

7.2.3.7.4 Green network precinct

7.2.3.7.4.1 Application - Reconfiguring a lot code - Green network precinct

1. The purpose of this part of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot and its associated operational works in the Caboolture West local plan - Green network precinct, to achieve the Overall Outcomes.
2. The purpose of this part of the code will be achieved through the overall outcomes as identified in Part 7.2.3.7 - Reconfiguring a lot code and the following additional Caboolture West local plan - Green network precinct specific overall outcomes:
 - a. Reconfiguring a lot is in accordance with any relevant **approved** Neighbourhood development plan that **generally** reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 - Green network and open space.
 - b. Reconfiguring a lot is of a size and design to achieve the intent and purpose of the Green network precinct.
 - c. Development is for the provision of infrastructure and services associated with urban development.
 - d. Reconfiguring a lot for park⁽⁵⁷⁾ and open space purpose is of sufficient size and dimensions to cater for the desired standard for service for park⁽⁵⁷⁾ and open space provision.
 - e. Reconfiguring a lot for park⁽⁵⁷⁾ and open space purpose is located within walking distance to residential lots, and is designed and constructed to a standard sufficient to service the social, cultural and recreational needs of the community.
 - ~~f. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:
 - ~~i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;~~
 - ~~ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;~~
 - ~~iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;~~
 - ~~iv. protecting native species and protecting and enhancing native species habitat;~~
 - ~~v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;~~
 - ~~vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;~~
 - ~~vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;~~~~

- ~~viii. Ensuring effective and efficient disaster management response and recovery capabilities;~~
- ~~g. The Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and uses expected to occur as a result of the Reconfiguring a lot:~~
 - ~~i. responds to the risk presented by overland flow and minimises risk to personal safety;~~
 - ~~ii. is resilient to overland flow impacts by ensuring the siting and design accounts for the potential risks to property associated with overland flow;~~
 - ~~iii. does not impact on the conveyance of overland flow up to and including the Overland Flow Defined Flood Event;~~
 - ~~iv. directly, indirectly and cumulatively avoids an increase in the severity of overland flow and potential for damage on the premises or to a surrounding property.~~

7.2.3.7.4.2 Requirement for assessment

Part D - Criteria for assessable development - Reconfiguring a lot code - Green network precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part D, Table 7.2.3.7.4.1 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 7.2.3.7.4.1 Assessable development - Reconfiguring a lot code - Green network precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcome
Structure plan General	
<p>PO1</p> <p>Development is in accordance with a an approved relevant Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 Caboolture West structure plan, Figure 7.2.3.2 Movement, major streets, and Figure 7.2.3.4 Green network and open space with regards to:</p> <ul style="list-style-type: none"> a. the provision of infrastructure and services associated with reconfiguring a lot and land development; b. utilities; 	No example provided.

- c. parks and open space;
- d. environmental and recreational facilities.

Lot size and design

PO2

Reconfiguring a lot provides a lot size and design which accounts for protecting, maintaining and enhancing the ecological, natural and biodiversity values inherent in the precinct.

E2

~~Development is in accordance with a Neighbourhood development plan.~~

No example provided.

PO3

Areas for recreation and open space purposes are provided in locations, and of a size and design standard to meet the recreational needs of the community in accordance with the relevant approved Neighbourhood development plan Figure 7.2.3.4 – Green network and open space.

E3

~~Development is in accordance with a Neighbourhood development plan.~~

No example provided.

PO4

Areas of recreation and open space are of a size and design standard to meet the needs of the expected users. Parks⁽⁵⁷⁾ are provided as follows:

Open space type	Minimum area	Walking catchment	Rate
Small local park ⁽⁵⁷⁾ recreation	0.3 ha - 0.5 ha	150-300m	0.5ha/1000 persons
Local park ⁽⁵⁷⁾ recreation	0.5 ha - 1ha	400m	
District park ⁽⁵⁷⁾ recreation	4 ha	1.2km	0.5 ha/1000 persons

E4

~~Development is in accordance with a Neighbourhood development plan.~~

No example provided.

District civic park ⁽⁵⁷⁾ (Town centre only)	3000m ²	n/a	n/a – only 1 needed in the Town centre
Regional/District sports*	4 parks add up to 80ha	n/a	4 parks @ 80ha each

* Regional and district parks have been identified on the Figure 7.2.3.4 - Green network and open space.

PO5

The safety and useability of areas for recreation and open space purposes are ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access. The provision of parks will consider the following:

- local and district parks are bordered by streets and not lots wherever possible;
- where lots do address local and district parks, fencing is provided along the park⁽⁵⁷⁾ boundary at a maximum height of 1m prior to the sealing of the plan of subdivision;
- the design of fencing and retaining features allows for safe and direct pedestrian access between the park⁽⁵⁷⁾ and private allotment through the use of private gates and limited retaining features along park⁽⁵⁷⁾ boundaries.

E5

~~Development is in accordance with a Neighbourhood development plan.~~

No example provided.

Utilities

PO6

All services including water supply, sewerage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in a manner that:

E6

Each lot is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A).

<ul style="list-style-type: none"> a. is effective in delivery of service and meets reasonable community expectations; b. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; c. ensures a logical, sequential, efficient and integrated roll out of the service network; d. is conveniently accessible in the event of maintenance or repair; e. minimises whole of life cycle costs for that infrastructure provided; f. minimises risk of potential adverse impacts on natural and physical environment; g. minimises risk of potential adverse impact on amenity and character values; h. recognises and promotes Council's Total Water Cycle Management policy and the efficient use of water resources. 	
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Vegetation clearing and environmental offsetting

<p>PO7</p> <p>No vegetation clearing is permitted except for:</p> <ul style="list-style-type: none"> a. the provision of infrastructure and services associated with reconfiguring a lot and land development; b. utilities; c. parks and open space; d. environmental and recreational facilities. 	<p>No example provided.</p>
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Boundary realignment

PO8	No example provided.
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<p>Boundary realignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	
<p>PO9</p> <p>Boundary realignment does not result in:</p> <ul style="list-style-type: none"> a. the creation of additional lots; b. existing land uses on-site becoming non-complying compliant with planning scheme criteria; c. lots being unserviced by infrastructure; d. lots not providing for own private servicing; e. lots of a size or dimension inconsistent with that identified for any precinct or sub-precinct; f. loss of habitat trees. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed; g. adverse impacts on the quality and integrity of the biodiversity and ecological values inherent to a High Value Area identified in Overlay map Environmental areas the Green network precinct. 	<p>No example provided.</p>
<p>Reconfiguring a lot other than creating freehold lots</p>	
<p>PO10</p> <p>Reconfiguring a lot which separates existing or approved buildings whether or not including land, or separates land by way of lease does not result in land uses becoming non-compliant or dependant elements of a use being separated by title.</p>	<p>No example provided.</p>
<p>Volumetric subdivision</p>	

<p>PO11</p> <p>The reconfiguring of the space above or below the surface of the land ensures appropriate area, dimensions and access arrangements to cater for uses consistent with the precinct and does not result in existing land uses on-site becoming non-compliant.</p>	<p>No example provided.</p>
<p>Access easements</p>	
<p>PO12</p> <p>Access easements contain a driveway constructed to an appropriate standard for the intended use.</p>	<p>No example provided.</p>
<p>PO13</p> <p>Where the access easement adjoins a constructed road, it has appropriate grade, verge cross section and safe sight distance for accessing vehicles, through traffic, and active transport users.</p>	<p>No example provided.</p>
<p>PO14</p> <p>The easement covers all works associated with the access.</p>	<p>E14</p> <p>The easement covers all driveway construction including cut and fill batters, drainage works and utility services.</p>
<p>PO15</p> <p>Relocation or alteration of existing services are undertaken as a result of the access easement.</p>	<p>No example provided.</p>
<p>Stormwater location and design</p>	
<p>PO16</p> <p>Where development is for an urban purpose that involves a land 2500m² or greater in size and results in 6 or more lots, stormwater quality management systems are designed, constructed, established and maintained to minimise the environmental impact of stormwater on surface, groundwater and receiving water</p>	<p>No example provided.</p>

<p>environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.</p> <p>Note - A site based stormwater management plan prepared by a suitably qualified professional will be required in accordance with Planning scheme policy - Stormwater management. Stormwater quality infrastructure is to be designed in accordance with Planning scheme policy - Integrated design (Appendix C).</p>	
<p>PO17</p> <p>Development is designed and constructed to achieve Water Sensitive Urban Design best practice including:</p> <ul style="list-style-type: none"> a. protection of existing natural features; b. integrating public open space with stormwater corridors or infrastructure; c. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; d. protecting water quality environmental values of surface and ground waters; e. minimising capital and maintenance costs of stormwater infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design.</p> <p>Note - A site based stormwater management plan prepared in accordance with Planning scheme policy - Stormwater management may be required to demonstrate compliance with this PO.</p>	<p>No example provided.</p>
<p>PO18</p> <p>Stormwater drainage infrastructure (including inter-allotment drainage) within private land is protected by easements in</p>	<p>E18</p> <p>Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour</p>

favour of Council with sufficient area for practical access for maintenance.

Note - In order to achieve a lawful point of discharge, stormwater easements may also be required over temporary drainage channels/infrastructure where stormwater discharges to a balance lot prior to entering Council's stormwater drainage system.

of Council. Minimum easement widths are as follows:

Pipe Diameter	Minimum Easement Width (excluding access requirements)
Stormwater pipe up to 825mm diameter	3.0m
Stormwater pipe up to 825mm diameter with sewer pipe up to 225m diameter	4.0m
Stormwater pipe greater than 825mm diameter	Easement boundary to be 1m clear of the outside wall of the stormwater pipe (each side)
Note - Additional easement width may be required in certain circumstances in order to facilitate maintenance access to the stormwater system.	
Note - Refer to Planning scheme policy - Integrated design (Appendix C) for easement requirements over open channels.	

PO19

Areas constructed as detention basins:

- are adaptable for passive recreation;
- appear to be a natural land form;
- provide practical access for maintenance purposes;
- do not create safety or security issues by creating potential concealment areas;
- have adequate setbacks to adjoining properties;
- are located within land to be dedicated to Council as public land.

E19

Stormwater detention basins are designed and constructed in accordance with Planning scheme policy - Integrated design (Appendix C) and Planning scheme policy - Operational works inspection, maintenance and bonding procedures.

<p>PO20</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>
<p>PO21</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	<p>No example provided.</p>
<p>PO22</p> <p>Development maintains and improves the environmental values of waterway ecosystems.</p>	<p>No example provided.</p>
<p>PO23</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E23</p> <p>The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.</p>
<p>Stormwater management system</p>	
<p>PO24</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p>E24</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.</p>
<p>PO25</p> <p>Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots and allow safe and convenient access for pedestrians and cyclists.</p>	<p>E25</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas. The overland flow paths have a minimum width of 8m and are designed and constructed to allow safe and convenient access for pedestrians and cyclists.</p>
<p>PO26</p> <p>Provide measures to properly manage surface flows for the 1% AEP event (for the fully developed catchment) draining to and through the land to ensure no actionable nuisance is created to any</p>	<p>E26</p> <p>The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design.</p>

<p>person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of surface flows to other premises or blockage of a surface flow relief path for flows exceeding the design flows for any underground system within the development.</p>	
<p>PO27</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> protect the environmental values in downstream waterways; maintain ground water recharge areas; preserve existing natural wetlands and associated buffers; avoid disturbing soils or sediments; avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas; maintain and improve receiving water quality; protect natural waterway configuration; protect natural wetlands and vegetation; protect downstream and adjacent properties; protect and enhance riparian areas. 	<p>No example provided.</p>
<p>PO28</p> <p>Design and construction of the stormwater management system:</p> <ol style="list-style-type: none"> utilise methods and materials to minimise the whole of life-cycle costs of the stormwater management system; and are coordinated with civil and other landscaping works. 	<p>No example provided.</p>

<p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.</p>	
<p>PO29</p> <p>Where connecting to or in association with a minor green corridor shown on a Neighbourhood development plan that reflects the urban structure concept shown indicatively on Figure 7.2.3.1 - Caboolture West structure plan and Figure 7.2.3.4 Green network and open space, development will adopt bio-retention systems for stormwater treatment that recognises and promotes Council's Total Water Cycle Management policy and the efficient use of water resources.</p> <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design</p>	<p>No example provided.</p>
<p>Noise</p>	
<p>PO30</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); maintain the amenity of the streetscape. <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p>	<p>E30</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> are not visible from an adjoining road or public area unless; <ol style="list-style-type: none"> adjoining a motorway or rail line; or adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. do not remove existing or prevent future active transport routes or connections to the street network; are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.

Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.

Note - Refer to Overlay map – Active transport for future active transport routes.

Values and constraints criteria

Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan ~~(or similar in the case of Landslide hazard)~~ or conditions of approval) the identified value or constraint under this planning scheme.

Environmental areas (refer to Overlay map - Environmental areas to determine if the following assessment criteria apply)

PO31

No new boundaries are located within 2m of High Value Areas.

No example provided.

PO32

Lots are designed to:

- a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer;
- b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected;
- c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;
- d. provide safe, unimpeded, convenient and ongoing wildlife movement;
- e. avoid creating fragmented and isolated patches of native vegetation;
- f. ensuring that soil erosion and land degradation does not occur;
- g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.

AND

E32

Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	
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High voltage electricity line buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)

Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.

<p>PO31 PO33</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO32 PO34</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>E32 PO34</p> <p>No new lots are created in the buffer area.</p>
<p>PO33 PO35</p> <p>The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>E33 E35</p> <p>No new lots are created in the buffer area.</p>
<p>PO34 PO36</p> <p>Boundary realignments:</p> <ol style="list-style-type: none"> do not result in the creation of additional building development within the buffer; result in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>

Bulk water supply infrastructure buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)

Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.

<p>PO35 PO37</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO36 PO38</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>No example provided.</p>
<p>PO37 PO39</p> <p>The creation of lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.</p>	<p>No example provided.</p>
<p>PO38 PO40</p> <p>Boundary realignments:</p> <ol style="list-style-type: none"> do not result in the creation of additional building development within the buffer; results in the reduction of building development opportunities within the buffer. 	<p>No example provided.</p>
<p>Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)</p>	
<p>Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.</p>	
<p>PO39 PO41</p> <p>Development:</p> <ol style="list-style-type: none"> minimises the risk to persons from overland flow; does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. 	<p>No example provided.</p>
<p>PO40 PO42</p> <p>Development:</p>	<p>E40 E42</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</p>

<p>a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment;</p> <p>b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.</p>
<p>PO41 PO43</p> <p>Development does not:</p> <p>a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;</p> <p>b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.</p> <p>Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.</p> <p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	<p>No example provided.</p>
<p>PO42 PO44</p> <p>Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone.</p>	<p>E42 E44</p> <p>Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.</p>
<p>PO43 PO45</p> <p>Development ensures that Council and inter-allotment drainage infrastructure,</p>	<p>E43.1 E45.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in</p>

<p>overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</p>	<p>accordance with the following relevant level as identified in QUDM:</p> <ol style="list-style-type: none"> Urban area – Level III; Rural area – N/A; Industrial area – Level V; Commercial area – Level V.
<p>Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises.</p>	<p>E43.2 E45.2</p> <p>Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</p>
<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</p>	
<p>PQ44 PO46</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <ol style="list-style-type: none"> a stormwater pipe if the nominal pipe diameter exceeds 300mm; an overland flow path where it crosses more than one property; and inter-allotment drainage infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p> <p>Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.</p>	<p>No example provided.</p>
<p>Additional criteria for development for a Park</p>	
<p>PQ45 PO47</p> <p>Development for a Park⁽⁵⁷⁾ ensures that the design and layout responds to the nature of the overland flow affecting the premises such that:</p> <ol style="list-style-type: none"> public benefit and enjoyment is maximised; impacts on the asset life and integrity of park structures is minimised; 	<p>E45 E47</p> <p>Development for a Park⁽⁵⁷⁾ ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.</p>

c. maintenance and replacement costs are minimised.	
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