

THIS AMENDMENT WAS APPROVED FOR
ADOPTION BY THE MINISTER FOR STATE
DEVELOPMENT, INFRASTRUCTURE, LOCAL
GOVERNMENT AND PLANNING ON 6 JANUARY
2023 SUBJECT TO [MINISTERIAL CONDITIONS](#).

HOUSING AND LOT DIVERSITY AMENDMENT

EXPLANATORY REPORT

LOGAN PLANNING SCHEME 2015



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1 About the amendment

1.1. Short title

- (1) This amendment may be cited as the Housing and Lot Diversity Amendment.

1.2. Purpose

- (1) The purpose of this amendment is to:
- a) align the requirements for reconfiguring a lot in the Low density residential zone and Rural residential zone with community expectations through changes in lot size and frontage requirements;
 - b) establish lot frontage diversity requirements for larger scale residential developments; and
 - c) remove 'equivalent dwellings' for Dual occupancy to align with the above changes and rectify the manipulation of definitions within the planning scheme.
- (2) The definition of minimum average lot size in the planning scheme has resulted in the creation of numerous subdivisions with lots smaller than that intended or envisioned by the community. This occurs because the definition of minimum average lot size allows for the total site area (which includes constrained areas, park, road, etc.) to be divided by the number of lots created rather than a true average of the lots.

To rectify this issue, it is proposed that the definition and use of average lot size be removed from the entire planning scheme.

As a consequence of removing average lot size, new measures are required to control the size of lots being created. It is therefore proposed to introduce/revise minimum lot sizes for the following precincts:

- a) Low density residential zone: Small lot, Suburban and Village precincts
- b) Rural residential zone: Park residential precinct
- c) Loganholme local plan: Suburban residential precinct

The introduction of the minimum average lot size concept in the planning scheme partly sought to bring about lot size diversity. As a consequence of removing this concept, a new mechanism is required to ensure lot diversity and therefore the ability to vary housing products to avoid repetition in the built form. This is proposed to be achieved by making changes to the current minimum frontage requirements as well as the introduction of provisions that seek to achieve a wide and noticeable variety of lot widths where 10 or more lots are created.

- (3) The term 'equivalent dwellings' allows for the number of bedrooms included in both Dual occupancies and Multiple dwellings to vary the overall density achievable in a development by applying a discount factor. For example, a one bedroom unit is considered to be 0.5 dwellings while a three bedroom unit is considered one dwelling.

In the context of Dual occupancies, this term has resulted in the manipulation of the definition of 'bedroom' to circumvent the development assessment process, increase residential densities and avoid infrastructure charges. It is therefore proposed that the concept of 'equivalent dwellings' no longer apply to Dual occupancies.

1.3. Commencement

- (1) This amendment commences on the day specified in the gazettal notice.

1.4. This report

- (1) This explanatory report is provided to the Minister for State Development, Infrastructure, Local Government and Planning in accordance with section 20 of the *Planning Act 2016* and the Minister's Guidelines and Rules.
- (2) The report provides statements addressing:
 - (a) the nature and details of the proposed amendment;
 - (b) how the amendment reflects state interests in Shaping SEQ and State Planning Policy July 2017 (SPP).
- (3) In this document, the proposed changes to the planning scheme are presented as a strikethrough (eg. ~~strikethrough~~) where text is being omitted and underlined where text is being inserted.
- (4) Where new provisions have been inserted, subsequent outcomes have been renumbered but are not shown in this document. Refer to the full planning scheme amendment documents for these changes.
- (5) Where changes have been made following public notification, those changes are identified in **yellow highlighting**.
- (6) Where maps or figures are part of the proposed changes, an image of the map or figure has been included, with an embedded hyperlink. Activating the hyperlink will display the PDF map or figure to facilitate a more detailed review.

2 The proposed amendment

2.1. Matter 1 – Average lot size

2.1.1. Background

- (1) The Logan Planning Scheme 2015 (planning scheme) introduced a definition of 'average lot size', being:

Average lot size	The site area divided by the proposed number of lots.
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- (2) The intent behind the introduction of this term was to create a simple, quantifiable method to calculate average lot size while also indicating the expected density of development within any given precinct. In addition to this, the term incentivises the creation of infrastructure, such as roads and parks, as they do not then impede potential yield.
- (3) Logan City Council completed the Logan Housing Study in October 2020. Outcomes from this study have identified that subdivision in both infill and greenfield areas is:
- (a) not producing the expected density;
 - (b) resulting in the creation of lots with a size significantly smaller than the specified average lot size; and
 - (c) delivering fewer housing choices than desired.
- (4) This occurs because the definition allows for the total site area to be divided by the number of lots created rather than a true average of the lots (i.e. average lot size is skewed through the inclusion of roads, parks, balance lots, constraints, etc.).
- (5) These outcomes are inconsistent with the outcomes envisioned by the community as expressed in feedback provided by the community on previous amendments, such as the Logan Reserve Land Use Area Amendment.
- (6) A review of planning schemes in South East Queensland has identified that no other South East Queensland local governments seek to regulate subdivision by way of minimum average lot size.

2.1.2. Proposed solution to Matter 1 – Average lot size

- (1) To address the above issues, it is proposed that the definition and use of 'average lot size' be removed from the entire planning scheme.
- Removing 'average lot size' allows for alternative measures of minimum lot size and frontage to regulate the way development densities are met. The benefits to this change include having a simple, quantifiable standard across the planning scheme that is a repeatable and is a recognised and accepted measure of density used by other local governments.
- (2) As a consequence of removing 'average lot size' from the planning scheme, other changes are required, most notably including the introduction of new minimum lot sizes for the precincts where a minimum average lot size formerly applied. This is required as, in the absence of the existing minimum 'average lot size' parameters, the defaulting minimum lot sizes are considered too small and do not align with the character intent or community expectations for the relevant precincts. Furthermore, changes to minimum lot sizes also necessitates changes to minimum frontages to ensure conventional, achievable width to depth ratios.

The proposed lot size and frontage changes are as follows:

Zone	Precinct	Current min lot size	Proposed min lot size	Current min frontage (normal lot)	Proposed min frontage (normal lot)
Low density residential zone	Small lot	No minimum lot size	300m ²	10m	10m (no change)
	Suburban	350m ²	400m ²	15m	12.5m
	Village	500m ²	500m ² (no change)	18m	15m
Rural residential zone	Park residential	4,000m ²	5,000m ²	40m	40m (no change)

- (3) Changes are also proposed to the frontage requirements to achieve diversity through a mix of lot sizes and width. This includes changes to the current minimum frontage requirements as well as the introduction of the need for a wide and noticeable variety of frontages where 10 or more lots are created. It is proposed that the table below be introduced into the planning scheme through the Reconfiguring a lot code in order to achieve the wide and noticeable variety of frontages described.

Table 9.4.6.3.5 - Frontage requirements

Column 1	Column 2	Column 3	
Zone and/or precinct	Minimum frontage	Frontage	
		Maximum 70% of total lots created	Minimum 30% of total lots created
Low density residential zone - Small lot precinct	10m	10m - 12.49m	12.5m or greater
Low density residential zone - Suburban precinct	12.5m	12.5m - 14.99m	15m or greater
Low density residential zone - Village precinct	15m	15m - 17.99m	18m or greater

- (4) Importantly, it is proposed that no more than three adjoining lots have the same frontage, which advances the endeavour to achieve lot frontage diversity.
- (5) These provisions are to be further supported through the introduction of new guidance material in Planning scheme policy 8 - Urban design to assist in achieving housing and lot diversity. See section 3.12 of this report.
- (6) As a consequence of removing 'average lot size' from the planning scheme, changes are required to the strategic framework, tables of assessment and zone codes to align with and support minimum lot size and frontage requirements, maintaining consistent application and support for the provisions throughout the planning scheme.
- Significantly, character statements are proposed to be inserted into the Low density residential zone code for the Small lot, Suburban and Village precincts to articulate the qualitative characteristics of these precincts.
- (7) A notable change is also proposed to be made to the assessment benchmarks for rear lots within Part 5.6 Table of assessment – Reconfiguring a lot. A minimum rear lot size of 500m² is proposed to be introduced as a trigger for impact assessment. Similarly, a change is to be made to the minimum rear lot size in the Suburban precinct from 600m² to 500m². Council examined development practices over recent years and concluded that rear lots at 500m² are routinely able to achieve the size and dimensions necessary to accommodate a Dwelling house, while still upholding the character sought within the Suburban precinct.

2.2. Matter 2 – Dual occupancy

2.2.1. Background

- (1) Under the current planning scheme, a Dual occupancy is the residential use of a premises for two households involving two dwellings on a single lot or two dwellings on separate lots that share common property. Note that the proposed changes do not apply to Auxiliary Units.

In the Low density residential zone, a Dual occupancy is accepted development and is therefore assessed and approved by a private building certifier where the proposal is compliant with the assessment benchmarks. This relies upon the development meeting the equivalent dwelling density provisions prescribed by the planning scheme. If the density provisions cannot be met, the Dual occupancy becomes impact assessable (which requires public notification) and is assessed by Council.

- (2) The definition of 'equivalent dwelling' allows for a dwelling with three or more bedrooms to be 1 dwelling for the purpose of calculating density. A dwelling with fewer than three bedrooms is considered 0.7 dwellings where having two bedrooms or 0.5 dwellings where having one bedroom. 'Equivalent dwelling' and 'bedroom' are defined as follows:

Equivalent dwelling	The number of dwellings calculated and represented by the equivalent dwelling ratio. This ratio is a way to calculate dwelling yield based on an equivalence factor. For the purposes of the planning scheme the following ratios are used: a. a one bedroom dwelling equals 0.5 equivalent dwellings; b. a two bedroom dwelling equals 0.7 equivalent dwellings; c. a dwelling with three or more bedrooms equals 1 equivalent dwelling.
Bedroom	Any enclosed, habitable room in a dwelling that is capable of being used for sleeping accommodation.

- (3) The concept of 'equivalent dwelling' was originally introduced as a means to encourage housing diversity. However, investigation has revealed this tool is not achieving housing diversity and is being manipulated to produce lower levels of assessment than what ought to be required by the planning scheme. The definition of 'bedroom' is also difficult to enforce and ensure compliance. This has encouraged applicants and private building certifiers to amend building plans to identify multiple 'rooms' as any type of room other than a bedroom.
- (4) In addition, the number of bedrooms is also a determining factor in the calculation of infrastructure charges and is resulting in development being incorrectly charged.
- (5) The planning scheme currently offers a density concession for Dual occupancies on corner lots and lots with dual frontages, with the intent being that each dwelling can address and gain access from separate road frontages. However, many of the actual developments utilising these provisions have typically been in the form of Dual occupancies with both dwellings configured to gain access from the same frontage, thereby negating any advantage of having more than one frontage.

2.2.2. Proposed solution to Matter 2 – Dual occupancy

- (1) The removal of the 'equivalent dwelling' definition will rectify the manipulation of both definitions. For the purpose of calculating density, one dwelling will equal one dwelling regardless of the number of bedrooms. This will ensure any Dual occupancy will need to meet the density requirements for the relevant zone and not circumvent the assessment provisions on a technicality of bedroom numbers.
- (2) Secondly, the removal of the 'equivalent dwelling' measure in conjunction with the proposed lot size and frontage amendments outlined in 2.1.2 is proposed to result in the following for Dual occupancies:
- Low density residential zone - Small lot precinct
 - removal of reference to 'equivalent dwellings';
 - introduction of a minimum site area of 525m²;
 - removal of the density concession granted for corner lots/dual road lots.
 - Low density residential zone - Suburban precinct
 - removal of reference to 'equivalent dwellings';

- introduction of a minimum site area of 700m²;
 - removal of the density concession granted for corner lots/dual road lots.
 - Low density residential zone - Village precinct
 - removal of reference to 'equivalent dwellings';
 - introduction of a minimum site area of 875m²;
 - removal of the density concession granted for corner lots/dual road lots.
- (3) As a consequence of removing 'equivalent dwellings' for Dual occupancies, a new 'density' definition is proposed to be included to replace 'net density'. This definition removes the term 'equivalent dwellings' in the calculation of density as below.

Density	The number of dwellings divided by the site area in hectares.
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2.3. State interests

2.3.1. ShapingSEQ

- (1) The proposed amendment does not conflict with the outcomes sought under Shaping SEQ.
- (2) ShapingSEQ sets minimum residential density requirements for development inside the Urban Footprint. The density requirements (or density targets) for new communities are a net residential density of 15-25 dwellings/ha; or 30-60 dwellings/ha net residential density if these areas are within easy walking distance to an existing or proposed public transport station. Net residential density is the number of dwellings or single dwelling lots, or a combination, divided by the area of the lots and local roads and parks i.e. the overall site minus the following: constrained areas (e.g. areas subject to flooding, protected vegetation, etc.); non-residential sites/uses (e.g. medical facilities, education facilities, shops, community services, non-local parks, drainage land, etc.); and non-local transport and other infrastructure. Net residential density is used in ShapingSEQ to calculate density. It is important to note that the planning scheme uses different density calculations to determine density.
- (3) ShapingSEQ also employs the term 'housing diversity' which refers to the range of housing types provided within a city or neighbourhood to meet the needs of a socio-economically diverse community. Housing diversity can be delivered through the provision of a range of dwelling products, sizes and built forms. The provision of a diverse range of dwelling styles and densities ensures that residents have a choice in housing. It also addresses the housing needs of residents at different stages of life and diverse household types, such as young families, professionals, retirees, those with disabilities and multi-generational households. Housing diversity within a neighbourhood can allow residents to remain in the same community when their life circumstances change or allow for multi-generational living.
- (4) Element 3: New communities
- Shaping SEQ seeks to manage dwelling growth through planning for a net residential density of 15-25 dwellings/ha in new communities or 30-60 dwellings/ha net residential density if these areas are within easy walking distance to an existing or proposed public transport station.
- (5) The Logan City Council in-house Logan Growth Model indicates that the changes proposed by the Housing and Lot Diversity Amendment will not decrease Logan's ShapingSEQ density targets or development yield. This takes into account hard constraints (i.e. flooding, etc.) and 18% infrastructure/access provision for development.
- (6) The Logan Growth Model demonstrates that there is an ultimate capacity increase across the city, with an ultimate capacity increase of 27,653 dwellings or 8.43% growth based on the proposed changes.

Logan Growth Model based on Housing and Lot Diversity Amendment density (citywide)

Column 1 Projection area (Local Government Area)	Column 2 LGIP Development type	Column 3 Existing and predicted population		Column 4 Planning Scheme Scenario Test	Column 5 Value Change	
		30 June 2020 (base date)	Ultimate (LPS v8)	Ultimate (LPS v9)	Value change	Percentage change
Logan City	Detached dwelling	99,871	242,870	263,823	20,953	8.63%
	Semi-detached dwelling	14,914	34,426	36,273	1,847	5.37%
	Attached dwelling	725	40,150	43,241	3,091	7.70%
	Other dwelling	488	838	853	16	1.85%
	Retirement village	4,460	9,810	11,556	1,746	17.80%
	Non-private dwelling	25	95	95	0	0.00%
	Total dwelling	120,482	328,189	355,842	27,653	8.43%
	Non-private beds	2,036	2,791	3,025	234	8.39%

Note – Reference to LPS v9 above is a reference to policy changes proposed by the Housing and Lot Diversity Amendment

2.3.2. State Planning Policy

- (1) The proposed amendment does not conflict with the outcomes sought under the State Planning Policy 2017 (SPP).
- (2) The SPP provides a policy framework and planning direction for local governments to manage housing supply and other planning matters.
- (3) The proposed amendment assists the planning scheme to promote housing which facilitates a range of accommodation types and can cater for the variety of lifestyle choices, household types and incomes of the projected demographic, economic and social profile of the local government area.
- (4) Proposed provisions further the planning scheme's support of the delivery of a diverse range of housing in accessible and well-serviced locations. This is demonstrated through provisions that support the delivery of different intensities and forms of residential development supporting greater housing choice within each residential neighbourhood, including diversity in housing size (including lot size), built form, density, location and accessibility.
- (5) The proposed amendment promotes a mix of lot sizes and configurations that encourage a variety of housing options and well-designed built form outcomes that addresses affordable and diverse housing forms.

3 Amendments to the planning scheme

- (1) The following sections demonstrate the proposed changes, insertions and deletions in the specific provisions through the planning scheme to reflect the policy changes outlined in section 2 above.

3.2. Amendments to the Strategic Framework

Insert guidance into section 3.4.1 Strategic outcomes

3.4 Residential

3.4.1 Strategic outcomes

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.
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.

Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.

3. Logan has sufficient specialised residential accommodation to meet the needs of those people in the community that have special residential accommodation needs.

Editor's note - Specialised residential accommodation includes Retirement facilities, Residential care facilities, Community residences, Relocatable home parks and Rooming accommodation.

4. Rural residential development provides a lifestyle housing choice in Logan.

Insert reconfiguring a lot requirements and guidance into element 3.4.3 Density.

3.4.3 Element - Density

3.4.3.1 Specific outcomes

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

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

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

Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.

3.3. Amendments to the Table of Assessment – Material change of use

Remove 'equivalent dwelling' and 'net density' from the Low density residential zone Table 5.5.5.1 for the Dual occupancy use.

Insert minimum area provisions to the Low density residential zone Table 5.5.5.1 for the Dual occupancy use.

Insert common wall provisions to the Low density residential zone Table 5.5.5.1 for the Dual occupancy use.

Dual occupancy	Accepted development (subject to requirements)	
	<p>If -</p> <p>a. a Dual occupancy (auxiliary unit) and in any precinct; or</p> <p>b. not Dual occupancy (auxiliary unit); where the dwellings share a common wall; and in the Small lot precinct on a lot with a minimum area of 525m²; or</p> <p>c. not Dual occupancy (auxiliary unit); where the dwellings do not share a common wall; and in the Small lot precinct on a lot with a minimum area of 600m²; or</p> <p>d. and—</p> <p>i. if on a corner lot or a dual road lot, the net density does not exceed 57 equivalent dwellings per hectare; or</p> <p>ii. if not on a corner lot or a dual road lot, the net density does not exceed 28.5 equivalent dwellings per hectare; or</p> <p>e. not Dual occupancy (auxiliary unit); where the dwellings share a common wall; and in the Suburban precinct on a lot with a minimum area of 700m²; or</p> <p>f. not Dual occupancy (auxiliary unit); where the dwellings do not share a common wall; and in the Suburban precinct on a lot with a minimum area of 800m²; or</p>	<p>If Dual occupancy (auxiliary unit) -</p> <p>9.3.1 Dual occupancy and Dwelling house code</p> <p>If not Dual occupancy (auxiliary unit) -</p> <p>6.2.5 Low density residential zone code</p> <p>9.3.1 Dual occupancy and Dwelling house code</p> <p>9.4.2 Filling and excavation code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.7 Servicing, access and parking code</p>

	<p>g. and-</p> <p>i. if on a corner lot or a dual road lot, the net density does not exceed 28.5 equivalent dwellings per hectare; or</p> <p>ii. if not on a corner lot or a dual road lot, the net density does not exceed 20 equivalent dwellings per hectare; or</p> <p>h. not Dual occupancy (auxiliary unit) where the dwellings share a common wall, and in the Village precinct on a lot with a minimum area of 875m²;</p> <p>i. not Dual occupancy (auxiliary unit) where the dwellings do not share a common wall, and in the Village precinct on a lot with a minimum area of 1,000m²;</p> <p>j. and-</p> <p>i. if on a corner lot or a dual road lot, the net density does not exceed 20 equivalent dwellings per hectare; or</p> <p>ii. if not on a corner lot or a dual road lot, the net density does not exceed 16.5 equivalent dwellings per hectare.</p> <p>Editor's note - to determine the net density, divide the number of equivalent dwellings by the site area in m², and multiply by 10,000. Equivalent dwellings are defined in Schedule 1.</p>	
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Replace net density ratio figure to reflect lot size changes to the Low density residential zone Table 5.5.5.1 for the Multiple dwelling use.

Multiple dwelling	Code assessment	
	<p>If -</p> <p>a. it is in the Small lot precinct and the net density does not exceed 28.5 <u>33</u> equivalent dwellings per hectare; or</p> <p>b. it is in the Suburban precinct and the net density does not exceed 20 <u>25</u> equivalent dwellings per hectare; or</p> <p>c. it is in the Village precinct and the net density does not exceed 16.5 <u>20</u> equivalent dwellings per hectare.</p>	<p>6.2.5 Low density residential zone code</p> <p>9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code</p> <p>9.4.2 Filling and excavation code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.4 Landscape code</p> <p>9.4.7 Servicing, access and parking code</p>

Replace net density ratio figure to reflect lot size changes to the Low density residential zone Table 5.5.5.1 for the Relocatable home park use.

Relocatable home park	Code assessment	6.2.5 Low density residential zone code 9.3.4 Relocatable home park, Residential care facility and Retirement facility code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code
	<p>If -</p> <p>a. it is in the Large suburban precinct and the net density does not exceed 10 equivalent dwellings per hectare; or</p> <p>b. it is in the Small lot precinct and the net density does not exceed 28.5 33 equivalent dwellings per hectare; or</p> <p>c. it is in the Suburban precinct and the net density does not exceed 20 25 equivalent dwellings per hectare; or</p> <p>d. it is in the Village precinct and the net density does not exceed 46.5 20 equivalent dwellings per hectare.</p>	

Remove 'equivalent dwelling' and 'net density' from the Low-medium density residential zone Table 5.5.5.1 for the Dual occupancy use.

Dual occupancy	Accepted development (subject to requirements)	<p>If Dual occupancy (auxiliary unit) -</p> 9.3.1 Dual occupancy and Dwelling house code
	<p>If -</p> <p>a. not Dual occupancy (auxiliary unit), where the dwellings share a common wall, and in the Townhouse precinct on a corner lot or dual road lot, the net density does not exceed 40 equivalent dwellings per hectare; on a lot with a minimum area of 500m²;</p> <p>b. a Dual occupancy (auxiliary unit) and in the Apartment precinct or Townhouse precinct.</p> <p>Editor's note - to determine the net density, divide the number of equivalent dwellings by the site area in m², and multiply by 10,000. Equivalent dwellings are defined in Schedule 1.</p>	<p>If not Dual occupancy (auxiliary unit) -</p> 6.2.7 Low-medium density residential zone code 9.3.1 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If not accepted development (subject to requirements).	<p>If Dual occupancy (auxiliary unit) -</p> 9.3.1 Dual occupancy and Dwelling house code <p>If not Dual occupancy (auxiliary unit) -</p> 6.2.7 Low-medium density residential zone code 9.3.1 Dual occupancy and Dwelling house code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

3.4. Amendments to the Table of Assessment – Reconfiguring a lot

Remove 'average lot size' from the Table of assessment - Reconfiguring a lot (Table 5.6.1).

Insert minimum lot size in the Table of assessment - Reconfiguring a lot (Table 5.6.1) for:

- Low density residential zone: Small lot, Suburban, Village precincts
- Rural residential zone: Park residential precinct
- Loganholme local plan: Suburban residential precinct

Insert 'Note - The minimum rear lot area is clear of the access strip.'

Change 'a proposed lot' to 'all proposed lots' to address consistency issues in the Table of assessment – Reconfiguring a lot (Table 5.6.1).

Emerging community	Code assessment	
	If <u>all</u> proposed lots are is 20 hectares or greater.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme

Low density residential	Code assessment	
	<p>If -</p> <p>a. in the Small lot precinct, the average lot size is 350m² <u>all proposed lots are 300m² or greater</u>; or</p> <p>b. in the Suburban precinct -</p> <p>i. <u>all proposed lots are</u> is 350-400m² or greater;</p> <p>ii. the average lot size is <u>all proposed rear lots are</u> 500m² or greater; or</p> <p>c. in the Village precinct -</p> <p>i. <u>all proposed lots are</u> is 500m² or greater;</p> <p>ii. the average lot size is <u>all proposed rear lots are</u> 600m² or greater; or</p> <p>d. in the Large suburban precinct, <u>all proposed lots are</u> is 1,000m² or greater; or</p> <p>e. in the Small acreage precinct, <u>all proposed lots are</u> is 2,000m² or greater; or</p> <p>f. in the Acreage precinct, <u>all proposed lots are</u> is 4,000m² or greater; or</p> <p>g. for the purpose of reconfiguring an existing or approved <u>Multiple dwelling</u> (or equivalent use under the superseded planning scheme).</p> <p><u>Note - The minimum rear lot area is clear of the access strip.</u></p>	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme

Low-medium density residential	Code assessment	
	<p>If -</p> <p>a. in the Townhouse precinct, the minimum lot size is <u>all proposed lots are</u> 500m² or greater; or</p> <p>b. in the Apartment precinct, the minimum lot size is <u>all proposed lots are</u> 800m² or greater; or</p> <p>c. for the purpose of reconfiguring an existing or approved <u>Multiple dwelling</u> (or equivalent use under the superseded planning scheme).</p> <p>Editor's note - For land in the Loganholme local plan area, refer to Table 5.9.6.2 - Loganholme local plan: Reconfiguring a lot. For land in the Loganlea local plan area, refer to Table 5.9.7.2 - Loganlea local plan: Reconfiguring a lot.</p>	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme

Medium density residential	Code assessment	
	<p>If -</p> <p>a. <u>all proposed lots are</u> 1,200m² or greater; or</p> <p>b. for the purpose of reconfiguring an existing or approved <u>Multiple dwelling</u> (or equivalent use under the superseded planning scheme).</p> <p>Editor's note - For land in the Loganlea local plan area, refer to Table 5.9.7.2 - Loganlea local plan: Reconfiguring a lot.</p>	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme

Rural residential	Code assessment	
	<p>If -</p> <p>a. in the Park living precinct, all proposed lots are is 100 hectares or greater; or</p> <p>b. in the Park residential precinct -</p> <p>i. all proposed lots are is 45,000m² or greater; or</p> <p>ii. the average lot size is 5,000m² or greater; or</p> <p>c. in the Cottage rural precinct or the Carbrook precinct -</p> <p>i. all proposed lots are is 20 hectares or greater, if in the urban footprint; or</p> <p>ii. all proposed lots are is 100 hectares or greater, if in the regional landscape rural production area in the South East Queensland Regional Plan 2009-2031.</p>	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme
Rural	Code assessment	
	If all proposed lots are is 100 hectares or greater.	9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.6 Reconfiguring a lot code 9.4.7 Servicing, access and parking code
	Impact assessment	
	If not code assessment.	The planning scheme

3.5. Amendments to the Table of Assessment – Local plans

Remove 'equivalent dwelling' and 'net density' from the Loganholme local plan table 5.9.6.1 for the Dual occupancy use.

Insert minimum area provisions to the Loganholme local plan table 5.9.6.1 for the Dual occupancy use.

Remove 'average lot size' from the Loganholme local plan: reconfiguring a lot table 5.9.6.2 for the Low density residential zone.

Insert minimum area provisions to the Loganholme local plan: reconfiguring a lot table 5.9.6.2 for the Low density residential zone.

Dual occupancy	Accepted development (subject to requirements)	
	<p>If -</p> <p>a. a <u>Dual occupancy (auxiliary unit)</u> and not in the -</p> <p>i. Bismark Street neighbourhood centre; or</p> <p>ii. Bryants Road local centre; <u>or</u></p> <p>b. not <u>Dual occupancy (auxiliary unit)</u> and on a <u>corner lot</u> in the -</p> <p>i. in the Residential choice precinct; <u>or corner lot or dual road</u> the <u>net density</u> does not exceed <u>40 equivalent dwellings</u> per hectare; or</p> <p>ii. not <u>Dual occupancy (auxiliary unit)</u> in the Residential frame precinct; <u>or on a corner lot or dual road lot</u> the <u>net density</u> does not exceed <u>65 equivalent dwellings</u> per hectare; or</p> <p>c. not <u>Dual occupancy (auxiliary unit)</u> and in the Suburban residential precinct <u>on a lot with a minimum area of 800m²</u> on a lot and -</p> <p>i. <u>on a corner lot or a dual road lot</u> the <u>net density</u> does not exceed <u>28.5 equivalent dwellings</u> per hectare; or</p> <p>ii. <u>not on a corner lot or dual road lot</u> the <u>net density</u> does not exceed <u>20 equivalent dwellings</u> per hectare.</p>	<p>If <u>Dual occupancy (auxiliary unit)</u> - <u>9.3.1 Dual occupancy and Dwelling house code</u></p> <p>If not <u>Dual occupancy (auxiliary unit)</u> - <u>6.2.5 Low density residential zone code</u>, if the land is in that zone</p> <p><u>6.2.7 Low-medium density residential zone code</u>, if the land is in that zone</p> <p><u>7.2.6 Loganholme local plan code</u></p> <p><u>9.3.1 Dual occupancy and Dwelling house code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>
	Code assessment	
	<p>If -</p> <p>a. not <u>accepted development (subject to requirements)</u>;</p> <p>b. in the Residential choice precinct; or Residential frame precinct. <u>or</u> Suburban residential precinct.</p>	<p><u>6.2.7 Low-medium density residential zone code</u></p> <p><u>7.2.6 Loganholme local plan code</u></p> <p><u>9.3.1 Dual occupancy and Dwelling house code</u></p> <p><u>9.4.2 Filling and excavation code</u></p> <p><u>9.4.3 Infrastructure code</u></p> <p><u>9.4.4 Landscape code</u></p> <p><u>9.4.7 Servicing, access and parking code</u></p>

Multiple dwelling	Accepted development (subject to requirements)	
	<p>If -</p> <ul style="list-style-type: none"> a. the material change of use - <ul style="list-style-type: none"> i. does not involve building work; or ii. involves building work that does not increase the existing gross floor area; or iii. involves minor building work; b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct. 	<p>6.2.1 Centre zone code 7.2.6 Loganholme local plan code 9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code</p>
	Code assessment	
	<p>If -</p> <ul style="list-style-type: none"> a. not accepted development (subject to requirements); b. in the Bismark Street neighbourhood centre precinct or Bryants Road local centre precinct; or c. in the Residential core precinct the dwellings are apartments; or d. in the Residential frame precinct the dwellings are apartments; or e. in the Residential choice precinct the dwellings are townhouses; or f. in the Suburban residential precinct - <ul style="list-style-type: none"> i. the dwellings are townhouses; ii. the net density does not exceed 20 equivalent dwellings per hectare. 	<p>6.2.1 Centre zone code, if the land is in that zone 6.2.5 Low density residential zone code, if the land is in that zone 6.2.7 Low-medium density residential zone code, if the land is in that zone 7.2.6 Loganholme local plan code 9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code</p>

Table 5.9.6.2 - Loganholme local plan: reconfiguring a lot

Zone	Category of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential	Impact assessment	
	<p>If -</p> <ul style="list-style-type: none"> a. in the Large lot residential precinct, a proposed lot is less than 1,000m²; or b. in the Suburban residential precinct - <ul style="list-style-type: none"> i. a proposed lot is less than 350m²400m²; or ii. the proposed average lot size is less than 500m²; or iii. the site has a frontage less than 40m. 	The planning scheme

3.6. Amendments to the Low density residential zone code

Remove 'equivalent dwelling' and 'net density' from the Low density residential zone purpose section 6.2.5.2.

Remove 'average lot size' from provisions for the Low density residential zone purpose section 6.2.5.2

Insert minimum area provisions in the Low density residential zone purpose section 6.2.5.2 for the Dual occupancy use.

Insert minimum area provisions in the Low density residential zone purpose section 6.2.5.2 for Reconfiguring a lot.

Replace net density ratio figure to reflect lot size changes to the Low density residential zone purpose section 6.2.5.2 for the Multiple dwelling use.

6.2.5.2 Purpose

1. The purpose of the Low density residential zone is to provide for:
 - a. a variety of low density dwelling types, including dwelling houses; and
 - b. community uses, and small-scale services, facilities and infrastructure, to support local residents.
2. The local government purpose of the Low density residential zone code is to:
 - a. provide for predominantly dwelling houses;
 - b. provide small-scale non-residential development that caters for the daily needs of local residents;
 - c. provide levels of comfort, quiet, privacy and safety reasonably expected in a predominantly residential environment.
3. The purpose of the code will be achieved through the following overall outcomes:
 - a. the design of the built form:
 - i. is responsive to site characteristics, including the shape, frontage, size, orientation and slope;
 - ii. ensures that its size and bulk is consistent with the character of the residential environment;
 - iii. incorporates appropriate boundary clearances and building separation to protect and provide privacy for residents;
 - iv. ensures it is easily and safely accessed;
 - v. provides a streetscape that is attractive, pedestrian friendly and supports the precinct character;
 - b. development protects amenity consistent with its location in the Low density residential zone and precinct and the surrounding area;
 - c. development contributes to the visual amenity of the residential streetscape;
 - d. in the Acreage precinct:
 - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a large single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
 - ii. the built form is characterised by Dwelling houses in a semi-rural landscape setting where the landscape or bush character dominates the built environment;
 - iii. development has a maximum net density of 2.5 equivalent dwellings per hectare;
 - e. in the Large suburban precinct:
 - i. land uses comprise:
 - A. Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Relocatable home park, Residential care facility Retirement facility or Sales office; or
 - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, or small-scale Shop;
 - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 10 equivalent dwellings per hectare;
 - f. in the Small acreage precinct:
 - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Residential care facility, Retirement facility or Sales office;
 - ii. the built form is characterised by Dwelling houses in an urban landscape setting where the landscape character dominates the built environment;
 - iii. development has a maximum net density of five equivalent dwellings per hectare;

- g. in the Small lot precinct:
- i. land uses comprise:
 - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
 - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, or small-scale Shop;
 - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 28.5 equivalent dwellings per hectare or 57 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot
 - v. a Dual occupancy, where the dwellings share a common wall, is located on a lot with a minimum area of 525m²;
 - vi. a Dual occupancy, where the dwellings do not share a common wall, is located on a lot with a minimum area of 600m²;
 - vii. a Multiple dwelling has a maximum net density of 33 equivalent dwellings per hectare;
 - viii. Reconfiguring a lot:
 - A. creates lots with a minimum size of 300m²;
 - B. provides for a compact form of detached residential living with landscaping;
- h. in the Suburban precinct:
- i. land uses comprise:
 - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
 - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service or small-scale Shop;
 - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 20 equivalent dwellings per hectare or 28.5 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot;
 - v. a Dual occupancy, where the dwellings share a common wall, is located on a lot with a minimum area of 700m²;
 - vi. a Dual occupancy, where the dwellings do not share a common wall, is located on a lot with a minimum area of 800m²;
 - vii. a Multiple dwelling has a maximum net density of 25 equivalent dwellings per hectare;
 - viii. Reconfiguring a lot:
 - A. where not creating a rear lot, has a minimum size of 400m²;
 - B. where creating a rear lot, has a minimum size of 500m²;
 - C. maintains a block pattern that accommodates traditional backyards and large trees;
- i. in the Village precinct:
- i. land uses comprise:
 - A. Caretaker's accommodation, Dual occupancy, Dwelling house on a single lot, Home-based business, Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility or Sales office; or
 - B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service or small-scale Shop;
 - ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
 - iii. the built form is characterised by Dwelling houses in an urban landscape setting;
 - iv. development has a maximum net density of 16.5 equivalent dwellings per hectare or 20 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot
 - v. a Dual occupancy, where the dwellings share a common wall, is located on a lot with a minimum area of 875m²;
 - vi. a Dual occupancy, where the dwellings do not share a common wall, is located on a lot with a minimum area of 1,000m²;
 - vii. a Multiple dwelling has a maximum net density of 20 equivalent dwellings per hectare;
 - viii. Reconfiguring a lot:
 - A. where not creating a rear lot, has a minimum size of 500m²;
 - B. where creating a rear lot, has a minimum size of 600m²;
 - C. maintains a block pattern that accommodates traditional backyards, large trees and wider frontages;

Insert PO4/AO4 to reflect proposed Table 6.2.5.3.4 – Low density residential zone densities.

Density	
PO4 Development achieves a density consistent with that intended for the precinct.	AO4 Development has a maximum net density shown in Table 6.2.5.3.4 - Low density residential zone net densities .

Insert PO11/AO11 to cite minimum lot sizes for the Small lot precinct, Suburban precinct and Village precinct.

Reconfiguring a lot	
PO11 Reconfiguring a lot <ul style="list-style-type: none"> a. in the Small lot precinct creates a lot with a minimum size of 300m²; or b. in the Suburban precinct <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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

Update table 6.2.5.3.4 - Low density residential zone densities to reflect removal of average size, minimum area provisions and adjusted net density ratio figures.

Table 6.2.5.3.4 - Low density residential zone net densities

Precinct	Land use	Maximum net density
Acreage	All uses	2.5 equivalent dwellings per hectare
Large suburban	Relocatable home park, Residential care facility or Retirement facility	No maximum-net density
	All other uses	10 equivalent dwellings per hectare
Small acreage	All uses	5 equivalent dwellings per hectare
Small lot	Dual occupancy (with a shared common wall)	28.5 equivalent dwellings per hectare 38 dwellings per hectare (Minimum lot size 525m ²)
	Dual occupancy that is located on a corner lot or dual road lot (without a shared common wall)	57 equivalent dwellings per hectare 33 dwellings per hectare (Minimum lot size 600m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum-net density
	All other uses Multiple dwellings	28-533 equivalent dwellings per hectare
Suburban	Dual occupancy (with a shared common wall)	20 equivalent dwellings per hectare 28 dwellings per hectare (Minimum lot size 700m ²)
	Dual occupancy that is located on a corner lot or dual road lot (without a shared common wall)	28.5 equivalent dwellings per hectare 25 dwellings per hectare (Minimum lot size 800m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum-net density
	All other uses Multiple dwellings	20-25 equivalent dwellings per hectare
Village	Dual occupancy (with a shared common wall)	16.5 equivalent dwellings per hectare 22 dwellings per hectare (Minimum lot size 875m ²)
	Dual occupancy that is located on a corner lot or dual road lot (without a shared common wall)	20 equivalent dwellings per hectare 20 dwellings per hectare (Minimum lot size of 1,000m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum-net density
	All other uses Multiple dwellings	16-520 equivalent dwellings per hectare

3.7. Amendments to the Rural residential zone code

Insert minimum area provisions in the Rural residential zone purpose section 6.2.13.2 for Reconfiguring a lot.

6.2.13.2 Purpose

1. The purpose of the Rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
2. The local government purpose of the Rural residential zone code is to:
 - a. predominantly provide for Dwelling houses on larger lots;
 - b. provide for development in a semi-rural, landscaped or bushland setting;
 - c. protect rural residential amenity.
3. The purpose of the Rural residential zone code will be achieved through the following overall outcomes:
 - a. the design of the built form:
 - i. responds to site characteristics, including the shape, frontage, size, orientation and slope;
 - ii. produces a built form that is compatible with the semi-rural, landscaped or bushland setting;
 - iii. provides that the semi-rural, landscaped or bushland setting predominates over the built form;
 - iv. incorporates appropriate boundary clearances to protect and provide privacy for residents;
 - v. ensures it is easily and safely accessed;
 - b. development protects amenity consistent with its location in the Rural residential zone or precinct and the surrounding area;
 - c. in the Carbrook precinct:
 - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business, Nature-based tourism, Roadside stall or Sales office;
 - ii. development:
 - A. protects the fauna, flora and environmental values;
 - B. protects the scenic amenity values;
 - C. has a landscaped or bushland setting;
 - d. in the Cottage rural precinct:
 - i. land uses comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business, Nature-based tourism, Rural activities on larger lots (other than Aquaculture and Intensive animal industry) or Sales office;
 - ii. development has a semi-rural or bushland setting;
 - e. in the Park living precinct:
 - i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office;
 - ii. development has a landscaped or bushland setting;
 - f. in the Park residential precinct:
 - i. land use comprise Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Emergency services, Home-based business or Sales office;
 - ii. development has a landscaped or bushland setting;
 - iii. Reconfiguring a lot creates lots with a minimum size of 5,000m².

Editor's note - the Park living precinct, the Cottage rural precinct and the Carbrook precinct do not provide for any new lots to be created.

3.8. Amendments to the Loganholme local plan code

Remove 'equivalent dwelling' and 'net density' from the Loganholme local plan code purpose section 7.2.6.3 for the Dual occupancy use.

7.2.6.3 Purpose

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

- vi. built form contributes positively to the immediate [streetscape](#) character with highly articulated buildings and detailing;
- vii. parking and vehicle access to premises does not detract from the pedestrian and shopping environment on an [active frontage street](#);
- g. In the Bryants Road local centre precinct:
 - i. land uses comprise a mix of [Local centre activities](#) other than [Garden centre](#);
 - ii. [Caretaker's accommodation](#), [Dwelling unit](#), [Multiple dwelling](#), [Residential care facility](#) or [Retirement facility](#) do not compromise the street level activation of the precinct;
 - iii. development ensures the amenity and privacy of adjoining precincts is protected by utilising appropriate [boundary clearances](#);
 - iv. built form contributes positively to the immediate [streetscape](#) character with highly articulated buildings, detailing and screening of service areas;
 - v. development is consistent with the intended residential, retail and commercial character of the precinct;
- h. In the Large lot residential precinct:
 - i. land uses comprise:
 - A. [Caretaker's accommodation](#), [Dual occupancy \(auxiliary unit\)](#), [Dwelling house](#), [Home-based business](#), [Residential care facility](#), [Retirement facility](#) or [Sales office](#); or
 - B. other uses that cater for local residents being [Childcare centre](#), [Community use](#), small-scale [Food and drink outlet](#) (excluding a drive-through facility), small-scale [Health care service](#) or small-scale [Shop](#);
 - ii. a small-scale [Shop](#) does not undermine the viability of a nearby centre or the [centre hierarchy](#);
 - iii. the built form is characterised by [Dwelling houses](#) in an urban landscape setting;
 - iv. development:
 - A. has a maximum [net density](#) of 10 [equivalent dwellings](#) per hectare;
 - B. retains natural elements and [vegetation](#) to enhance ecological values;
- i. In the Residential choice precinct:
 - i. land uses comprise:
 - A. [Caretaker's accommodation](#), [Community residence](#), [Dual occupancy](#), [Dwelling house](#), [Dwelling unit](#), [Home-based business](#), [Multiple dwellings](#) being [townhouses](#), [Residential care facility](#), [Retirement facility](#) or [Sales office](#); or
 - B. other uses that cater for local residents being [Childcare centre](#), [Community care centre](#), [Community use](#), small-scale [Food and drink outlet](#) (excluding a drive-through facility), small-scale [Health care service](#) or small-scale [Shop](#);
 - ii. a small-scale [Shop](#) does not undermine the viability of a nearby centre or the [centre hierarchy](#);
 - iii. the built form is characterised by a walkable urban neighbourhood with both detached housing and low-medium intensity low rise housing and high levels of amenity;
 - iv. development has a:
 - A. [building height](#) and bulk that is consistent with adjoining dwellings and the intended zone and precinct character;
 - B. density that is consistent with its proximity to the nearby centres and [public transport](#) on Bryants Road;
- j. In the Residential core precinct:
 - i. land uses comprise:
 - A. [Caretaker's accommodation](#), [Community residence](#), [Dual occupancy \(auxiliary unit\)](#), [Dwelling house](#), [Dwelling unit](#), [Home-based business](#), [Multiple dwelling](#) being [apartments](#), [Residential care facility](#), [Retirement facility](#), [Rooming accommodation](#), [Sales office](#) or [Short-term accommodation](#); or
 - B. other uses that cater for local residents being [Childcare centre](#), [Community care centre](#), [Community use](#), small-scale [Food and drink outlet](#) (excluding a drive-through facility), [Function facility](#), small-scale [Health care service](#) or small-scale [Shop](#);
 - ii. a small-scale [Shop](#) does not undermine the viability of a nearby centre or the [centre hierarchy](#);
 - iii. the built form is characterised by a walkable urban neighbourhood with medium intensity multi-[storey](#) housing and high levels of amenity;
 - iv. development has a:
 - A. [building height](#) and bulk that is responsive to its location adjacent to the Shaller Park local plan area and is consistent with the intended zone and precinct character;

- B. density that is consistent with its proximity to the Shailer Park local plan area and high frequency public transport;
- k. In the Residential frame precinct:
- i. land uses comprise:
- A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling being apartments, Residential care facility, Retirement facility, Rooming accommodation, Sales office or Short-term accommodation; or
- B. other uses that cater for local residents being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), Function facility, small-scale Health care service or small-scale Shop;
- ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
- iii. the built form is characterised by a walkable urban compact neighbourhood with low-medium intensity multi-storey housing and high levels of amenity;
- iv. development has a:
- A. building height and bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
- B. density that is consistent with its proximity to the nearby centres and public transport on Bryants Road;
- l. In the Suburban residential precinct:
- i. land uses comprise:
- A. Caretaker's accommodation, Dual occupancy, Dwelling house, Home-based business, Multiple dwellings being townhouses, Residential care facility, Retirement facility or Sales office; or
- B. other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service or small-scale Shop;
- ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
- iii. the built form is characterised by Dwelling houses in an urban landscape setting;
- iv. development has a maximum net density of 20 equivalent dwellings per hectare or 28.5 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot.

Insert minimum area provisions in the Loganholme local plan code, Table 7.2.6.4.1, AO36.2 for the Dual occupancy use.

Remove 'equivalent dwelling' and 'net density' from the Loganholme local plan code, Table 7.2.6.4.1, AO51.1 for the Dual occupancy use.

Insert minimum area provisions in the Loganholme local plan code, Table 7.2.6.4.1, AO51.2 for the Dual occupancy use.

Remove 'equivalent dwelling' and 'net density' from the Loganholme local plan code, Table 7.2.6.4.1, AO59.1 for the Dual occupancy use.

Insert minimum area provisions in the Loganholme local plan code, Table 7.2.6.4.1, AO59.2 for the Dual occupancy use.

PO36

Development in the Residential choice precinct:

- achieves a density consistent with that intended for the precinct;
- 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.

AO36.1

Development, other than a Dual occupancy, in the Residential choice precinct has a maximum net density of 40 equivalent dwellings per hectare.

AO36.2

A Dual occupancy in the Residential choice precinct is located on a lot with a minimum area of 600m².

PO51

Development in the Residential frame precinct:

- achieves a density consistent with that intended for the precinct;
- 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.

AO51.1

Development, other than a Dual occupancy, in the Residential frame precinct has a maximum net density of 65 equivalent dwellings per hectare.

AO51.2

A Dual occupancy in the Residential frame precinct is located on a lot with a minimum area of 800m².

<p>PO59</p> <p>Development in the Suburban residential precinct:</p> <ol style="list-style-type: none"> achieves a low residential density consistent with that intended for the precinct; supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area. 	<p>AO59.1</p> <p>Development, other than a Dual occupancy, in the Suburban residential precinct has a maximum net density of 20 equivalent dwellings per hectare.</p> <p>;</p> <ol style="list-style-type: none"> 20 equivalent dwellings per hectares; or 28.5 equivalent dwellings per hectare if a Dual occupancy that is located on a corner lot or dual road lot. <hr/> <p>AO59.2</p> <p><u>A Dual occupancy in the Suburban residential precinct is located on a lot with a minimum area of 800m².</u></p>
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3.9. Amendments to the Loganlea local plan code

Remove 'equivalent dwelling' from the Loganlea local plan code, Table 7.2.7.4.1, AO14.1 for the Dual occupancy use.

Insert 'net' before density in the Loganlea local plan code, Table 7.2.7.4.1, AO14.1 a.- d. to reflect sub-heading and align with equivalent dwellings refence and calculation.

Insert minimum area provisions in the Loganlea local plan code, Table 7.2.7.4.1, AO14.2 for the Dual occupancy use.

Net density	
<p>PO14 Development in the Low-medium precinct, Residential core precinct, Residential edge precinct or Residential frame precinct is consistent with:</p> <ul style="list-style-type: none"> a. the intended <u>apartment</u> character, if in the Low-medium precinct; b. the intended <u>townhouse</u> character, if in the Residential edge precinct; c. the intended <u>apartment</u> and <u>townhouse</u> character, if in the Residential core precinct or the Residential frame precinct. 	<p>AO14.1 Development, other than a Dual occupancy, in the:</p> <ul style="list-style-type: none"> a. Low-medium precinct has a maximum <u>net density</u> of 200 <u>equivalent dwellings</u> per hectare; b. Residential core precinct has a maximum <u>net density</u> of 140 <u>equivalent dwellings</u> per hectare; c. Residential edge precinct has a maximum <u>net density</u> of 40 <u>equivalent dwellings</u> per hectare; d. Residential frame precinct has a maximum <u>net density</u> of 65 <u>equivalent dwellings</u> per hectare. <p>AO14.2 Development, being a Dual occupancy, in the:</p> <ul style="list-style-type: none"> a. <u>Residential edge precinct is located on a lot with a minimum area of 600m².</u> b. <u>Residential frame precinct is located on a lot with a minimum area of 800m².</u>

3.10. Amendments to the Reconfiguring a lot code

Insert supporting frontage diversity provisions in the Reconfiguring a lot code purpose 9.4.6.2.

Remove column 3 to reflect average lot size provisions from the Reconfiguring a lot code, Table 9.4.6.3.2.

Remove maximum depth to width ratio provisions (where required) from the Reconfiguring a lot code, Table 9.4.6.3.2 to support new frontage diversity provisions.

Adjust minimum frontage provisions in the Reconfiguring a lot code, Table 9.4.6.3.2 to support new frontage diversity provisions.

9.4.6.2 Purpose

1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot results in:
 - i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;
 - ii. new lots of appropriate size, shape and dimension with a diverse mix of lots;
 - iii. a high quality streetscape, where creating 10 or more lots, that:
 - A. provides for a wide variety of frontages;
 - B. provides for a noticeable variety of frontages;
 - C. avoids a concentration of similar frontages.
 - iv. access easements that:
 - A. are safe and do not adversely affect adjoining premises;
 - B. allow for on-site refuse collection for large rear lot developments;
 - v. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry;:
 - A. having a diverse mix of lot sizes;
 - B. avoiding concentrations of small lots;
 - vi. the protection of the lawfulness of an approved Multiple dwelling.

Insert note in PO3 of the Reconfiguring a lot code to direct readers to the Low density residential zone code where applicable.

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 residential zone code sets out the intended character of each precinct.

AO3

Unless involving an approved Multiple dwelling, a new lot complies with:

- a. Table 9.4.6.3.2 - Reconfiguring a lot; or
- b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or
- c. a preliminary approval for reconfiguring a lot.

Remove PO/AO6 from the Reconfiguring a lot code, Table 9.4.6.3.1 to support new frontage diversity provisions and renumber as necessary.

<p>PO6</p> <p>Reconfiguring a lot, involving the creation of 10 or more lots, within the Small lot precinct or Suburban precinct of the Low density residential zone:</p> <ol style="list-style-type: none"> provides a diverse mix of lot sizes; avoids concentrations of smaller lots. <p>Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome for developments of 10 or more lots.</p>	<p>AO6</p> <p>No acceptable outcome provided.</p>
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Insert PO/AO9 frontage diversity provisions and heading in the Reconfiguring a lot code, Table 9.4.6.3.1.

<u>Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone</u>	
<p>PO9</p> <p>Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by:</p> <ol style="list-style-type: none"> providing a wide variety of frontages; providing lots with noticeable frontage variation when observed from the street. <p>Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO9.1</p> <p>Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements.</p> <p>Note – Planning scheme policy 8 – Urban design provides guidelines on how to achieve this outcome.</p> <p>Note – For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 – Urban design provides guidance for measuring the frontage of a corner lot.</p> <p>AO9.2</p> <p>Reconfiguring a lot results in no more than three adjoining lots with the same frontage.</p>

Remove column 3 to reflect average lot size provisions from the Reconfiguring a lot code – local plans, Table 9.4.6.3.2 and renumber affected columns.

Table 9.4.6.3.2 - Reconfiguring a lot

Column 1	Column 2	Column 3	Column 34			Column 45	Column 56	Column 67
Zone and/or precinct	Minimum lot size	Minimum average lot-size ¹	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
			Normal	Cul-de-sac lot	Corner lot			
Low density residential zone - Small lot precinct	No minimum 300m ²	350m ²	10m	6m	12m	3 to 4 NA	A rear lot is not created in this precinct.	
Low density residential zone - Suburban precinct	350m ² 400m ²	500m ²	15m 12.5m	10m	17m 15m	3 to 4 NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Village precinct	500m ²	600m ²	18m 15m	10m	20m 18m	3 to 4 NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Large suburban precinct	1,000m ²	No minimum	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Small acreage precinct	2,000m ²	No minimum	20m	15m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Acreage precinct	4,000m ²	No minimum	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Townhouse precinct	500m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Apartment precinct	800m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - Medium rise precinct	1,200m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - High rise precinct	1,200m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Centre zone	No minimum	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.		
Specialised centre zone	No minimum	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.		
Recreation and open space zone	No minimum	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.		
Low impact industry zone	2,000m ²	No minimum	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.	
Medium impact industry zone	2,000m ²	No minimum	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.	
Community facilities zone	No minimum	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.		
Emerging community zone	20 hectares	No minimum	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		
Environmental management and conservation zone	100 hectares	No minimum	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	-	
Mixed use zone	2,000m ²	No minimum	25m	20m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.	
Rural zone	100 hectares	No minimum	No minimum frontage.			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		
Rural residential zone - Park residential precinct	4,000m ² 5,000m ²	5,000m ²	40m	20m	40m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		
Rural residential zone - Park living precinct	100 hectares	No minimum	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		
Rural residential zone - Cottage rural precinct and Carbrook precinct	a. 20 hectares in the urban footprint; b. 100 hectares in the regional landscape and rural production area.	No minimum	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		

Adjust minimum frontage provisions in the Reconfiguring a lot code – local plans, Table 9.4.6.3.3 to support new frontage diversity provisions.

Table 9.4.6.3.3 - Reconfiguring a lot: local plans

Column 1	Column 2	Column 3	Column 43			Column 54	Column 65	Column 76
Zone and/or precinct	Minimum lot size	Minimum average lot size ¹	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
			Normal	Cul-de-sac lot	Corner lot			
Loganholme local plan								
Large lot residential precinct	1,000m ²	No minimum	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Residential choice precinct	600m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban residential precinct	350m ² 400m ²	500m ²	45m 12.5m	10m	47m 15m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	Access is restricted at a major intersection.
Loganlea local plan								
Residential edge precinct	600m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct or Residential core precinct	800m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low medium precinct or Mixed use precinct	1,200m ²	No minimum	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Adjust rear lot provisions in the Reconfiguring a lot code, Table 9.4.6.3.4 to support new lot size provisions.

Table 9.4.6.3.4 - Additional requirements for rear lots

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Zone and/or precinct	Minimum area clear of access strip	Maximum access strip length	Number of dwellings serviced by accessway driveway	Minimum access strip width	Passing bays	On-site refuse collection
Low density residential zone - Suburban precinct	600m ² 500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Village precinct	600m ²	50m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Large suburban precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes

Low density residential zone - Small acreage precinct	2,000m ²	75m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Emerging Community zone	20 hectares	No maximum				
Environmental management and conservation zone	100 hectares	No maximum				
Mixed use zone	4,000m ²	150m		10m		
Rural zone	100 hectares	No maximum				
Rural residential zone - Park residential precinct	4,000m² 5,000m ²	150m		10m		
Rural residential zone - Park living precinct	100 hectares	No maximum				
Rural residential zone - Cottage rural precinct and Carbrook precinct	100 hectares	No maximum				
Loganholme local plan						
Large lot residential precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Suburban residential precinct	600m² 500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes

Insert new frontage diversity provisions in the Reconfiguring a lot code Table 9.4.6.3.5.

Table 9.4.6.3.5 - Frontage requirements

Column 1	Column 2		
Zone and/or precinct	Frontage		
	Maximum 70% of total lots created	Minimum 30% of total lots created	Minimum 10% of total lots created
<u>Low density residential zone - Small lot precinct</u>	<u>10m - 12.49m</u>	<u>12.5m or greater</u>	<u>14.5m or greater</u>
<u>Low density residential zone - Suburban precinct</u>	<u>12.5m - 14.99m</u>	<u>15m or greater</u>	<u>17.5m or greater</u>
<u>Low density residential zone - Village precinct</u>	<u>15m - 17.99m</u>	<u>18m or greater</u>	<u>19.5m or greater</u>

3.11. Amendments to Schedule 1 Definitions

Remove administrative definition 'average lot size' from Table SC1.2.1 – Index of administrative definitions and Table SC1.2.2 – Administrative definitions.

Insert new administrative definition 'density' in Table SC1.2.1 – Index of administrative definitions and Table SC1.2.2 – Administrative definitions.

Table SC1.2.1 - Index of administrative definitions

Accepted development (not subject to requirements)
Accepted development (subject to requirements)
Above awning sign
Access
Access strip
Accessway
Acid sulfate soils (ASS)
Active frontage
Active transport
Adaptable housing
Adjoining premises
Adult store separation distance
Advertising device
Affordable housing
Agreed delivery arrangement
Annual exceedance probability (AEP)
Apartment
Articulation
Australian height datum (AHD)
Auxiliary unit
Average recurrence interval (ARI)
Average lot size
Average width
Background noise level
Banner sign
Base date
Basement
Bedroom
Below awning sign
Biodiversity
Boundary clearance
Breeding cat
Building façade sign
Building height
Bushfire risk
Centre hierarchy
Clearing site
Communal open space
Community infrastructure
Connectivity
Corner lot
Crime prevention through environmental design (CPTED)
Declared level
Defence establishment
Defined flood event
Demand unit
Density
Design speed
Design vehicle
Development category
Development envelope area
Development footprint

Table SC1.2.2 - Administrative definitions

Column 1 Term	Column 2 Definition
Average lot size	The site area divided by the proposed number of lots.
Density	The number of dwellings divided by the site area in hectares.

3.12. Amendments to Schedule 6 Planning scheme policy 8 - Urban design

Adjust supporting frontage diversity provisions in section 2.3.3 Residential neighbourhoods (reconfiguring a lot).

Remove Figure 2.3.3.1 – Example of diverse mix of and integrated lot sizes.

Insert Figure 2.3.3.1 – Example of diverse mix of frontage sizes in the Low density and residential zone.

Remove Figure 2.3.3.2 – Example of diverse lot sizes facilitating a range of housing types.

Insert Figure 2.3.3.2 – How to calculate the frontage of a corner lot.

Insert Editor's note to support Figure 2.3.3.2 – How to calculate the frontage of a corner lot.

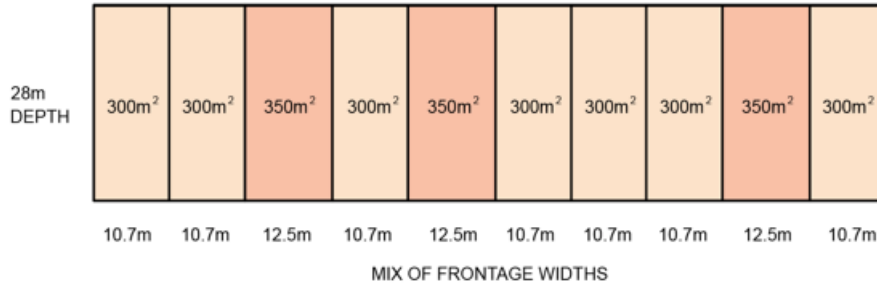
Insert Figure 2.3.3.3 – Example of diverse frontage sizes facilitating a range of housing types.

2.3.3 Residential neighbourhoods (reconfiguring a lot)

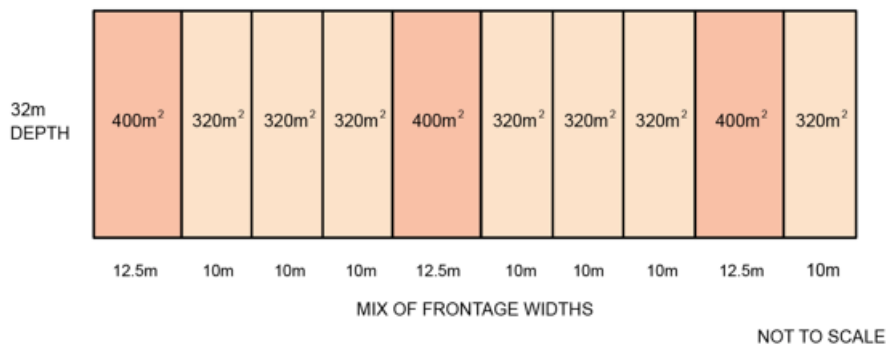
1. ~~Residential subdivision~~ A residential reconfiguring a lot is to includes a diverse mix of frontage lot sizes that creates a variety of lot sizes that:
 - a. are suitable to the topography and characteristics of the site;
 - b. avoids concentrations of similar sized lots ~~smaller lots~~;
 - c. ~~integrates smaller lots adjacent to parks and green open space as illustrated in Figure 2.3.3.1 of this planning scheme policy;~~
 - d. locates larger lots for Dual occupancies at corner locations facilitating two vehicular access points; ~~as illustrated in Figure 2.3.3.1 of this planning scheme policy;~~
 - e. facilitates a range of housing lot frontages, types and sizes as illustrated in Figure 2.3.3.1 and Figure 2.3.3.3 of this planning scheme policy.

Figure 2.3.3.1 - Example of diverse mix of frontage sizes in the Low density residential zone and integrated lot sizes

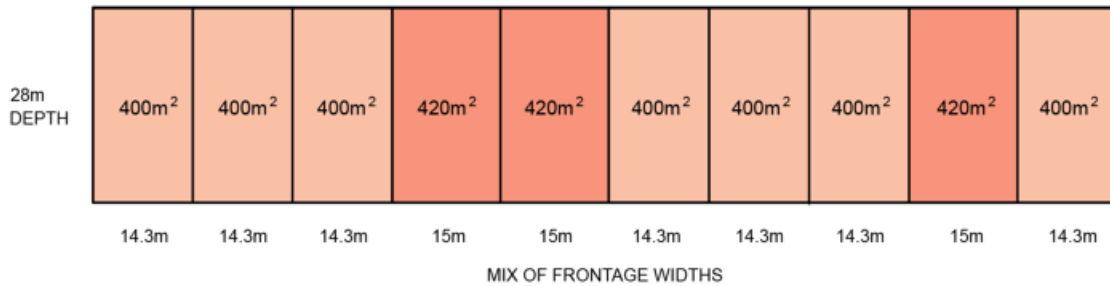
LOW DENSITY RESIDENTIAL ZONE
SMALL LOT PRECINCT
EXAMPLE A



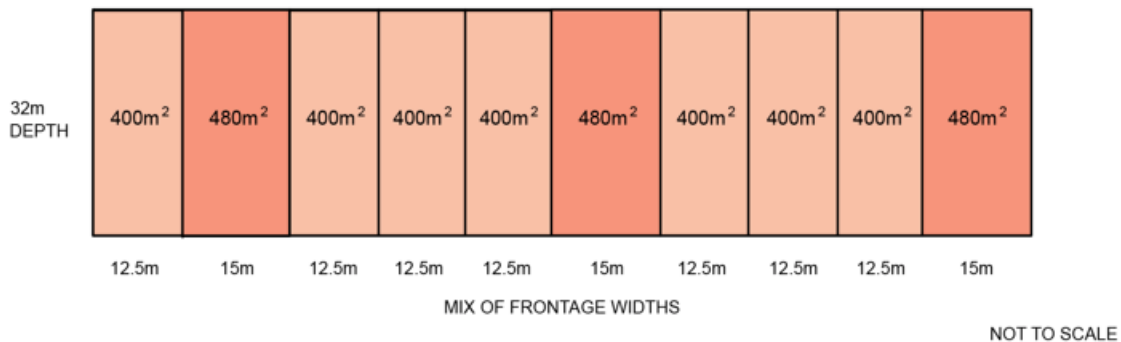
EXAMPLE B



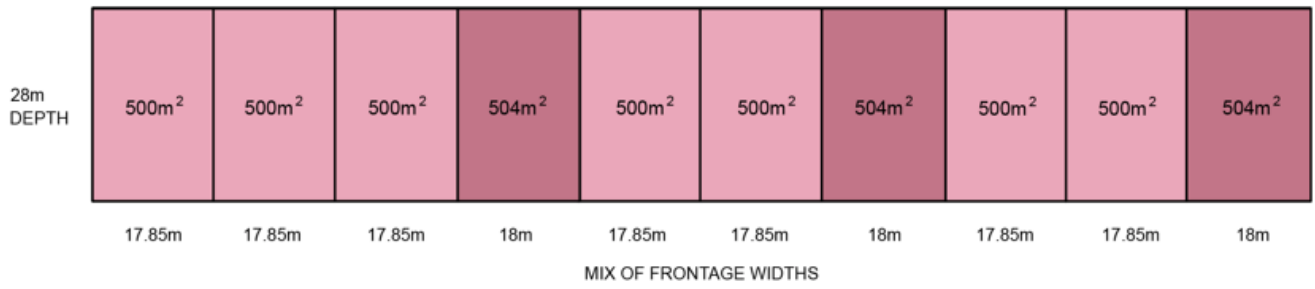
LOW DENSITY RESIDENTIAL ZONE
SUBURBAN PRECINCT
EXAMPLE A



EXAMPLE B



LOW DENSITY RESIDENTIAL ZONE
VILLAGE PRECINCT
EXAMPLE A



EXAMPLE B

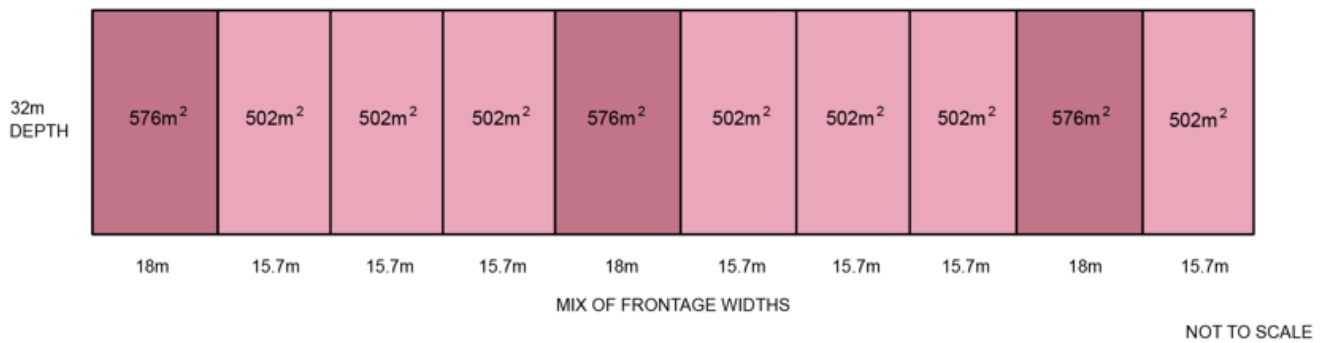
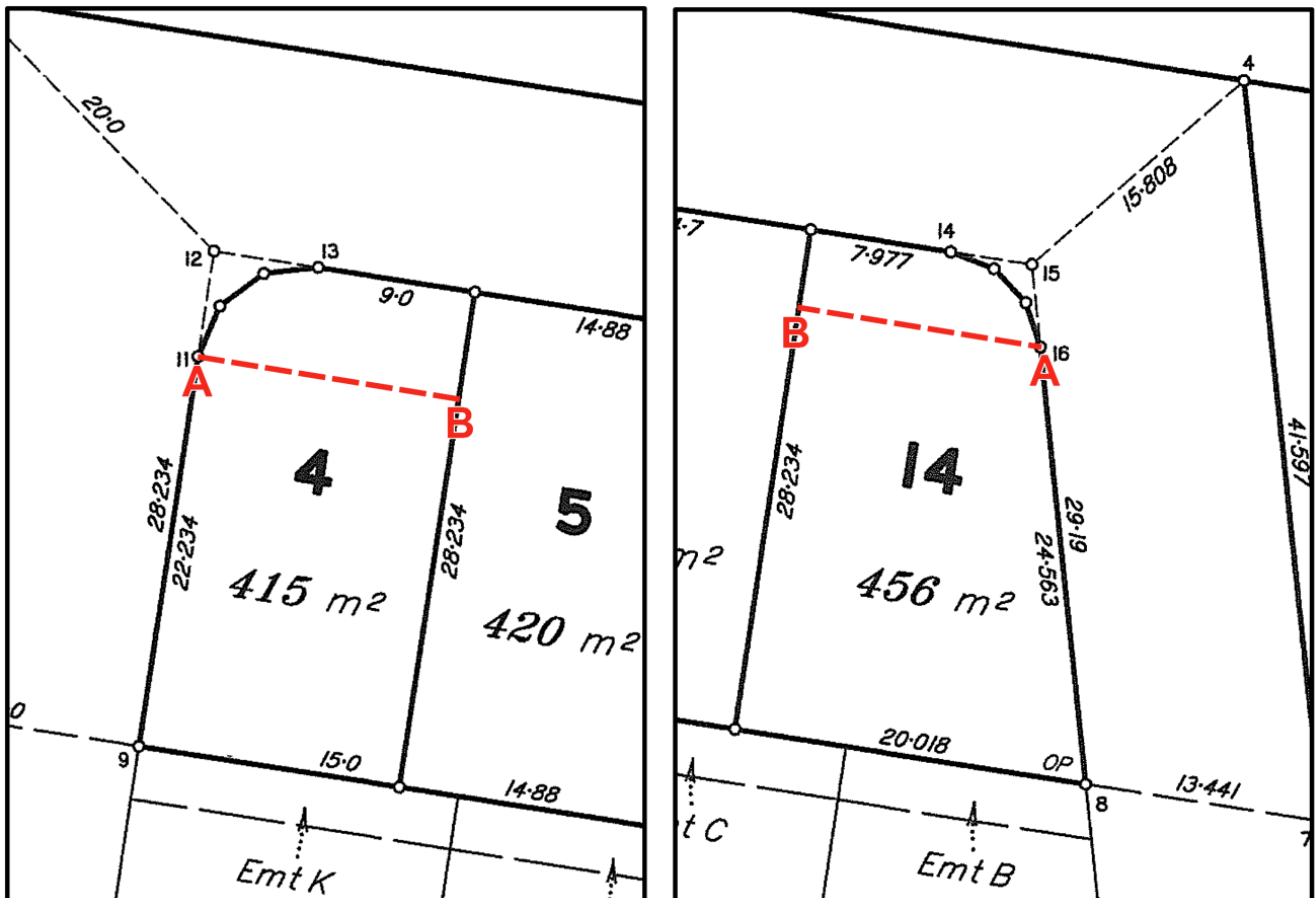


Figure 2.3.3.2 - Example of diverse lot sizes facilitating a range of housing types How to calculate the frontage of a corner lot



Editor's note - Figure 2.3.3.2 How to calculate the frontage of a corner lot demonstrates how the frontage of a corner lot is measured, being from the back of the truncation (point A) along the nominated road frontage to the side boundary of the adjoining lot (point B).

Figure 2.3.3.3 - Example of diverse frontage sizes facilitating a range of housing types



3.13. Amendment to Appendix 2 Table of amendments

Insert a new row after the last entry in Table AP2.1 Table of amendments with the following.

Adoption - dd Mmm 2022 Effective - dd Mmm 2022	Version 9.0	Major	The Housing and Lot Diversity Amendment aligns requirements for reconfiguring a lot with community expectations through changes in lot size and frontage regulations. It also establishes frontage diversity requirements for larger scale developments.
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