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| **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** | **E Compliance**   * **Yes** * **No See PO or** * **NA** | | | | **Justification for compliance** | |
| **General** | | |  | | | |  | |
| **PO1**  Development is in accordance with an approved Neighbourhood development plan with regards to:   1. the provision of infrastructure and services associated with reconfiguring a lot and land development; 2. utilities; 3. parks and open space; 4. environmental and recreational facilities. | | No example provided. |  | | | |  | |
| **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. | | 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. | | 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](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) are provided as follows:   |  |  |  |  | | --- | --- | --- | --- | | Open space type | Minimum area | Walking catchment | Rate | | Small local park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) recreation | 0.3 ha - 0.5 ha | 150-300m | 0.5ha/1000 persons | | Local park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) recreation | 0.5 ha - 1ha | 400m | | District park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) recreation | 4 ha | 1.2km | 0.5 ha/1000 persons | | District civic park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) (Town centre  only) | 3000m2 | 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. | | | No example provided. |  | | | |  | |
| **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:   1. local and district parks are bordered by streets and not lots wherever possible; 2. where lots do address local and district parks, fencing is provided along the park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) boundary at a maximum height of 1m prior to the sealing of the plan of subdivision; 3. the design of fencing and retaining features allows for safe and direct pedestrian access between the park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) and private allotment through the use of private gates and limited retaining features along park([57](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448382)) boundaries. | | 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:   1. is effective in delivery of service and meets reasonable community expectations; 2. has capacity to service the maximum lot yield envisaged for the zone and the service provider's design assumptions; 3. ensures a logical, sequential, efficient and integrated roll out of the service network; 4. is conveniently accessible in the event of maintenance or repair; 5. minimises whole of life cycle costs for that infrastructure provided; 6. minimises risk of potential adverse impacts on natural and physical environment; 7. minimises risk of potential adverse impact on amenity and character values; 8. recognises and promotes Council's Total Water Cycle Management policy and the efficient use of water resources. | | **E6**  Each lot is provided with an appropriate level of service and infrastructure in accordance with Planning scheme policy - Integrated design (Appendix A). |  | | | |  | |
| **Vegetation clearing and environmental offsetting** | | |  | | | |  | |
| **PO7**  No vegetation clearing is permitted except for:   1. the provision of infrastructure and services associated with reconfiguring a lot and land development; 2. utilities; 3. parks and open space; 4. environmental and recreational facilities. | | No example provided. |  | | | |  | |
| **Boundary realignment** | | | |  | |  | | | |
| **PO8**  Boundary realignments ensure that infrastructure and services are wholly contained within the lot they serve. | No example provided. | | |  | |  | | | |
| **PO9**  Boundary realignment does not result in:   1. the creation of additional lots; 2. existing land uses on-site becoming non-compliant with planning scheme criteria; 3. lots being unserviced by infrastructure; 4. lots not providing for own private servicing; 5. lots of a size or dimension inconsistent with that identified for any precinct or sub-precinct; 6. 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; 7. adverse impacts on the quality and integrity of the biodiversity and ecological values inherent to the Green network precinct. | No example provided. | | |  |  | | | | |
| **Reconfiguring a lot other than creating freehold lots** | | | |  | |  | | | |
| **PO10**  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. | No example provided. | | |  |  | | | | |
| **Volumetric subdivision** | | | |  | |  | | | |
| **PO11**  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. | No example provided. | | |  |  | | | | |
| **Access easements** | | | |  | |  | | | |
| **PO12**  Access easements contain a driveway constructed to an appropriate standard for the intended use. | No example provided. | | |  |  | | | | |
| **PO13**  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. | No example provided. | | |  |  | | | | |
| **PO14**  The easement covers all works associated with the access. | **E14**  The easement covers all driveway construction including cut and fill batters, drainage works and utility services. | | |  |  | | | | |
| **PO15**  Relocation or alteration of existing services are undertaken as a result of the access easement. | No example provided. | | |  |  | | | | |
| **Stormwater location and design** | | | |  | |  | | | |
| **PO16**  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 environments and meet the design objectives outlined in Schedule 10 - Stormwater management design objectives.  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). | No example provided. | | |  |  | | | | |
| **PO17**  Development is designed and constructed to achieve Water Sensitive Urban Design best practice including:   1. protection of existing natural features; 2. integrating public open space with stormwater corridors or infrastructure; 3. maintaining natural hydrologic behaviour of catchments and preserving the natural water cycle; 4. protecting water quality environmental values of surface and ground waters; 5. minimising capital and maintenance costs of stormwater infrastructure.   Note - Refer to Planning scheme policy - Integrated design (Appendix C) for more information and examples on water sensitive urban design.  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. | No example provided. | | |  |  | | | | |
| **PO18**  Stormwater drainage infrastructure (including inter-allotment drainage) within private land is protected by easements in 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. | **E18**  Stormwater drainage infrastructure (excluding detention and bio-retention systems) through or within private land (including inter-allotment drainage) is protected by easements in favour 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:   1. are adaptable for passive recreation; 2. appear to be a natural land form; 3. provide practical access for maintenance purposes; 4. do not create safety or security issues by creating potential concealment areas; 5. have adequate setbacks to adjoining properties; 6. 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. | | |  |  | | | | |
| **PO20**  Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion. | No example provided. | | |  |  | | | | |
| **PO21**  Natural streams and riparian vegetation are retained and enhanced through revegetation. | No example provided. | | |  |  | | | | |
| **PO22**  Development maintains and improves the environmental values of waterway ecosystems. | No example provided. | | |  |  | | | | |
| **PO23**  Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge. | **E23**  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. | | |  |  | | | | |
| **Stormwater management system** | | | |  | |  | | | |
| **PO24**  The major drainage system has the capacity to safely convey stormwater flows for the defined flood event. | **E24**  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. | | |  |  | | | | |
| **PO25**  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. | **E25**  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. | | |  |  | | | | |
| **PO26**  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 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. | **E26**  The stormwater drainage system is designed and constructed in accordance with Planning scheme policy - Integrated design. | | |  | |  | | | |
| **PO27**  The stormwater management system is designed to:   1. protect the environmental values in downstream waterways; 2. maintain ground water recharge areas; 3. preserve existing natural wetlands and associated buffers; 4. avoid disturbing soils or sediments; 5. avoid altering the natural hydrologic regime in acid sulfate 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; 10. protect and enhance riparian areas. | No example provided. | | |  |  | | | | |
| **PO28**  Design and construction of the stormwater management system:   1. utilise methods and materials to minimise the whole of life-cycle costs of the stormwater management system; and 2. are coordinated with civil and other landscaping works.   Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design. | No example provided. | | |  |  | | | | |
| **PO29**  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.  Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design | No example provided. | | |  |  | | | | |
| **Noise** | | | |  |  | | | | |
| **PO30**  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, 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.   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. | **E30**  Noise attenuation structures (e.g. walls, barriers or fences):   1. are not visible from an adjoining road or public area unless; 2. adjoining a motorway or rail line; or 3. 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. 4. do not remove existing or prevent future active transport routes or connections to the street network; 5. 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. | | |  |  | | | | |

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| **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 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  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. | **E32**  Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area. |  |  |
| **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. | | | |
| **PO33**  Lots provide a development footprint outside of the buffer. | No example provided. |  |  |
| **PO34**  The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply. | **E34**  No new lots are created in the buffer area. |  |  |
| **PO35**  The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work. | **E35**  No new lots are created in the buffer area. |  |  |
| **PO36**  Boundary realignments:   1. do not result in the creation of additional building development within the buffer; 2. result in the reduction of building development opportunities within the buffer. | No example provided. |  |  |
| |  | | --- | | **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. | | | | |
| **PO37**  Lots provide a development footprint outside of the buffer. | No example provided. |  |  |
| **PO38**  The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply. | No example provided. |  |  |
| **PO39**  The creation of lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work. | No example provided. |  |  |
| **PO40**  Boundary realignments:   1. do not result in the creation of additional building development within the buffer; 2. results in the reduction of building development opportunities within the buffer. | No example provided. |  |  |
| **Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)**   |  | | --- | | 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. | | | | |
| **PO41**  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. |  |  |
| **PO42**  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.   Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow. | **E42**  Development ensures that any buildings are not located in an Overland flow path area.  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. |  |  |
| **PO43**  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.   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.  Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow | No example provided. |  |  |
| **PO44**  Development ensures that overland flow is not conveyed from a road or public open space onto a private lot. | **E44**  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. |  |  |
| **PO45**  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.  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 | **E45.1**  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. |  |  |
| **E45.2**  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. |  |  |
| **PO46**  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.   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-d60239e448382)**)** | |  |  |
| **PO47**  Development for a Park([57](https://consult-moretonbay.objective.com/kse/event/4190/section/s1332743658181#target-d412305e571734)) 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. | **E47**  Development for a Park([57](https://consult-moretonbay.objective.com/kse/event/4190/section/s1332743658181#target-d412305e571734)) ensures works are provided in accordance with the requirements set out in Appendix B of the Planning scheme policy - Integrated Design. |  |  |