential activities where on land that is not in the Cottage rural precinct.	**Not Applicable** The proposed development is not located within a rural or rural residential area.

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RECONFIGURING A LOT CODE

Performance Outcomes	Acceptable Outcomes	Response
For 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.	**Not Applicable** The proposed development does not involve a boundary realignment.
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.	**Not Applicable** The proposed development does not involve a boundary realignment.
Design		
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are: a. Consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. Safely accessed and serviced; *Note – where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 – Purpose of the Low density*	**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 9.4.5.3.3. – Reconfiguring a lot: local plans; or c. A preliminary approval for reconfiguring a lot.	**Complies with Performance Outcome** The proposed development results in a lot size of 2,166m^2, smaller than the minimum site area specified in 9.4.6.3.2. Please refer to the Application Letter for details outlining how the proposal meets the Performance Outcome for minimum lot size.

Performance Outcomes *residential zone code sets out the intended character of each precinct.*	Acceptable Outcomes	Response
PO4 Reconfiguring a lot results in functional lots that: a. Can be safely accessed and egressed by vehicles; b. Provide for safe and efficient on-site refuse collection; c. Contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing; d. Provide durable site access constructed to withstand heavy vehicles.	**AO4.1** Where a passing bay is identified in Table 9.4.6.3.4 – Additional requirements for rear lots, lots with driveway access exceeding 30 metres provide: a. One passing bay for every 30 metres of length; b. Passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 5 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 – Passing bay dimensions.	**Not Applicable** The site is not a rear lot, and the proposed development does not include the creation of a rear lot.
	AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 – Additional requirements for rear lots, lots provide for: a. A refuse collection vehicle to enter and exist the site in a forward gear; b. A 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions; c. The access driveway (including crossover) to be designed to withstand heavy vehicles.	**Not Applicable** The site is not a rear lot, and the proposed development does not include the creation of a rear lot.
PO5 Reconfiguring a lot is designed to:	**AO5** No acceptable outcome provided.	**Complies with Performance Outcome** The proposed development does not seek to remove any

Performance Outcomes	Acceptable Outcomes	Response
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.*		vegetation from the site. Any future MCU proposals made over the site will need to demonstrate compliance with the Biodiversity Code, if clearing is proposed. The development does not involve any excavation or filling.
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.	**Not Applicable** No changes are proposed to the surrounding movement networks.
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.	**Not Applicable** The proposed development does not involve the creation of any new roads, and does not change the orientation of the existing or proposed lot.
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	**Complies with AO8** The site is not located within proximity to any industry zones. The closest industry zone is approximately 2.7km to the east of the site.

Performance Outcomes	Acceptable Outcomes	Response
	d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry.	
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone		
PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by: a. Providing a wide variety of frontages; b. Providing lots with noticeable frontage variation when observed from the street. *Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.*	**AO9.1** Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 – Frontage requirements. *Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.* *Note – For the purpose of Table 9.4.6.3.5 – Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 – Urban design provides guidance for measuring the frontage of a corner lot.*	**Not Applicable** The proposed development involves a 1 into 2 lot subdivision.
	AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.	**Not Applicable** The proposed development involves a 1 into 2 lot subdivision.
Access easement		
PO10 An access easement: a. Is fit for its particular purpose; b. Has a safe access point; c. Provides access and manoeuvring for on-site refuse collection where creating four or	**AO10** No acceptable outcome provided.	**Not Applicable** The proposed development does not involve an access easement.

Performance Outcomes	Acceptable Outcomes	Response
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 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		
PO11 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.	**AO11** Reconfiguring a lot that results in lots that adjoin an urban arterial road provides: a. A land dedication of 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	**Complies with AO11** The proposed development provides a 3m road dedication along the Crest Road frontage, as illustrated in the proposed subdivision plans.

Performance Outcomes	Acceptable Outcomes	Response
	b. A constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. A constructed road in accordance with section 7.2 of Planning scheme policy 5 – Infrastructure where located within a general planning layout area. *Note – AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 – Infrastructure.*	
Approved multiple dwellings		
PO12 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.	**AO12** Reconfiguring a lot where material change of use has been granted for three or more dwellings: a. Ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; b. Does not result in a building that straddles a boundary; c. Does not compromise the use of a multiple dwelling as a self-contained residence.	**Not Applicable** The site does not contain an approved multiple dwelling.
PO13 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	**AO13** No acceptable outcome provided.	**Not Applicable** The site does not contain an approved multiple dwelling.

Performance Outcomes	Acceptable Outcomes	Response
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 provided.		
Where within a regulated access area		
PO14 Development within Figure 0.4.6.1 – Regulated access area: a. Does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or California Creek Road; b. Supports the extension of the local access road network.	**AO14** Development is designed to comply with Figure 9.4.6.3.1 – Regulated access area.	**Not Applicable** The site is not located within a regulated access area.
Where within a local plan area		
PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	**AO15** No acceptable outcome provided.	**Not Applicable** The site is not located within a local plan area.

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LOW DENSITY RESIDENTIAL ZONE CODE

Performance Outcomes	Acceptable Outcomes	Response
For accepted development (subject to requirements) and assessable development		
Land Use		
PO1 A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(e)(i)overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i)overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.	**AO1** A use in the Low density residential zone is for uses identified in: a. section 6.2.5.2(3)(e)(i)overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct.	**Not Applicable** The proposed development does not involve any new land uses.
Design		
Building Height		
PO2 A building has a building height that is: a. consistent with the intended character for the precinct;	**AO2** A building on a slope of: a. less than 15 percent has a maximum building height of 8.5 metres; or	**Not Applicable** The proposed development does not include any built form components.

Performance Outcomes	Acceptable Outcomes	Response
b. responsive to the topography of the site; c. compatible with the height of adjoining buildings.	b. 15 percent or more has a maximum building height of 10 metres.	
Boundary Clearance		
PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development 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. are consistent with the character for the precinct.	**AO3** Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.	**Not Applicable** The proposed development does not involve any new land uses or built form elements.
Density		
PO4 Development achieves a density consistent with that intended for the precinct.	**AO4** Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.	**Not Applicable** The proposed development does not involve any residential activities.
Amenity		
General Emissions		
PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to: a. noise emissions; b. air emissions;	**AO5** 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	**Not Applicable** The proposed development involves an ROL and will not involve the production of any emissions.

Performance Outcomes	Acceptable Outcomes	Response
c. light emission; d. radiation emissions; e. vibration emissions.	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.	
Reverse Amenity		
PO6 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.	**AO6** 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..	**Not Applicable** The proposed development does not involve any new sensitive land uses.
PO7 A sensitive land use is designed and located to mitigate any potential	**AO7** A sensitive land use is not developed within the separation	**Not Applicable** The proposed development does not

<table>
<tr><th>Performance Outcomes</th><th>Acceptable Outcomes</th><th>Response</th></tr>
<tr><td>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>distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2.

Table 6.2.5.3.2<table><tr><td>Column 1: Separation distance</td><td>Column 2: Use</td></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></td><td>involve any new sensitive land uses.</td></tr>
<tr><td colspan="3">For assessable development only</td></tr>
<tr><td colspan="3">Design</td></tr>
<tr><td colspan="3">Built Form</td></tr>
<tr><td>PO8

A building contributes to the character of the precinct with articulated buildings and detailing by:

a. orientating towards the primary street frontage;

b. providing an attractive and well-articulated façade.</td><td>AO8

No acceptable outcome provided.</td><td>Not Applicable

The proposed development does not include any built form components.</td></tr>
<tr><td colspan="3">Streetscape</td></tr>
<tr><td>PO9

Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with</td><td>AO9

No acceptable outcome provided.</td><td>Not Applicable

The proposed development does not seek to alter the existing streetscape. Any streetscape requirements</td></tr>
</table>

Performance Outcomes	Acceptable Outcomes	Response
the intended character of the precinct through the use of: a. footpath paving; b. street trees; **c.** landscaping.		can be addressed through a future MCU application.
Service areas and storage		
PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.	**AO10** Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.	**Not Applicable** The proposed development is for an ROL and does not include any buildings with plant, equipment or services.
Reconfiguring a lot		
PO11 Reconfiguring a lot: a. in the Small lot precinct creates a lot with a minimum size of 300m²; or b. in the Suburban precinct: i. where not creating a rear lot, has a minimum size of 400m²; ii. where creating a rear lot, has a minimum size of 500m²; or c. in the Village precinct: i. where not creating a rear lot, has a minimum size of 500m²; ii. where creating a rear lot, has a minimum size of 600m².	**AO11** No acceptable outcome provided.	**Not Applicable** The site is not located within the Small lot precinct, Suburban precinct, or the Village precinct.
Social and health impact		
PO12 Development enhances the positive impacts and mitigates or avoids the	**AO15.1** Development meets the criteria for the uses stated in Table	**Not Applicable** The proposed development is for an ROL

Performance Outcomes	Acceptable Outcomes	Response
negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment.	2.1.2.1 of Planning scheme policy 7 - Social and health impact assessment where involving the sale or consumption of liquor.	and does not involve the sale or consumption of liquor.
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.	**AO12.2** Development does not provide for gaming.	**Not Applicable** The proposed development is for an ROL and does not involve the provision of gaming services.
Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct – Not Applicable – The proposed development is located within the Acreage Precinct.		
Acreage Precinct – Design		
Built Form		
PO15 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	**AO15** No acceptable outcome provided.	**Not Applicable** The proposed development does not include any built form components.
Site Cover		
PO16 Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	**AO16** Development in the Small acreage precinct has a maximum site cover of 20 percent.	**Not Applicable** The proposed development does not include any built form components or site cover.
Large suburban precinct – Not Applicable – The proposed development is located within the Acreage Precinct.		
Small acreage precinct – Not Applicable – The proposed development is located within the Acreage Precinct.		
Small lot precinct – Not Applicable – The proposed development is located within the Acreage Precinct.		
Suburban precinct – Not Applicable – The proposed development is located within the Acreage Precinct.		
Village precinct – Not Applicable – The proposed development is located within the Acreage Precinct.		