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| **Table 9.4.1.12.1.2 Assessable development - Township zone - Township centre precinct** |

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| **Performance outcomes** | **Examples that achieve aspects of the Performance Outcomes** | **E Compliance*** **Yes**
* **No See PO or**
* **NA**
 | **Justification for compliance** |
| **Lot size and design** |  |  |
| **PO1**Lots have appropriate area and dimension for the establishment of uses consistent with the Township centre precinct, having regard to areas required for: 1. convenient and safe access;
2. on-site car parking;
3. service vehicle access and manoeuvring;
4. appropriately sited loading and servicing areas;
5. setbacks, buffers and landscaping where required.

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| Note - Refer to the overall outcomes for the Township centre precinct of the Township zone for uses consistent in this precinct. |

 | No example provided. |  |  |
| **PO2**Reconfiguring a lot provides for appropriate buffers between existing and future centre uses and existing or potential future sensitive land uses.  | No example provided. |  |  |
| **PO3**Where adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to any existing footpaths or roadways.  | No example provided. |  |  |
| **PO4**Lots do not compromise the viability of adjoining lots and provide for optimum integration with existing or future development on surrounding land, having regard to: 1. the connectivity of access and open space networks;
2. the efficient provisions of infrastructure;
3. the appropriate location of boundaries and road reserves.
 | No example provided. |  |  |
| **PO5**Upgrade works (whether trunk or non-trunk) are provided where necessary to:1. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;
2. ensure the orderly and efficient continuation of the active transport network;
3. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design.

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| Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required.  An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment.  |
| Note - The road network is mapped on Overlay map - Road hierarchy. |

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| Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. |
| Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: 1. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or
2. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve.
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| Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards. |

 | No example provided. |  |  |
| **Reticulated supply** |  |  |
| **PO6**Each lot is provided with an appropriate level of service and infrastructure commensurate with the Township zone - Township centre precinct. All services, including water supply, stormwater management, sewage disposal, drainage, electricity, gas and telecommunications are provided in a manner that: 1. is efficient in delivery of service;
2. is effective in delivery of service;
3. is conveniently accessible in the event of maintenance or repair;
4. minimises whole of life cycle costs for that infrastructure;
5. minimises risk of potential adverse impacts on the natural and built environment;
6. minimises risk of potential adverse impact on amenity and character values;
7. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.
 | **E6**Lots are provided with:1. a connection to the reticulated water supply infrastructure network;
2. a connection to the sewerage infrastructure network;
3. a connection to the reticulated electricity infrastructure network; and
4. a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.
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| **Stormwater location and design** |  |  |
| **PO7**Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge. | **E7**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.  |  |  |
| **PO8**The development is planned and designed considering:1. the land use constraints of the site
2. water sensitive urban design principles.
 | No example provided. |  |  |
| **PO9**Stormwater drainage pipes and structures through or within private land are protected by easements in favour of Council with sufficient area for practical access for maintenance.

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| Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.  |

 | No example provided. |  |  |
| **PO10**Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion. | No example provided. |  |  |
| **PO11**Natural streams and riparian vegetation are retained and enhanced through revegetation. | No example provided. |  |  |
| **PO12**Areas constructed as detention basins are adaptable for passive recreation. | No example provided. |  |  |
| **PO13**Development maintains the environmental values of waterway ecosystems. | No example provided. |  |  |
| **PO14**Constructed water bodies are not dedicated as public assets. | No example provided. |  |  |
| **Stormwater management system** |  |  |
| **PO15**The major drainage system has the capacity to safely convey stormwater flows for the defined flood event (DFE). | **E15**The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event (DFE) without allowing flows to encroach upon private lots.  |  |  |
| **PO16**Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots.  | **E16**Drainage pathways are provided to accommodate overland flows from roads and public open space areas*.* |  |  |
| **PO17**Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of: 1. 100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;
2. the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.

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| Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.  |
| Note - Refer to Overlay map - Stormwater catchments for catchment boundaries. |

 | No example provided. |  |  |
| **PO18**Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Tables A and B in Appendix 2 of the SPP.

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| Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council.  |
| Note - Refer to Overlay map - Stormwater catchments for catchment boundaries. |

 | No example provided. |  |  |
| **PO19**The stormwater management system is designed to:1. protect the environmental values in downstream waterways; and
2. maintain ground water recharge areas; and
3. preserve existing natural wetlands and associated buffers
4. avoid disturbing soils or sediments; and
5. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas.
6. maintain and improve receiving water quality;
7. protect natural waterway configuration;
8. protect natural wetlands and vegetation;
9. protect downstream and adjacent properties; and
10. protect and enhance riparian areas
 | No example provided. |  |  |
| **PO20**Design and construction of the stormwater management system:1. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and
2. are coordinated with civil and other landscaping works.

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| Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.  |

 | No example provided. |  |  |
| **Boundary realignment** |  |  |
| **PO21**Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve. | No example provided. |  |  |
| **PO22**Boundary realignment does not result in existing land uses on-site becoming non-compliant with planning scheme requirements.

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| Note - Examples may include but are not limited to:1. minimum lot size requirements;
2. setbacks;
3. parking and access requirements;
4. servicing and Infrastructure requirements;
5. dependant elements of an existing or approved land use being separately titled.
 |

 | No example provided. |  |  |
| **PO23**Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct.

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| Note - Refer to overall outcomes for the Township zone - Township centre precinct for uses consistent in this precinct. |

 | No example provided. |  |  |
| **Reconfiguring existing development by Community Title** |  |  |
| **PO24**Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 199*7 is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: 1. inconsistent with any approvals on which those uses rely; or
2. inconsistent with the requirements for accepted development applying to those uses at the time that they were established.

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| Note - Examples of land uses becoming unlawful include, but are not limited to the following:1. Land on which a Dual occupancy([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)) has been established is reconfigured in a way that results in both dwellings no longer being on the one lot. The reconfiguring has the effect of transforming the development from a Dual occupancy([21](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447482)) to two separate Dwelling houses([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)), at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)).
2. Land on which a Multiple dwelling([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448163)) has been established is reconfigured in a way that precludes lawful access to required communal facilities by either incorporating some of those facilities into private lots or otherwise obstructing the normal access routes to those facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval.
 |
| Editor's note - To satisfy this performance outcome, the development application may need to be a combined application for reconfiguring a lot and a material change of use or otherwise be supported by details that confirm that the land use still satisfies all relevant land use requirements.  |

 | No example provided. |  |  |
| **Reconfiguring by Lease** |  |  |
| **PO25**Reconfiguring a lot which divides land or buildings by lease in a way that allows separate occupation or use of those facilities is undertaken in a way that does not result in existing uses on the land becoming unlawful or otherwise operating in a manner that is: 1. inconsistent with any approvals on which those uses rely; or
2. inconsistent with the requirements for accepted development applying to those uses at the time that they were established.

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| Note - An example of a land use becoming unlawful is a building over which one or more leases have been created in a way that precludes lawful access to some of the required communal facilities. Some of the communal car parking facilities have been incorporated into lease areas while other leases are located in a way that obstructs the normal access routes to other communal facilities. Those communal facilities may have been required under the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building.  |
| Editor's note -To satisfy this performance outcome, the development application may need to be supported by details that confirm that the land use still satisfies all relevant land use requirements.  |

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| Editor’s note – Under the definition in Schedule 2 of the Act, the following do not constitute reconfiguring a lot and are not subject to this performance outcome: 1. a lease for a term, including renewal options, not exceeding 10 years; and
2. an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*.
 |

 | No example provided. |  |  |
| **Volumetric subdivision** |  |  |
| **PO26**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 unlawful.

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| Note - Examples may include but are not limited to:1. Where a commercial or industrial land use contains an ancillary office([53](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448276)), the office([53](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448276)) cannot be separately titled as it is considered part of the commercial or industrial use.
2. Where a Dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) use.
 |

 | No example provided. |  |  |
| **Native vegetation where not located in the Environmental areas overlay** |  |  |
| **PO27**Reconfiguring a lot facilitates the retention of native vegetation by:1. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;
2. ensuring habitat trees are located outside a development footprint.  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.
3. providing safe, unimpeded, convenient and ongoing wildlife movement;
4. avoiding creating fragmented and isolated patches of native vegetation.
5. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected;
6. ensuring that soil erosion and land degradation does not occur;
7. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.
 | No example provided |  |  |
| **Noise** |  |  |
| **PO28**Noise attenuation structure (e.g. walls, barriers or fences):1. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)), streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);
2. maintain the amenity of the streetscape.

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

 | **E28**Noise attenuation structures (e.g. walls, barriers or fences):1. are not visible from an adjoining road or public area unless;
	1. adjoining a motorway or rail line; or
	2. 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.
2. do not remove existing or prevent future active transport routes or connections to the street network;
3. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.

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| 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. |

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| **Values and constraint criteria**

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| 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.  |

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

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| Note - the identification of a development footprint will assist in demonstrating compliance with the following performance standards. Editors' Note - The accuracy of overlay mapping can be challenged through the development application process (code assessable development) or by way of a planning scheme amendment. See Council's website for details.  |

 |
| **PO29**No new boundaries are located within 2m of High Value Areas. | No example provided. |  |  |
| **PO30**Lots are designed to:1. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer;
2. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected;
3. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;
4. provide safe, unimpeded, convenient and ongoing wildlife movement;
5. avoid creating fragmented and isolated patches of native vegetation;
6. ensuring that soil erosion and land degradation does not occur;
7. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.

ANDWhere 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.  | **E30**Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area. |  |  |
| **Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply)**

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

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| **PO31**Lots provide a development footprint outside of the buffer. | No example provided. |  |  |
| **PO32**Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road. | No example provided. |  |  |
| **Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)**

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

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| **PO33**Lots do not:1. reduce public access to a heritage place, building, item or object;
2. create the potential to adversely affect views to and from the heritage place, building, item or object;
3. obscure or destroy any pattern of historic subdivision, historical context, landscape setting or the scale and consistency of the urban fabric relating to the local heritage place.
 | No example provided. |  |  |
| **PO34**Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.  | No example provided. |  |  |
| **Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)**

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| 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.  |

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| **PO35**Development:1. minimises the risk to persons from overland flow;
2. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.
 | No example provided. |  |  |
| **PO36**Development:1. 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;
2. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.

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| Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.. |

 | **E36**Development ensures that any buildings are not located in an Overland flow path area.

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| 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.  |

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| **PO37**Development does not:1. directly, indirectly or cumulatively cause any increase in overland flow velocity or level;
2. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.

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| Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.  |
| 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.  |

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| Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow |

 | No example provided. |  |  |
| **PO38**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.  | **E38**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.  |  |  |
| **PO39**Development ensures that Council and inter-allotment drainage infrastructure, 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.

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| 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.  |
| Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow |

 | **E39.1**Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: 1. Urban area – Level III;
2. Rural area – N/A;
3. Industrial area – Level V;
4. Commercial area – Level V.
 |  |  |
| **E39.2**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.  |  |  |
| **PO40**Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:1. a stormwater pipe if the nominal pipe diameter exceeds 300mm;
2. an overland flow path where it crosses more than one property; and
3. inter-allotment drainage infrastructure.

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| Note - Refer to Planning scheme policy - Integrated design for details and examples. |
| Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM. |

 | No example provided. |  |  |
| **Additional criteria for development for a Park(**[57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)**)** |  |  |
| **PO41**Development for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)) ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 1. public benefit and enjoyment is maximised;
2. impacts on the asset life and integrity of park structures is minimised;
3. maintenance and replacement costs are minimised.
 | **E41**Development for a Park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448382)) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design.  |  |  |
| **Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)**

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| Note - - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.  |

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| **PO42**Lots are designed to:1. minimise the extent of encroachment into the riparian and wetland setback;
2. ensure the protection of wildlife corridors and connectivity;
3. reduce the impact on fauna habitats;
4. minimise edge effects;
5. ensure an appropriate extent of public access to waterways and wetlands.
 | **E42**Reconfiguring a lot ensures that:1. no new lots are created within a riparian and wetland setback;
2. new public roads are located between the riparian and wetland setback and the proposed new lots.

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| Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks. |

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| **Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)**

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

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| **PO43**Lots are sited, designed and oriented to:1. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation;
2. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill;
3. ensure that buildings and structures are not located on a hill top or ridgeline;
4. ensure that roads, driveways and accessways go across land contours, and do not cut straight up slopes and follow natural contours, not resulting in batters or retaining walls being greater than 1.5m in height.
 | No example provided. |  |  |