

7.2.3.7 Reconfiguring a lot code

7.2.3.7.1 Application - Caboolture west local plan - Reconfiguring a lot

This code applies to undertaking development for Reconfiguring a lot and associated Operational works in the Caboolture west local plan area, if:

1. the development has been categorised as assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development (Part 5);
2. the development has been categorised as assessable development - impact assessment (Part 5).

For assessable development for this Code:

1. Part A of the code applies only to assessable development in the Urban living precinct;
2. Part B of the code applies only to assessable development in Town centre precinct;
3. Part C of the code applies only to assessable development in the Enterprise and employment precinct;
4. Part D of the code applies only to assessable development in the Green network precinct;
5. Part E of the code applies only to assessable development in the Rural living precinct.

When using this code, reference should be made to section 5.3.1 'Process for determining the category of development and category of assessment for assessable development' and, where applicable, section 5.3.2 'Determining the category of development and category of assessment'.

7.2.3.7.2 Purpose - Caboolture west local plan - Reconfiguring a lot

1. The purpose of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable precinct and sub-precinct while not adversely impacting on lawful uses, values or constraints present.
 - b. Reconfiguring a lot provides a variety and arrangement of lots for lawful uses consistent with the uses, precinct, zone and local plan outcomes applicable to the land and that meet the provisions of the planning scheme.
 - c. Reconfiguring a lot **meets delivers** the social, cultural and recreational needs of the community by **providing ensuring**:
 - i. **lot sizes and configurations to deliver a range of affordable housing opportunities consistent with precinct and sub-precinct outcomes**;
 - ii. accessible commercial and local employment opportunities;

- iii. **assessable** Park⁽⁵⁷⁾ and open space areas **of an appropriate size, design and location to meet the needs of users that are** located within walking distance to all residential lots;
- iv. **lot layout and design that contributes to a high standard of visual and physical amenity and incorporates crime prevention through environmental design (CPTED) principles;**
- v. for the creation of a sense of place commensurate with the intents for the applicable precinct and sub-precinct.
- d. Reconfiguring a lot creates a lot design and orientation that enables building design appropriate for the local climate and conditions.
- e. Reconfiguring a lot identifies development footprints **on a plan of development, where necessary, to ensure that future development on proposed lots is:**
 - i. **that are** free from development constraints and **adverse impacts on** natural values;
 - ii. **consistent with the relevant usable areas of private open space, car parking spaces, site cover and the like are provided on each lot with built form controls to ensure a streetscape and character consistent with the relevant precinct and sub-precinct for the area.**
- f. Reconfiguring a lot is sensitive to, and mitigates any adverse impacts on; natural hazard, local topography and landforms, natural ecosystems including significant vegetation and local fauna habitat, cultural heritage values, existing character, outlooks and local landmarks **identified in the planning scheme as needing protection and/or consideration.**
- g. Reconfiguring a lot recognises and responds to the presence of major infrastructure and does not undermine the viability, integrity, operation, maintenance or safety of major infrastructure.
- h. Reconfiguring **a lot** does not result in development encroaching upon and constraining the **safe and efficient** operation of existing **or approved** infrastructure, utilities, industrial uses, or major sport, recreational and entertainment facilities.
- i. Reconfiguring a lot will result in:
 - i. **infrastructure** services **that meet the minimum standard of the service provider** being supplied to all lots in a safe, efficient, co-ordinated and sequenced manner which minimises whole of life cycle costs and is sensitive to the environment they are located in;
 - ii. stormwater infrastructure designed to protect people, property, the built environment and the natural environment in an efficient and cost effective manner;
 - iii. a street system designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity;
 - iv. **the establishment and protection of appropriate separation and setbacks from waterways and wetlands;**
 - v. the provision **and maintenance** of important connections **to** surrounding transit nodes, **community facilities** and centres.

- k. Reconfiguring a lot avoids areas subject to environmental constraints and 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.
- l. Reconfiguring a lot, Operational works associated with the Reconfiguring a lot, and the uses expected to occur as a result of 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.
- m. General works associated with the development achieves the following:
 - i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);
 - ii. the development manages stormwater to:
 - A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;
 - B. prevent stormwater contamination and the release of pollutants;

- C. maintain or improve the structure and condition of drainage lines and riparian areas;
 - D. avoid off-site adverse impacts from stormwater.
- iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;
 - iv. the development ensures the safety, efficiency and useability of access ways and parking areas;
 - v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.