7.2.6 Loganholme local plan code

7.2.6.1 Application

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

7.2.6.2 Context and setting

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

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

7.2.6.3 Purpose

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

v. development is consistent with the intended residential, retail and commercial character of the precinct;

h. In the Large lot residential precinct:
   i. land uses comprise:
      A. Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house, Home-based business, Residential care facility, Retirement facility or Sales office; or
      B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
   ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   iii. the built form is characterised by Dwelling houses in an urban landscape setting;
   iv. development:
      A. has a maximum net density of 10 equivalent dwellings per hectare;
      B. retains natural elements and vegetation to enhance ecological values;
i. In the Residential choice precinct:
   i. land uses comprise:
      A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwellings being townhouses, Residential care facility, Retirement facility or Sales office; or
      B. other uses that cater for a demonstrated need being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
   ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   iii. the built form is characterised by a walkable urban neighbourhood with both detached housing and low-medium intensity low rise housing and high levels of amenity;
   iv. development has a:
      A. building height and bulk that is consistent with adjoining dwellings and the intended zone and precinct character;
      B. density that is consistent with its proximity to the nearby centres and public transport on Bryants Road;
j. In the Residential core precinct:
   i. land uses comprise:
      A. Caretaker's accommodation, Community residence, Dual occupancy (auxiliary unit), Dwelling house, Dwelling unit, Home-based business, Multiple dwelling being apartments, Residential care facility, Retirement facility, Rooming accommodation, Sales office or Short-term accommodation; or
      B. other uses that cater for a demonstrated need being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), Function facility, small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
   ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   iii. the built form is characterised by a walkable urban neighbourhood with medium intensity multi-storey housing and high levels of amenity;
   iv. development has a:
      A. building height and bulk that is responsive to its location adjacent to the Shailer Park local plan area and is consistent with the intended zone and precinct character;
      B. density that is consistent with its proximity to the Shailer Park local plan area and high frequency public transport;
k. In the Residential frame precinct:
   i. land uses comprise:
      A. Caretaker's accommodation, Community residence, Dual occupancy, Dwelling house, Dwelling unit, Home-based business, Multiple dwelling being apartments, Residential care facility, Retirement facility, Rooming accommodation, Sales office or Short-term accommodation; or
      B. other uses that cater for a demonstrated need being Childcare centre, Community care centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), Function facility, small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
   ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   iii. the built form is characterised by a walkable urban compact neighbourhood with low-medium intensity multi-storey housing and high levels of amenity;
   iv. development has a:
      A. building height and bulk that is responsive to adjoining buildings and site characteristics and is consistent with the intended zone and precinct character;
      B. density that is consistent with its proximity to the nearby centres and public transport on Bryants Road;
l. In the Suburban residential precinct:
   i. land uses comprise:
      A. Caretaker's accommodation, Dual occupancy, Dwelling house, Home-based business, Multiple dwellings being townhouses, Residential care facility, Retirement facility or Sales office; or
      B. other uses that cater for a demonstrated need being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service (excluding Pharmacotherapy clinic) or small-scale Shop;
   ii. a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
   iii. the built form is characterised by Dwelling houses in an urban landscape setting.

7.2.6.4 Assessment benchmarks for assessable development and requirements for accepted development

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

Table 7.2.6.4.1 - Loganholme local plan code for accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes
For accepted development (subject to requirements) and assessable development	
Residential precincts	
Design	
Boundary clearance	
PO1 Development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct provides boundary clearances that: a. allow for the separation of buildings or structures necessary to	**AO1** Unless Residential care facility, Retirement facility or Dual occupancy, development in the Large lot residential precinct, Residential choice precinct, Residential core precinct, Residential frame precinct or Suburban residential precinct has minimum boundary clearances that

ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. provide an area of landscaping; d. are consistent with the character for the precinct.	comply with Table 7.2.6.4.3 - Loganholme minimum boundary clearance.
All precincts	
Design	
Building height	
PO2 A building has a building height that: a. is in accordance with building height overall outcome 7.2.6.3(3)(d); b. is responsive to the topography of the site; c. does not cause unacceptable overshadowing of premises in the residential zone category.	**AO2** The building height of a building does not exceed the maximum height identified in Figure 7.2.6.4.3 - Loganholme building heights.
Boundary clearances and awnings	
PO3 Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view provides the following: a. road boundary clearances that enable visual engagement with pedestrians on the street; b. upper level boundary clearances that reduce the bulk and articulate building form to provide a human scale along the street and adjoining lots; c. awnings over the footpath adjacent to buildings for the full site frontage to the road to provide weather protection. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO3** Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view: a. provides the following elements: i. road boundary clearances for the full site frontage; ii. side and rear boundary clearances; iii. awnings for the full site frontage; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this acceptable outcome.
For assessable development only	
All precincts	
Design	
Road improvements	
PO4 Development on a site adjoining a road in column 1 of Table 7.2.6.4.2 - Streetscape section and plan view: a. provides the following elements for the full site frontage to the road, where the element is shown for that road on the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view: i. footpath; ii. street furniture; iii. landscaping; iv. on-street car parking; v. street lighting; vi. trafficable area for vehicles; b. provides each element in accordance with the streetscape figure for that road identified in column 3 of Table 7.2.6.4.2 - Streetscape section and plan view. Editor's note - section 9.4.3 - Infrastructure code and section 9.4.4 - Landscape code sets out the operational work requirements for the elements identified in this performance outcome.	**AO4** No acceptable outcome provided.

Table 7.2.6.4.2 - Streetscape section and plan view

Column 1	Column 2	Column 3
Road	**Type of street**	**Streetscape figure**
Bismark Street	Active frontage street	Figure 7.2.6.4.5
Bryants Road (between the eastern boundary of Lot 63 RP113063 and the northern boundary of Lot 70 RP113063)	Active frontage street	Figure 7.2.6.4.6
Bryants Road (adjacent Lot 62 RP229865 and Lot 71 RP219204)	Active frontage street	Figure 7.2.6.4.7

Built form streetscape	
PO5 Development adjoining an active frontage street identified in Figure 7.2.6.4.2 - Loganholme place making and movement network creates an engaging, legible and pedestrian friendly streetscape by providing: a. distinctive building entrances; b. varied building materials; c. paving of pedestrian areas on site seamlessly integrated with the footpath and associated landscaping.	**AO5** No acceptable outcome provided.
Built form	
PO6 Development supports the safety of users and adjoining public open spaces by:	**AO6** No acceptable outcome provided.

a. orientating buildings towards the primary street frontage; b. providing buildings that facilitate casual surveillance of the street and adjoining public open spaces.	
PO7 Development provides a break in the building form that: a. allows sunlight and breezes to move through the site and between buildings; b. facilitates the safe movement of pedestrians through the site; c. breaks up the massing of the built form.	**AO7.1** A building has a maximum length of 35 metres. **AO7.2** Development, other than in the Bismark Street neighbourhood centre precinct, Bryants Road local centre precinct or Large lot suburban precinct, provides a minimum separation of 10 metres between buildings that: a. includes landscaping; b. excludes car parking (other than a site adjoining a shared access area identified in Figure 7.2.6.4.2 - Loganholme place making and movement network).
PO8 A building contributes to the immediate streetscape character with highly articulated buildings and detailing by incorporating: a. variations in plan shape, such as steps or projections; b. variations in vertical profile, with steps or slopes at different levels; c. variations in the treatment and pattern of façade elements, such as windows or sun protection devices; d. balconies, verandas or terraces; e. variations in materials and finish; f. planting at any or all levels, particularly on podiums. Note - Planning scheme policy 8 - Urban design outlines the appropriate measures to be taken into account to achieve this outcome.	**AO8** No acceptable outcome provided.
Movement network	
Pedestrian network and cycle network	
PO9 Development on a site containing or adjoining any part of the following elements identified on Figure 7.2.6.4.2 - Loganholme place making and movement network provides the elements: a. pedestrian network; b. shared access area; c. district cycle network; d. major cycle network. Editor's note - section 9.4.3 - Infrastructure code sets out the operational work requirements for the elements identified in this performance outcome.	**AO9** No acceptable outcome provided.
Shared access area	
PO10 A shared access area is: a. provided to maximise permeability through the local plan area, and provide convenient and direct access to the centres in the local plan area and the adjoining Shailer Park local plan area; b. designed to provide a direct line of sight between roads to maximise casual surveillance; c. a suitable width to facilitate the provision of a shared pavement, landscaping and lighting; d. designed to prevent vehicles moving from one street to another via the shared connection; e. is a low speed environment for common use by vehicles and pedestrians; f. maintained for public use and is publicly accessible 24 hours a day.	**AO10** A shared access area: a. is provided in accordance with Figure 7.2.6.4.2 - Loganholme place making and movement network; b. contains the following elements in accordance with Figure 7.2.6.4.8 - Loganholme typical shared access area: i. a minimum width of 12 metres, with a minimum shared pavement width of six metres; ii. a shared pavement of trafficable stone or coloured concrete pavement treatment; iii. soft landscaping and pedestrian lighting; iv. includes bollards or similar device to restrict vehicles moving from one street to another via the shared access area; c. is a low speed environment; d. has wayfinding signage; e. has unrestricted 24 hour public access.
Bismark Street neighbourhood centre precinct	
Land uses	
PO11 A use in the Bismark Street neighbourhood centre precinct is a Neighbourhood centre activity other than a Garden centre.	**AO11** No acceptable outcome provided.
PO12 A use in the Bismark Street neighbourhood centre precinct that is an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility is not located on the ground floor except if: a. located behind an active frontage with a non-residential use; or b. providing a transition to the adjoining Residential frame and Residential choice precincts.	**AO12** No acceptable outcome provided.
PO13 A use adjoining an active frontage street identified on Figure 7.2.6.4.2 - Loganholme place making and movement network comprises small-scale tenancies at the ground floor that: a. generate a high level of pedestrian activity and engagement; b. are of a scale suitable to ensure that residential amenity is maintained.	**AO13** A use adjoining an active frontage street identified on Figure 7.2.6.4.2 - Loganholme place making and movement network has a maximum tenancy: a. size of 200m^2 gross floor area at the ground floor; b. frontage of 10 metres.

Design	
Density	
PO14 Development in the Bismark Street neighbourhood precinct is consistent with the intended residential, retail and commercial character of the precinct.	**AO14** A Multiple dwelling, Residential care facility or Retirement facility in the Bismark Street neighbourhood centre precinct has a maximum net density of 140 equivalent dwellings per hectare.
Built form	
PO15 A building in the Bismark Street neighbourhood centre precinct contributes to the immediate streetscape character with highly articulated buildings and detailing by: a. orientating the building towards Bryants Road or Bismark Street; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with the street; e. having a human scale at the ground floor. Editor's note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO15** No acceptable outcome provided.
Movement network	
Vehicle access to active frontage streets	
PO16 Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network does not have an adverse impact on the pedestrian or shopping environment.	**AO16** Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network has: a. concealed service areas from the active frontage street; b. service access only from the laneway where adjoining Park Lane.
Car parking adjoining an active frontage street	
PO17 Development adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network does not have an adverse visual impact on the streetscape.	**AO17** Car parking on land adjoining active frontage streets identified on Figure 7.2.6.4.2 - Loganholme place making and movement network is: a. located internal to, behind or under a building; b. not visible from the active frontage street.
Bryants Road local centre precinct	
Land uses	
PO18 A use in the Bryants Road local centre precinct is a Local centre activity other than a Garden centre.	**AO18** No acceptable outcome provided.
PO19 A use in the Bryants Road local centre precinct that is an Accommodation activity being Caretaker's accommodation, Dwelling unit, Multiple dwelling, Residential care facility or Retirement facility is not located on the ground floor except if: a. located behind an active frontage with a non-residential use; or b. providing a transition to the adjoining Residential frame and Residential choice precincts.	**AO19** No acceptable outcome provided.
PO20 Development in the Bryants Road local centre precinct is consistent with the intended residential, retail and commercial character of the precinct.	**AO20** No acceptable outcome provided.
Design	
Boundary clearance	
PO21 Development in the Bryants Road local centre precinct where adjoining the Residential choice precinct or Residential frame precinct is located to minimise impacts on residential amenity and privacy.	**AO21** Development in the Bryants Road local centre precinct where adjoining the Residential choice precinct or Residential frame precinct provides: a. a minimum boundary clearance of 10 metres from the common lot boundary that adjoins the Residential choice precinct or Residential frame precinct; b. screen landscaping of a minimum width of five metres along the common lot boundary that adjoins the Residential choice precinct or Residential frame precinct, in accordance with the requirements of section 3.7.4 in Planning scheme policy 5 - Infrastructure.
Built form	
PO22 A building adjacent to Beenleigh Redland Bay Road or Bryants Road positively contributes to the immediate streetscape character with highly articulated buildings and detailing by: a. orienting the building towards the Beenleigh Redland Bay Road or Bryants Road frontages; b. providing a well-articulated façade; c. incorporating detailed design measures for visual aesthetics; d. integrating with the street; e. having a human scale at the ground floor. Editor's note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	**AO22** No acceptable solution provided.

PO23 Development adjoining Beenleigh Redland Bay Road or Bryants Road ensures servicing areas reduce visual impact on the streetscape.	**AO23** Development adjoining Beenleigh Redland Bay Road or Bryants Road screens plant, equipment, services and outdoor storage of materials from Beenleigh Redland Bay Road or Bryants Road.
Large lot residential precinct	
Land use	
PO24 A use in the Large lot residential precinct is a use identified in overall outcome 7.2.6.3(3)(g)(i).	**AO24** No acceptable outcome provided.
PO25 A Shop in the Large lot residential precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO25** A Shop in the Large lot residential precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO26 A Food and drink outlet in the Large lot residential precinct: a. is small scale; b. protects residential amenity.	**AO26** A Food and drink outlet in the Large lot residential precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
Design	
Built form	
PO27 Development in the Large lot residential precinct has a character that is consistent with a low density residential built form, characterised by Dwelling houses in an urban landscape setting.	**AO27** No acceptable outcome provided.
Net density	
PO28 Development in the Large lot residential precinct: a. achieves a density consistent with that intended for the precinct; b. protects and retains the environmental values on the site; c. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO28** Development in the Large lot residential precinct has a maximum net density of 10 equivalent dwellings per hectare.
Site cover	
PO29 Development in the Large lot residential precinct has a site cover that reflects a development intensity that is compatible with the surrounding development in the Large lot residential precinct.	**AO29** Development in the Large lot residential precinct has a maximum site cover of 40 percent.
Residential choice precinct	
Land use	
PO30 A use in the Residential choice precinct is a use identified in overall outcome 7.2.6.3(3)(h)(i).	**AO30** No acceptable outcome provided.
PO31 A Shop in the Residential choice precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO31** A Shop in the Residential choice precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO32 A Food and drink outlet in the Residential choice precinct: a. is small scale; b. protects residential amenity.	**AO32** A Food and drink outlet in the Residential choice precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
PO33 Development in the Residential choice precinct has a character that is consistent with a low-medium density residential built form, characterised by Dwelling houses and Multiple dwellings being townhouses in an urban landscape setting.	**AO33** No acceptable outcome provided.
Design	
Net density	
PO34 Development in the Residential choice precinct: a. achieves a density consistent with that intended for the precinct;	**AO34.1** Development, other than a Dual occupancy, in the Residential choice precinct has a maximum net density of 40 equivalent dwellings per

b. supports the intended urban structure which transitions from lower development intensity in the southern part of the Local Plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	hectare. **AO34.2** A Dual occupancy in the Residential choice precinct is located on a lot with a minimum area of 600m^2.
Site Cover	
PO35 Development in the Residential choice precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.	**AO35** Development in the Residential choice precinct has a maximum site cover of 60 percent.
Residential core precinct	
Land use	
PO36 A use in the Residential core precinct is a use identified in overall outcome 7.2.6.3(3)(i)(i).	**AO36** No acceptable outcome provided.
PO37 A Shop in the Residential core precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO37** A Shop in the Residential core precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO38 A Food and drink outlet in the Residential core precinct: a. is small scale; b. protects residential amenity.	**AO38** A Food and drink outlet in the Residential core precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
PO39 Development in the Residential core precinct has a character that is consistent with a medium density residential built form, characterised by Dwelling houses and Multiple dwellings being apartments in an urban landscape setting.	**AO39** No acceptable outcome provided.
Design	
Boundary clearance	
PO40 Development in the Residential core precinct provides a road boundary clearance that: a. contributes to the streetscape character; b. provides a continuous active street frontage; c. provides opportunities for casual surveillance of the street.	**AO40** A building in the Residential core precinct has minimum road boundary clearance of: a. six metres to the building wall; b. three metres to a balcony.
Net density	
PO41 Development in the Residential core precinct: a. achieves a density consistent with its proximity to a centre and high frequency public transport service; b. supports the intended urban structure which transitions from lower development intensity in the southern part of the Local Plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO41** Development in the Residential core precinct has a maximum net density of 140 equivalent dwellings per hectare.
Site Cover	
PO42 Development in the Residential core precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.	**AO42** Development in the Residential core precinct has a maximum site cover of 70 percent.
Residential frame precinct	
Land use	
PO43 A use in the Residential frame precinct is a use identified in overall outcome 7.2.6.3(3)(j)(i).	**AO43** No acceptable outcome provided.
PO44 A Shop in the Residential frame precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO44** A Shop in the Residential frame precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO45	**AO45**

A Food and drink outlet in the Residential frame precinct: a. is small scale; b. protects residential amenity.	A Food and drink outlet in the Residential frame precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
PO46 Development in the Residential frame precinct has a character that is consistent with a low-medium density residential built form, characterised by Dwelling houses and Multiple dwellings being apartments in an urban landscape setting.	**AO46** No acceptable outcome provided.
Design	
Net density	
PO47 Development in the Residential frame precinct: a. achieves a density consistent with that intended for the precinct; b. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO47.1** Development, other than a Dual occupancy, in the Residential frame precinct has a maximum net density of 65 equivalent dwellings per hectare.
	AO47.2 A Dual occupancy in the Residential frame precinct is located on a lot with a minimum area of 800m^2.
Site Cover	
PO48 Development in the Residential frame precinct has a site cover that reflects a development intensity that is compatible with the intended built form and other development in the precinct.	**AO48** Development in the Residential frame precinct has a maximum site cover of 65 percent.
Suburban residential precinct	
Land use	
PO49 A use in the Suburban residential precinct is a use identified in overall outcome 7.2.6.3(3)(k)(i).	**AO49** No acceptable outcome provided.
PO50 A Shop in the Suburban residential precinct: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Editor's note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.	**AO50** A Shop in the Suburban residential precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. is not within 800 metres of another Shop.
PO51 A Food and drink outlet in the Suburban residential precinct: a. is small scale; b. protects residential amenity.	**AO51** A Food and drink outlet in the Suburban residential precinct: a. has a maximum gross floor area of 200m^2 per tenancy; b. does not include a drive through facility.
Design	
Built form	
PO52 Development in the Suburban residential precinct has a character that is consistent with a low density residential built form, characterised by Dwelling houses in an urban landscape setting.	**AO52** No acceptable outcome provided.
Site cover	
PO53 Development in the Suburban residential precinct has a site cover that reflects a development intensity that is compatible with development in the Suburban residential precinct.	**AO53** Development in the Suburban residential precinct has a maximum site cover of 50 percent.
Density	
PO54 Development in the Suburban residential precinct: a. achieves a low residential density consistent with that intended for the precinct; b. supports the intended urban structure which transitions from lower development intensity in the southern part of the local plan area to higher development intensity along Bryants Road and towards the Shailer Park local plan area.	**AO54.1** Development, other than a Dual occupancy, in the Suburban residential precinct has a maximum net density of 20 equivalent dwellings per hectare.
	AO54.2 A Dual occupancy in the Suburban residential precinct is located on a lot with a minimum area of 800m^2.

Table 7.2.6.4.3 - Loganholme minimum boundary clearance provisions

Precinct	Boundary clearances		
	Road boundary	Side boundary	Rear boundary
Large lot residential precinct	6 metres	Where the height of the building or structure is:	3 metres

		• 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	
Residential choice precinct	4 metres	Where the height of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres
Residential core precinct	• 3 metres to a balcony; • 6 metres to the building wall.	3 metres	3 metres
Residential frame precinct	4 metres	3 metres	3 metres
Suburban residential precinct	6 metres	Where the height of the building or structure is: • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres.	3 metres

Figure 7.2.6.4.1 - Loganholme local plan precincts

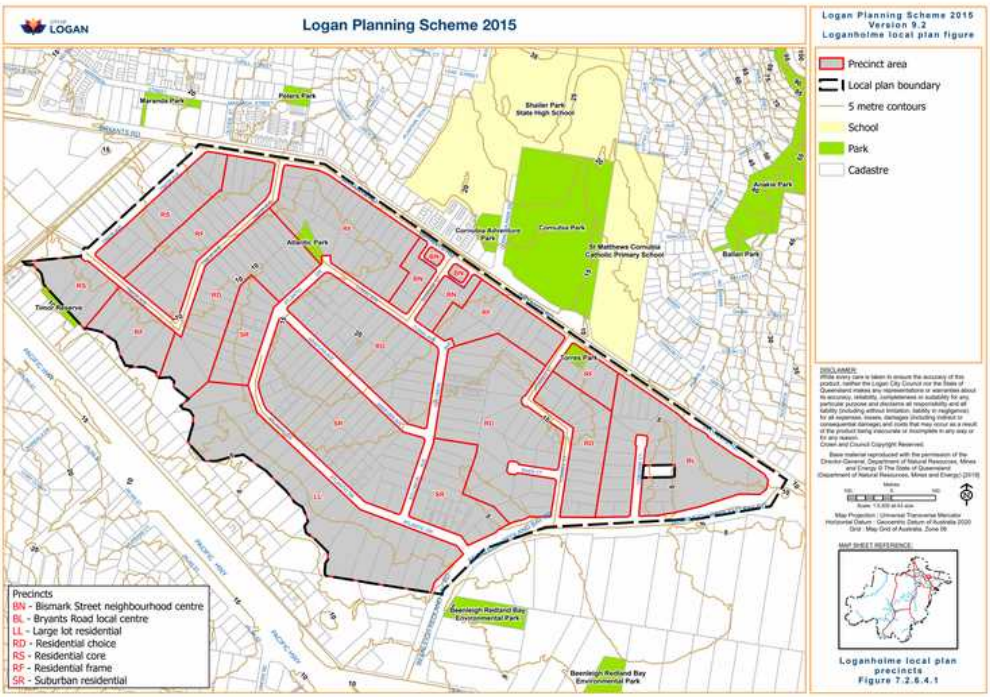


Figure 7.2.6.4.2 - Loganholme place making and movement network

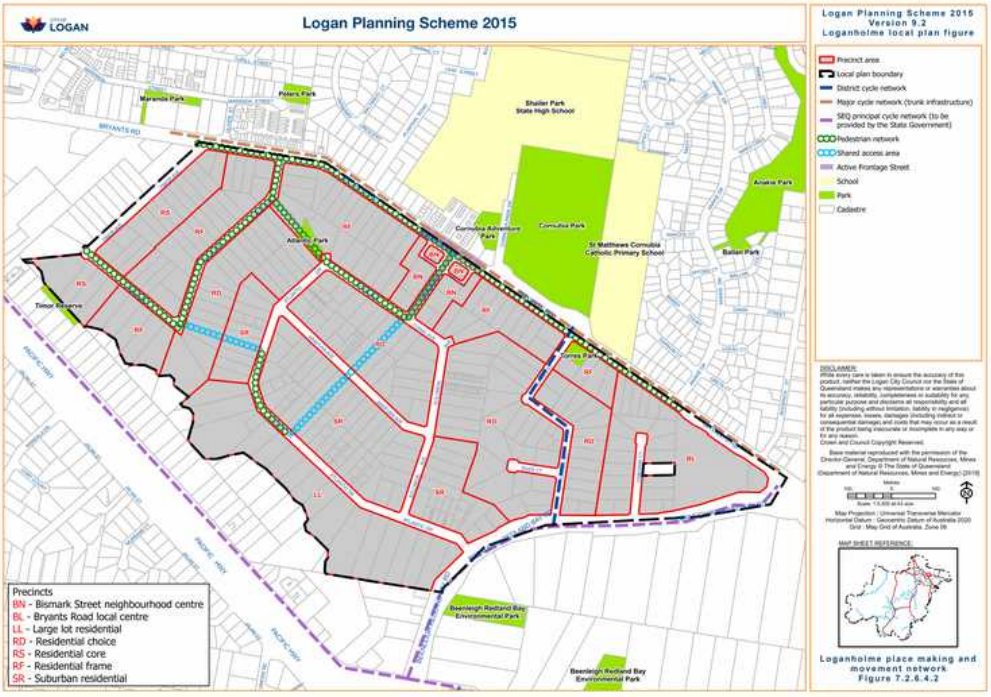


Figure 7.2.6.4.3 - Loganholme building heights

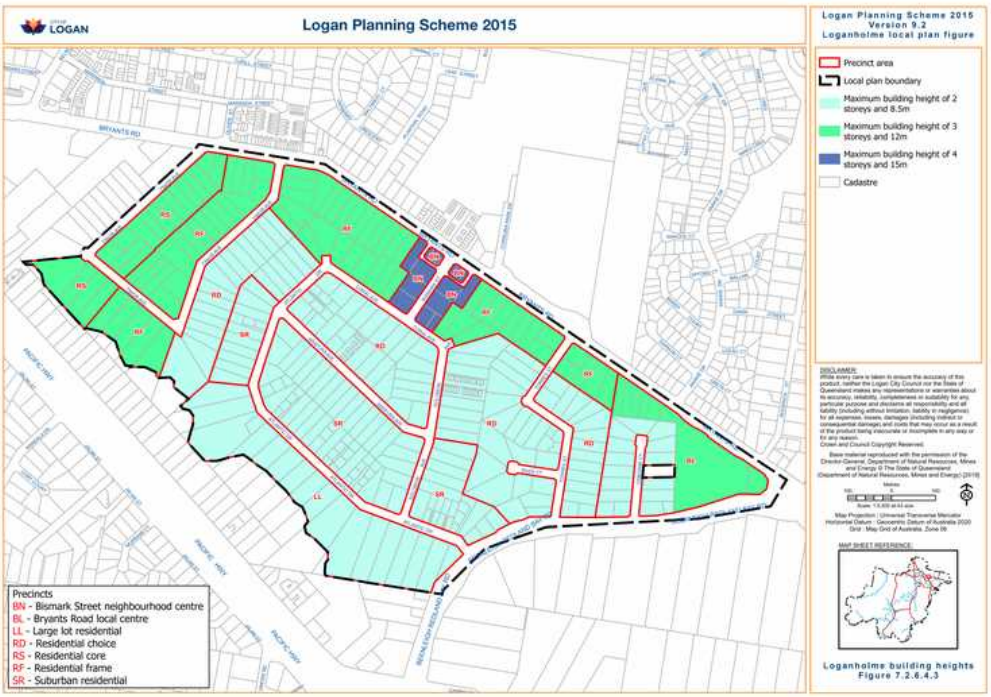


Figure 7.2.6.4.4 - Loganholme streetscape: Streetscape sections and plan view

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

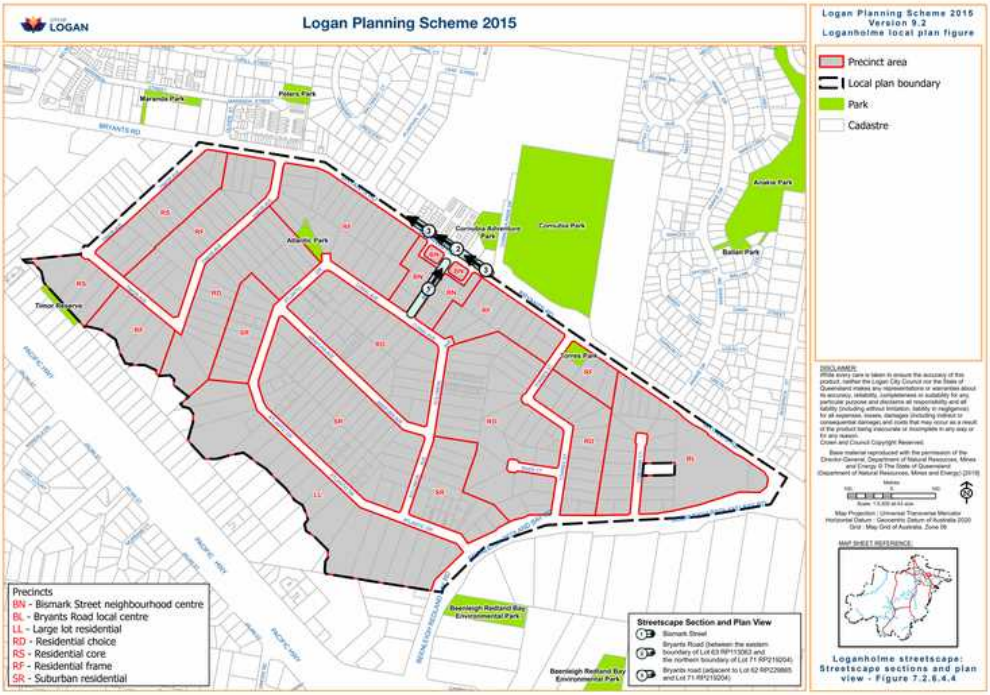


Figure 7.2.6.4.5 - Loganholme streetscape: Bismark Street

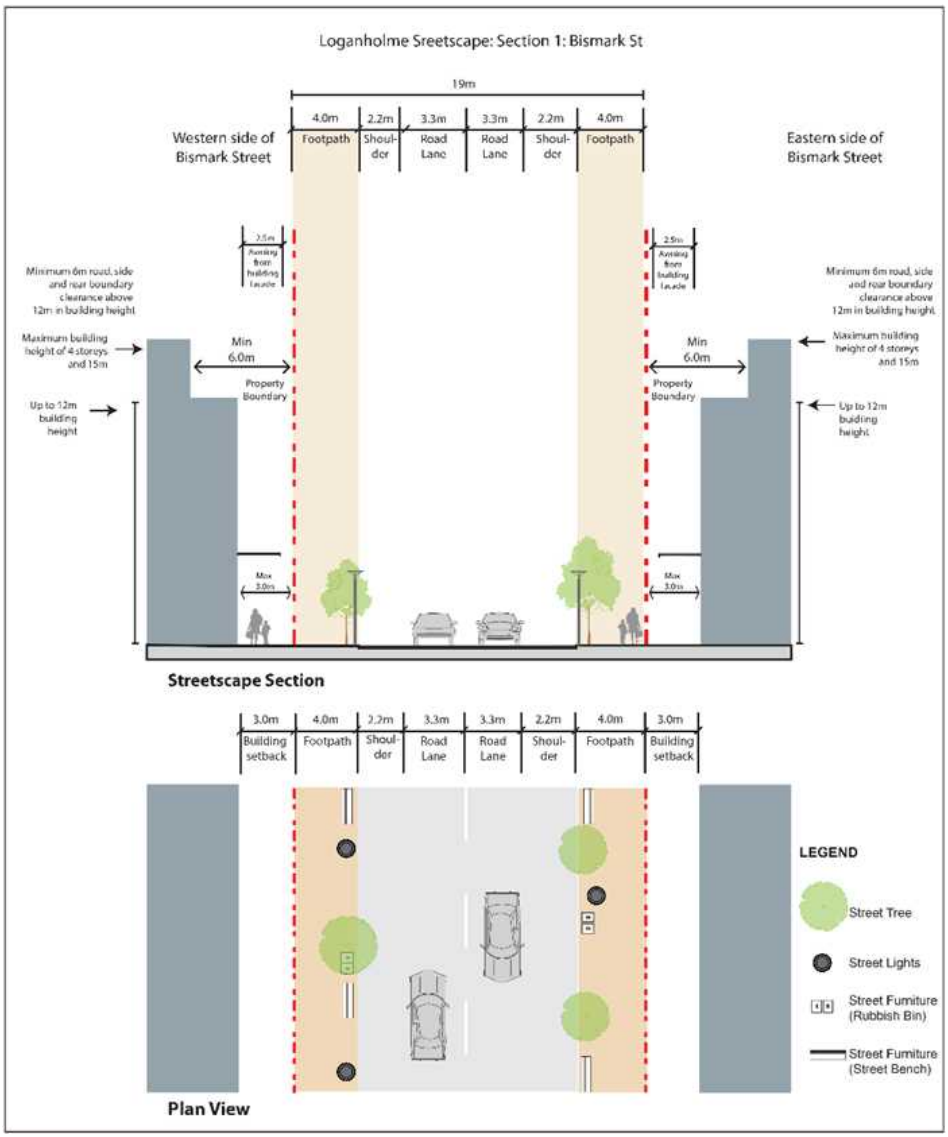


Figure 7.2.6.4.6 - Loganholme streetscape: Bryants Road (between the eastern boundary of Lot 63 RP113063 and the northern boundary of Lot 70 RP113063)

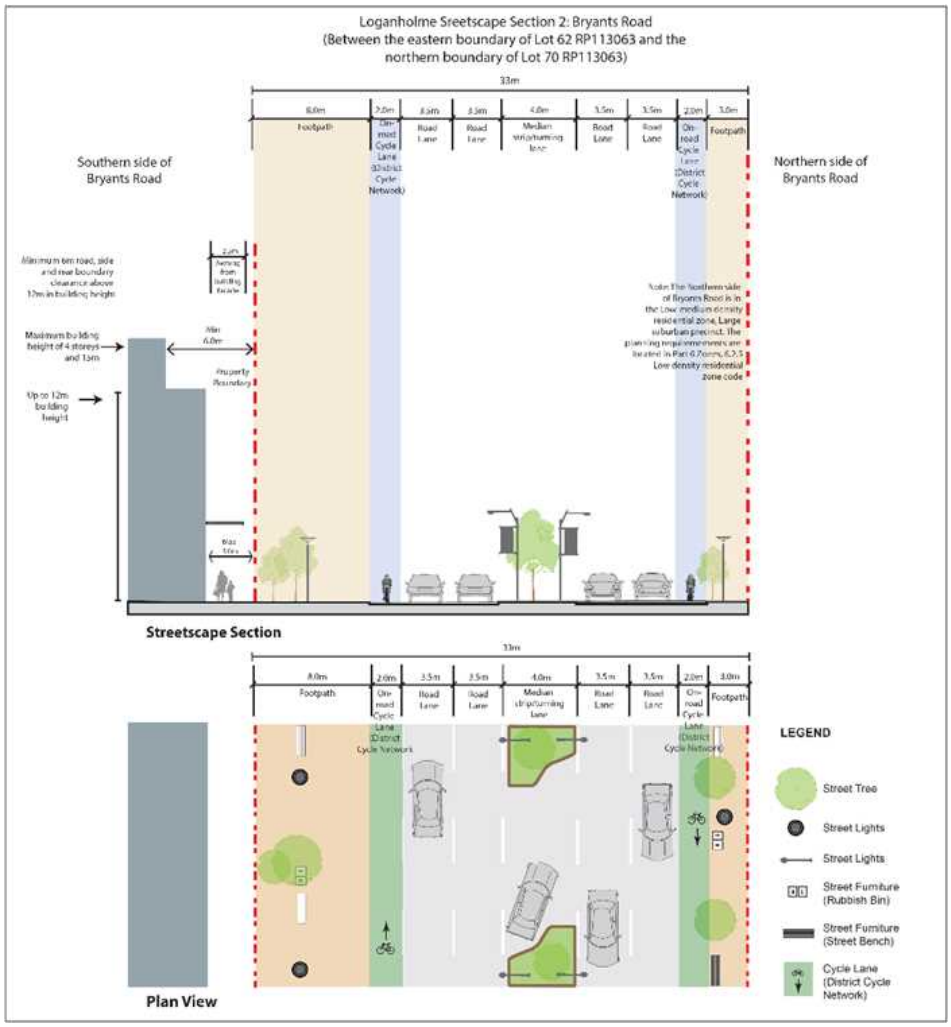


Figure 7.2.6.4.7 - Loganholme streetscape: Bryants Road (adjacent Lot 62 RP229865 and Lot 71 RP2192014)

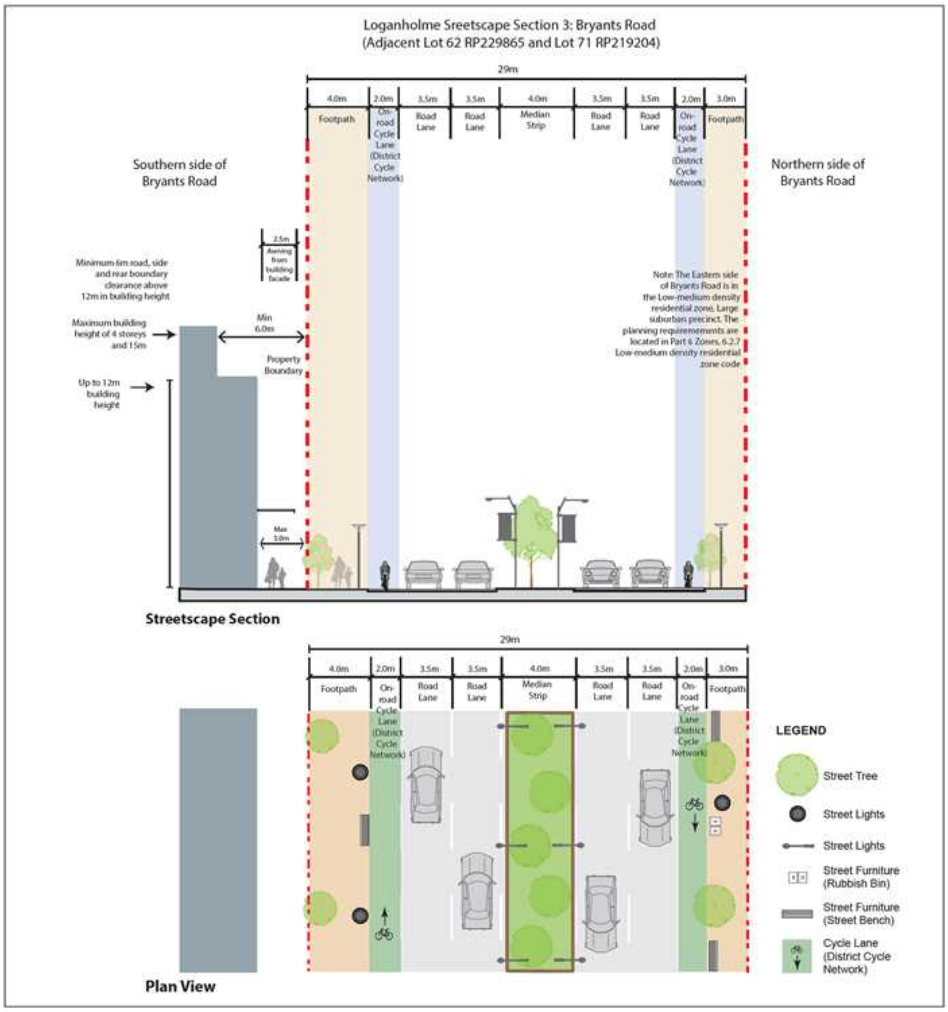
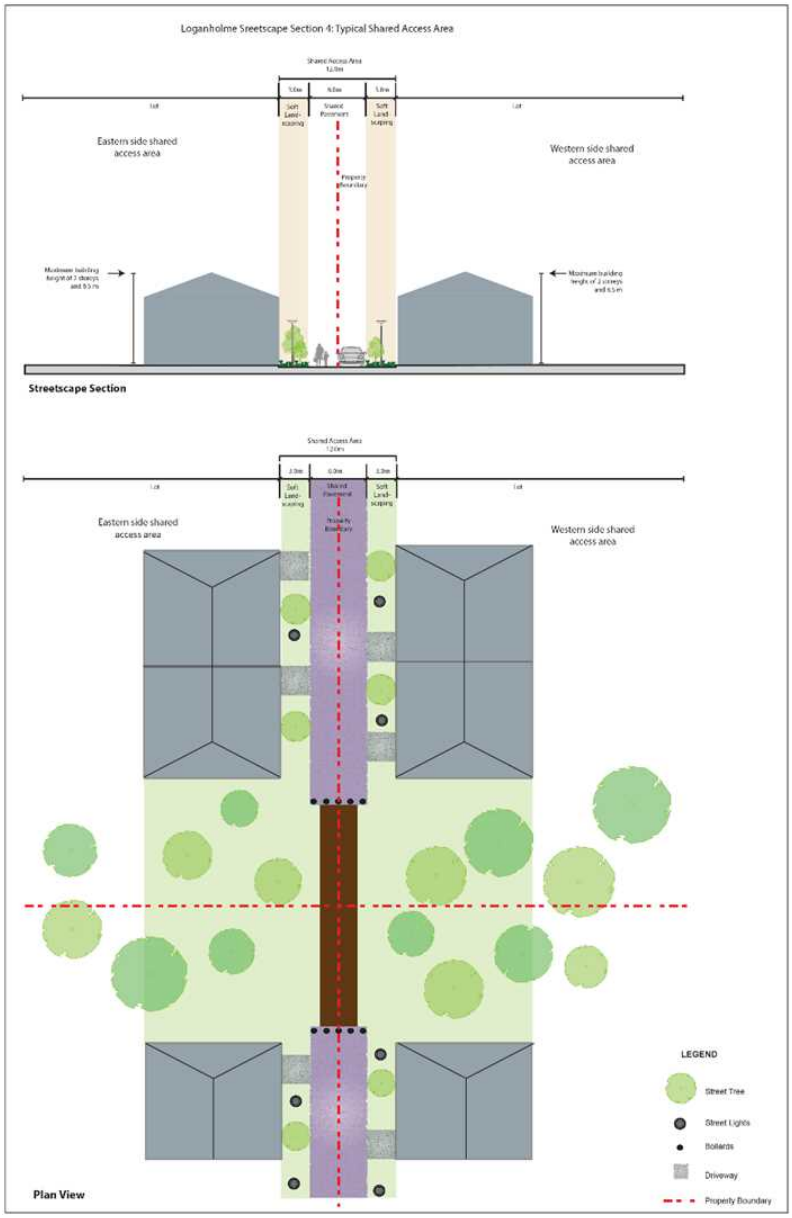


Figure 7.2.6.4.8 - Loganholme typical shared access area


Loganholme Sreetscape Section 4: Typical Shared Access Area
Eastern side shared access area
Western side shared access area
Streetscape Section
Eastern side shared access area
Western side shared access area
LEGEND
Street Tree
Street Lights
Bollards
Driveway
Property Boundary
Plan View