

9 Development codes

9.4.1.6 General residential zone

Click on the required precinct from the menu beside.

9.4.1.6.1 Coastal communities precinct

9.4.1.6.1.1 Purpose - General residential zone - Coastal communities 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 General residential zone - Coastal communities 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 9.4.1 - Reconfiguring a lot code and the following additional General residential zone - Coastal communities precinct specific overall outcomes:
 - a. Reconfiguring a lot maintains the low density character of the Coastal communities precinct by not exceeding a net residential density of 11 lots per hectare unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.
 - b. Reconfiguring a lot achieves neighbourhoods that are 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.
 - c. 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.
 - d. 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.
 - e. Reconfiguring a lot achieves the intent and purpose of the Coastal communities precinct outcomes as identified in Part 6.

9.4.1.6.1.2 Criteria for assessment

To determine if boundary realignment is self-assessable development, it must comply with the self-assessable acceptable outcomes set out in Part I, Table 9.4.1.6.1.1. Where development does not meet any of the relevant criteria in Part I, Table 9.4.1.6.1.1, assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with. The following table identifies the corresponding performance outcomes where a development does not comply with a self-assessable acceptable outcome.

Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO1	PO24
SAO2	PO25
SAO3	PO26
SAO4	PO46-PO61
SAO5	PO50, PO51
SAO6	PO44

Editor's note - The table above has been intentionally left blank. It will be finalised prior to commencement of the Planning scheme.

Where reconfiguring a lot is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part J, Table 9.4.1.6.1.2.

Part I - Criteria for self-assessable development - General residential zone - Coastal communities precinct

Table 9.4.1.6.1.1 Self-assessable development - General residential zone - Coastal communities precinct

Self-assessable acceptable outcomes	
General Criteria	
Boundary realignment	
SAO1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections. d. do not result in the creation of any additional lots;
SAO2	<p>Boundary realignment does not result in existing land uses on site becoming non-complying with planning scheme requirements.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to:

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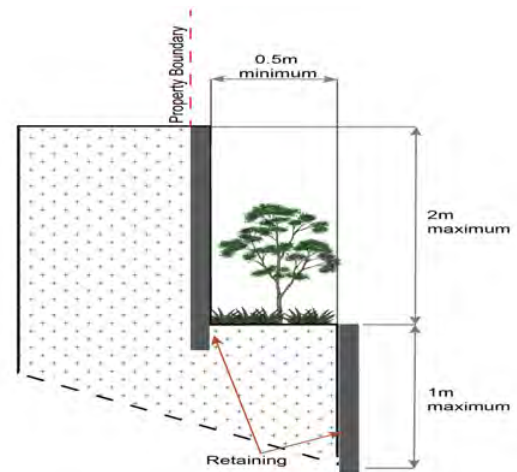
	<ul style="list-style-type: none"> i. Where premises are approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval. ii. Where a commercial use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or use. iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 								
SAO3	<p>Resulting lots comply with the following minimum lot sizes and dimensions:</p> <table border="1"> <thead> <tr> <th>Zone (Precinct)</th> <th>Area</th> <th>Primary Frontage</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td>General residential - Coastal communities precinct</td> <td>800m²</td> <td>32 m</td> <td>25 m</td> </tr> </tbody> </table>	Zone (Precinct)	Area	Primary Frontage	Depth	General residential - Coastal communities precinct	800m ²	32 m	25 m
Zone (Precinct)	Area	Primary Frontage	Depth						
General residential - Coastal communities precinct	800m ²	32 m	25 m						
SAO4	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.								
SAO5	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.								
SAO6	Boundary realignment does not result in the clearing of any Habitat trees.								

Part J - Criteria for assessable development - General residential zone - Coastal communities precinct

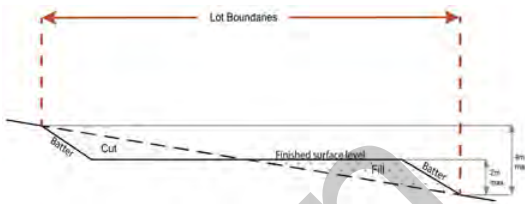
Table 9.4.1.6.1.2 Assessable development - General residential zone - Coastal communities precinct

Performance outcomes	Acceptable outcomes
Density	
PO1 Reconfiguring a lot does not exceed a net residential density of 11 lots per hectare unless the resultant lot/s are consistent with the low density and established character of the surrounding neighbourhood.	AO1 Lots have a minimum site area of 600m ² and a minimum primary frontage of 12.5m.
Lot design, mix and location	
PO2 Lots have an area, shape and dimension sufficient to ensure they can accommodate: <ul style="list-style-type: none"> a. a Dwelling house⁽²²⁾ including all domestic outbuildings and possible on site servicing requirements (e.g. on-site waste disposal); b. areas for car parking, vehicular access and manoeuvring; c. areas for useable and practical private open space. 	No acceptable outcome provided.
PO4	No acceptable outcome provided.

<p>Reconfiguring a lot does not create medium or high density development being lots with a frontage of less than 10.0 metres.</p>	
<p>Sloping land</p>	
<p>PO5</p> <p>Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following:</p> <ol style="list-style-type: none"> The likely location of private open space associated with a Dwelling House on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and The potential for overlooking from public land into private lots is avoided wherever possible; and Lot design is integrated with the opportunities available for Dwelling House design to reduce impacts. <p>Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.</p>	<p>AO5.1</p> <p>Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis.</p> <p>AO5.2</p> <p>Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to:</p> <ol style="list-style-type: none"> a maximum vertical dimension of 1.5m from natural ground for any single retaining structure; or where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: <ol style="list-style-type: none"> maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); Maximum overall structure height of 3m; or <p>c. where incorporating benching along the short axis (from side to side boundary) of a lot:</p> <ol style="list-style-type: none"> The difference between levels at each boundary is no greater than 4m per lot; each bench has a maximum height of 2m (refer Figure below); or

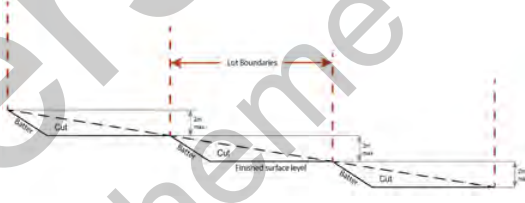


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d. Where incorporating benching along the long axis (from front to rear boundary):

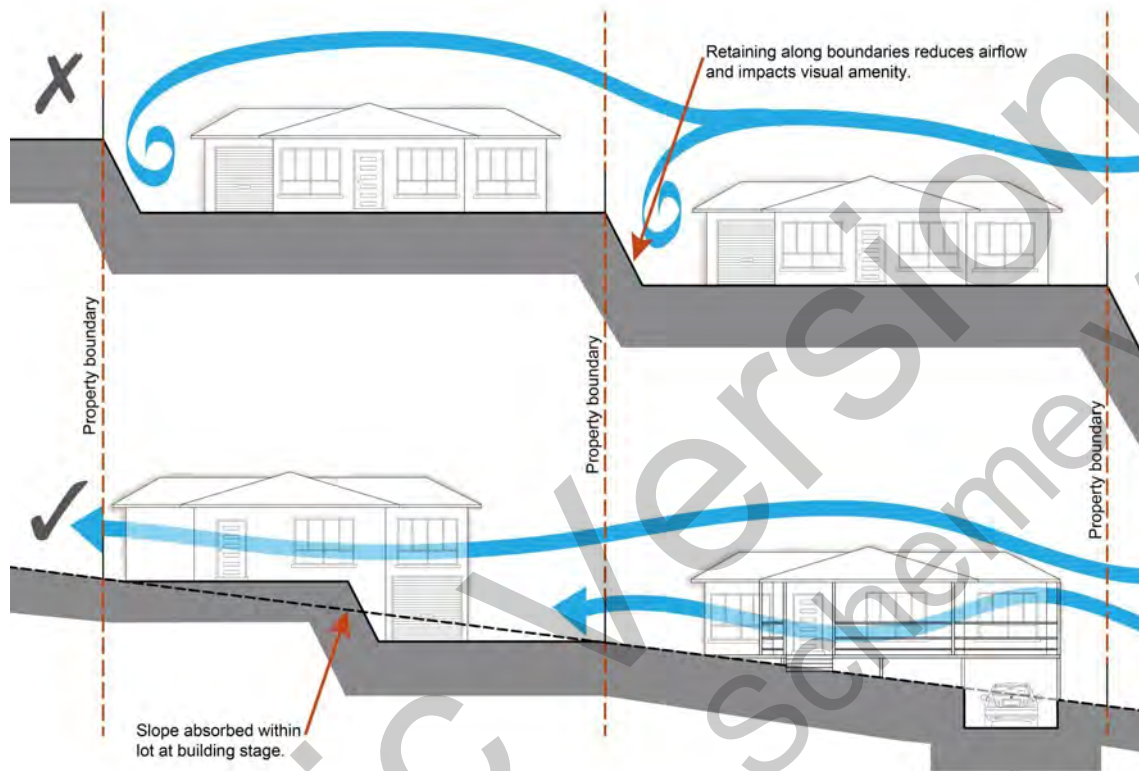
- i. each bench has a maximum height of 2m;
- ii. lots orientate up/down the slope (refer Figure below).



Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion.

Editor's note - Strict cut and fill requirements apply at the Dwelling house ⁽²²⁾ stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design



PO6

Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.

AO6

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

Rear lots

PO7

Rear lots:

- a. contribute to the mix of lot sizes;
- b. are limited to 1 behind any full frontage lot (i.e. A lot with a street frontage that is not an access handle);
- c. Provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear.

No acceptable outcome provided.

PO8

Access handles for rear lots are:

- a. a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street;

No acceptable outcome provided.

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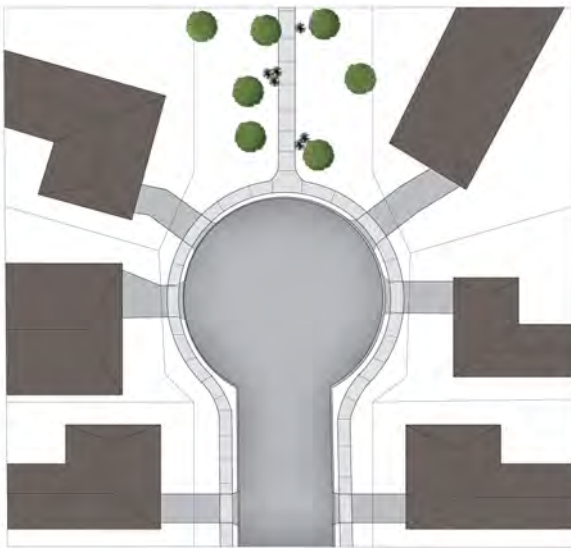
<ul style="list-style-type: none"> b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other. 	
Street design and layout	
<p>PO9</p> <p>Street layouts facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	No acceptable outcome provided.
<p>PO10</p> <p>Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by:</p> <ul style="list-style-type: none"> a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 600m; c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form; d. reducing street block sizes as they approach an activity focus (e.g centre, neighbourhood hub, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	No acceptable outcome provided.
<p>PO11</p> <p>Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p>	No acceptable outcome provided.
<p>PO12</p> <p>Streets are designed and constructed to cater for:</p> <ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; 	No acceptable outcome provided.

<ul style="list-style-type: none"> b. on street parking adequate to meet the needs of future residents; c. efficient public transport routes; d. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. waste service vehicles; i. street trees, landscaping and street furniture. <p>Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.</p>	
<p>PO13</p> <p>Intersections are designed and constructed to provide for the safe and efficient movement of pedestrians, cyclists, and all forms of light and heavy traffic.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	No acceptable outcome provided.
<p>PO14</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ul style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>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.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p>	No acceptable outcome provided.

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<p>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:</p> <ul style="list-style-type: none"> i. 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 ii. 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	
<p>PO15</p> <p>Cul-de-sac or dead end streets are not proposed unless:</p> <ul style="list-style-type: none"> a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; and b. there are no appropriate alternative solutions, or c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO16</p> <p>Where cul-de-sacs are proposed:</p> <ul style="list-style-type: none"> a. head must be visible from the entry point; b. are to be no longer than 50 metres in length; c. emergency access can be achieved under circumstances where entry via the carriageway may be compromised. 	<p>No acceptable outcome provided.</p>
<p>PO17</p> <p>Where cul-de-sacs are proposed due to vehicular connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below.</p>	<p>No acceptable outcome provided.</p>

Figure - Cul-de-sac design



Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.

PO18

Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.

AO18

Street alignment follows ridges or gullies or runs perpendicular to slope.

PO19

Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:

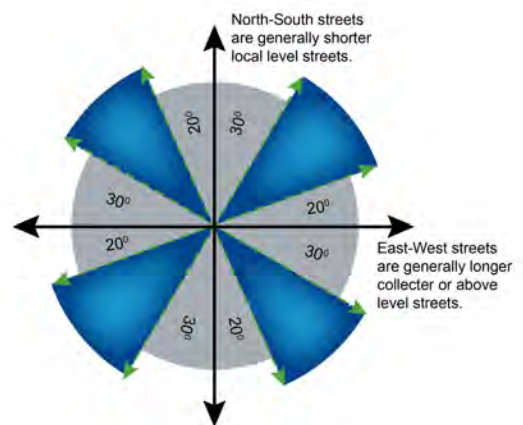
- a. controlled solar access and shade provision;
- b. cross-ventilation

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solutions.

AO19.1

Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below.

Figure - Preferred street orientation



AO19.2

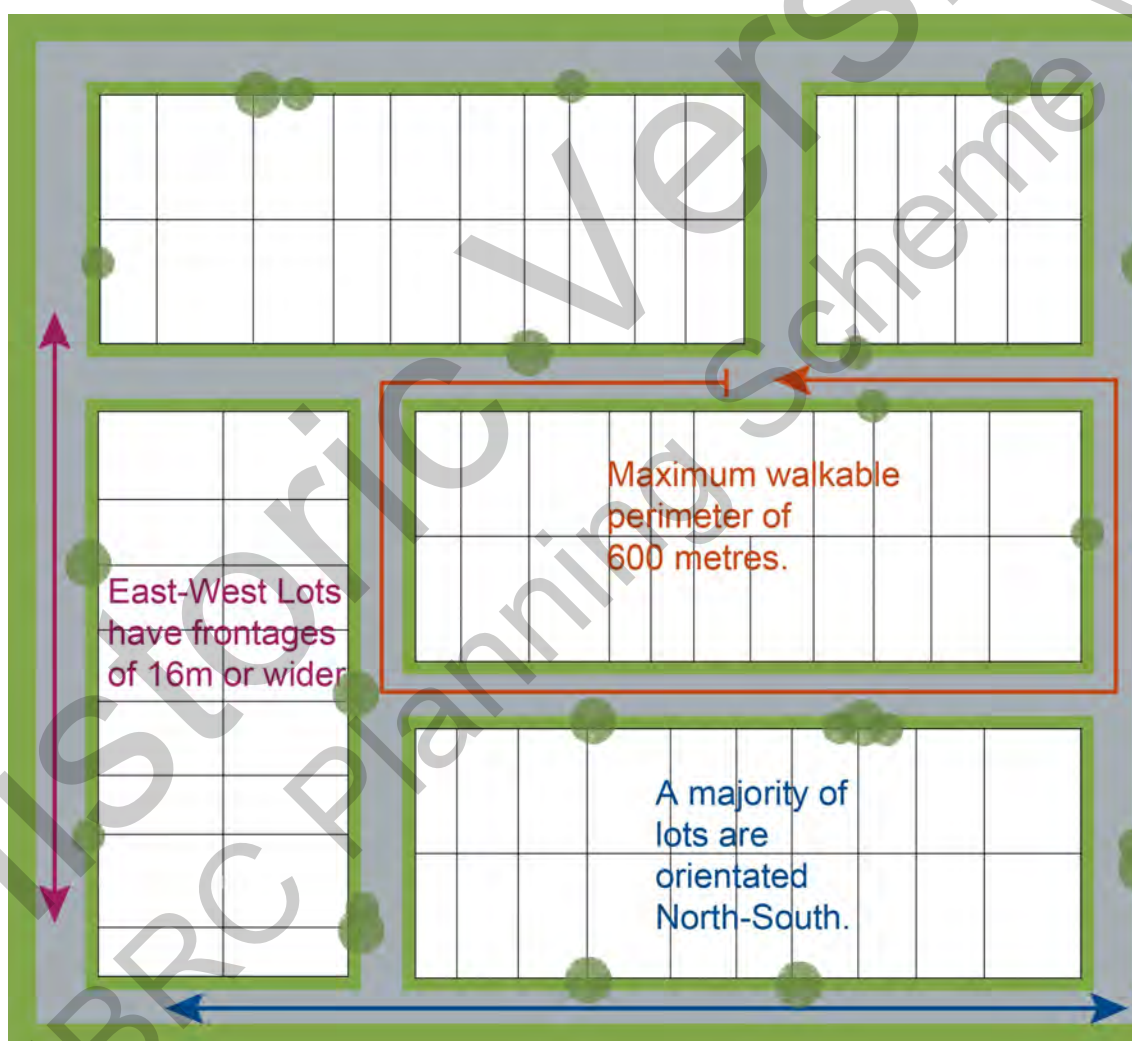
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The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.

AO19.3

Where lots are oriented east west, they are to have a frontage of 16 metres or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design below.

Figure - Street block design



Park⁽⁵⁷⁾ and open space

PO20

A hierarchy of Parks⁽⁵⁷⁾ and open space is provided to meet the recreational needs of the community.

Note - To determine the extent of Park⁽⁵⁷⁾ and open space required refer to Planning scheme policy - Integrated design.

No acceptable outcome provided.

<p>Note - District level Parks⁽⁵⁷⁾ or larger may be required in certain locations in accordance with Part 4: Priority Infrastructure Plan.</p>	
<p>PO21</p> <p>Park⁽⁵⁷⁾ is to be provided within walking distance of all new residential lots.</p> <p>Note - To determine maximum walking distances for Park⁽⁵⁷⁾ types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>PO22</p> <p>Park⁽⁵⁷⁾ is of a size and design standard to meet the needs of the expected users.</p> <p>Note - To determine the size and design standards for Parks⁽⁵⁷⁾ refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>PO23</p> <p>Parks⁽⁵⁷⁾ are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design (CPTED) principles, and access.</p>	<p>AO23.1</p> <p>Local and district Parks⁽⁵⁷⁾ are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park.</p>
	<p>AO23.2</p> <p>Where lots do adjoin local and district Parks⁽⁵⁷⁾, and fencing is provided along the Park⁽⁵⁷⁾ boundary, it is located within the lot and at a maximum height of 1m.</p>
	<p>AO23.3</p> <p>The design of fencing and retaining features allows for safe and direct pedestrian access between the Park⁽⁵⁷⁾ and private allotments through the use of gates and limited retaining features along Park⁽⁵⁷⁾ boundaries.</p>
<p>Boundary realignment</p>	
<p>PO24</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No acceptable outcome provided.</p>
<p>PO25</p> <p>Boundary realignment does not result in:</p> <ul style="list-style-type: none"> a. existing land uses on site becoming non-complying with planning scheme criteria; b. lots being unserved by infrastructure; c. lots not providing for own private servicing. 	<p>No acceptable outcome provided.</p>

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<p>Note - Examples may include but are not limited to:</p> <ul style="list-style-type: none"> a. minimum lot size requirements; b. setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: <ul style="list-style-type: none"> i. Where premises is approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval. ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 	
<p>PO26</p> <p>Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct.</p> <p>Note - Refer to overall outcomes for the General residential zone - Coastal communities precinct for uses consistent in this precinct.</p>	<p>AO26</p> <p>Lot sizes and dimensions (excluding any access handles) comply with Lot Types D, E or F in accordance with 'Table 9.4.1.6.1.3 - Lot Types' - Lot Types.</p>
<p>Reconfiguring existing development by Community Title</p>	
<p>PO27</p> <p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> 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:</p> <ul style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. <p>Note -Examples of land uses becoming unlawful include, but are not limited to the following:</p> <ul style="list-style-type: none"> a. Land on which a Dual occupancy⁽²¹⁾ 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⁾ 	<p>No acceptable outcome provided.</p>

<p>to two separate Dwelling⁽²²⁾ houses, at least one of which does not satisfy the self-assessment requirements applying to Dwelling houses.</p> <p>b. Land on which a Multiple dwelling⁽⁴⁹⁾ 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 self-assessment requirements for the use or conditions of development approval.</p> <p>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.</p>	
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Reconfiguring by Lease

<p>PO28</p> <p>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:</p> <p>a. inconsistent with any approvals on which those uses rely; or</p> <p>b. inconsistent with the self-assessable development requirements applying to those uses at the time that they were established.</p> <p>Note - An example of a land use becoming unlawful is a Multiple dwelling⁽⁴⁹⁾ 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 self-assessment requirements for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling⁽⁴⁹⁾.</p> <p>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.</p> <p>Editor's note – Under the <i>Sustainable Planning Act</i>, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:</p> <p>a. a lease for a term, including renewal options, not exceeding 10 years; and</p> <p>b. an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>.</p>	<p>No acceptable outcome provided.</p>
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Volumetric subdivision

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<p>PO29</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-complying with the planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <p>a. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.</p>	<p>No acceptable outcome provided.</p>
<p>Reticulated supply</p>	
<p>PO30</p> <p>Each lot is provided with an appropriate level of service and infrastructure, including water supply, stormwater management, sewage disposal, stormwater drainage, electricity, telecommunications and gas (if available) in a manner that:</p> <p>a. is efficient in delivery of service;</p> <p>b. is effective in delivery of service;</p> <p>c. is conveniently accessible in the event of maintenance or repair;</p> <p>d. minimises whole of life cycle costs for that infrastructure;</p> <p>e. minimises risk of potential adverse impacts on the natural and built environment;</p> <p>f. minimises risk of potential adverse impact on amenity and character values;</p> <p>g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p>	<p>AO30</p> <p>Lots are provided with:</p> <p>a. a connection to the reticulated water supply infrastructure network;</p> <p>b. a connection to the sewerage infrastructure network;</p> <p>c. a connection to the reticulated electricity infrastructure network; and</p> <p>d. a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.</p>
<p>Stormwater location and design</p>	
<p>PO31</p> <p>The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.</p>	<p>No acceptable outcome provided.</p>
<p>PO32</p>	<p>No acceptable outcome provided.</p>

<p>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.</p> <p>Note - To determine sufficient areas for easements refer to Planning scheme policy - Integrated design.</p>	
<p>PO33</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	No acceptable outcome provided.
<p>PO34</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	No acceptable outcome provided.
<p>PO35</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	No acceptable outcome provided.
<p>PO36</p> <p>Development maintains the environmental values of waterway ecosystems.</p>	No acceptable outcome provided.
<p>PO37</p> <p>Constructed water bodies are not dedicated as public assets.</p>	No acceptable outcome provided.
Stormwater management system	
<p>PO38</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p>AO38</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>PO39</p> <p>Overland flow paths (for any storm event) from roads and public open space areas do not pass through private lots.</p>	<p>AO39</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO40</p> <p>Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:</p>	No acceptable outcome provided.

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<p>a. 100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm;</p> <p>b. the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.</p> <p>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.</p> <p>Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.</p>	
<p>PO41</p> <p>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 3 of the SPP.</p> <p>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.</p> <p>Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.</p>	<p>No acceptable outcome provided.</p>
<p>PO42</p> <p>The stormwater management system is designed to:</p> <p>a. protect the environmental values in downstream waterways;</p> <p>b. maintain ground water recharge areas;</p> <p>c. preserve existing natural wetlands and associated vegetation buffers;</p> <p>d. avoid disturbing soils or sediments;</p> <p>e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas;</p> <p>f. maintain and improve receiving water quality;</p> <p>g. protect natural waterway configuration;</p>	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas. 	
<p>PO43</p> <p>Design and construction of the stormwater management system:</p> <ul style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; and b. are coordinated with civil and other landscaping works. <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
Native vegetation where not located in the Environmental areas overlay	
<p>PO44</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ul style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. 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. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; 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. 	<p>No acceptable outcome provided</p>
Noise	
PO45	AO45

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<p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. 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); b. 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>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. 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. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Values and constraints criteria</p> <p>Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, or conditions of approval) the identified value or constraint under this planning scheme.</p>	
<p>Bushfire hazard areas (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</p> <p>Note -The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO46</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event. 	<p>AO46</p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ul style="list-style-type: none"> a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of

	<p>vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater;</p> <ul style="list-style-type: none"> e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
<p>PO47</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>AO47</p> <p>For water supply purposes, reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> a. lots have access to a reticulated water supply provided by a distributor retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
<p>PO48</p> <p>Lots are designed to achieve:</p> <ul style="list-style-type: none"> a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire. 	<p>AO48</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO49</p> <p>The road layout and design supports:</p> <ul style="list-style-type: none"> a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>AO49</p> <p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines.

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	<ul style="list-style-type: none"> b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p> <p>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.</p>	
<p>PO50</p> <p>No new boundaries are located within 2m of High Value Areas.</p>	<p>No acceptable outcome provided</p>
<p>PO51</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> 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 	<p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</p>

<p>layout, on-street amenity and landscaping where practicable;</p> <p>d. provide safe, unimpeded, convenient and ongoing wildlife movement;</p> <p>e. avoid creating fragmented and isolated patches of native vegetation;</p> <p>f. ensuring that soil erosion and land degradation does not occur;</p> <p>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies.</p> <p>AND</p> <p>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.</p>	
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO52</p> <p>Lots do not:</p> <p>a. reduce public access to a heritage place, building, item or object;</p> <p>b. create the potential to adversely affect views to and from the heritage place, building, item or object;</p> <p>c. 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.</p>	<p>No acceptable outcome provided</p>
<p>PO53</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No acceptable outcome 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>PO54</p>	<p>No acceptable outcome provided.</p>

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<p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. 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>PO55</p> <p>Development:</p> <ul style="list-style-type: none"> 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; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>AO55</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</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>PO56</p> <p>Development does not:</p> <ul style="list-style-type: none"> a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; 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>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 acceptable outcome provided.</p>
<p>PO57</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>AO57</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>PO58</p>	<p>AO58.1</p>

<p>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.</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>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <ul style="list-style-type: none"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V.
<p>PO59</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <ul style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. 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>AO58.2</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>No acceptable outcome provided</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO60</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> <ul style="list-style-type: none"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>AO60</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>
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</p> <p>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.</p>	

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<p>PO61</p> <p>Lots are designed to:</p> <ol style="list-style-type: none"> minimise the extent of encroachment into the riparian and wetland setback; ensure the protection of wildlife corridors and connectivity; reduce the impact on fauna habitats; minimise edge effects; ensure an appropriate extent of public access to waterways and wetlands. 	<p>AO61</p> <p>Reconfiguring a lot ensures that:</p> <ol style="list-style-type: none"> no new lots are created within a riparian and wetland setback; new public roads are located between the riparian and wetland setback and the proposed new lots. <p>Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
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Table 9.4.1.6.1.3 - Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage (metres)	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth (metres)	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	Mandatory built to boundary both sides.	Mandatory built to boundary one side.	Mandatory built to boundary one side.			

9.4.1.6.2 Suburban neighbourhood precinct

9.4.1.6.2.1 Purpose - General residential zone - Suburban neighbourhood 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 General residential zone - Suburban neighbourhood 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 9.4.1 - Reconfiguring a lot code and the following additional General residential zone - Suburban neighbourhood precinct specific overall outcomes:
 - a. Reconfiguring a lot maintains the low density character of the Suburban neighbourhood precinct by not exceeding a net residential density of 11 lots per hectare unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.
 - b. Reconfiguring a lot achieves neighbourhoods that are 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.
 - c. 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.
 - d. 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.
 - e. Subdivision achieves the intent and purpose of the Suburban neighbourhood precinct outcomes as identified in Part 6.

9.4.1.6.2.2 Criteria for assessment

To determine if boundary realignment is self-assessable development, it must comply with the self-assessable acceptable outcomes set out in Part K, Table 9.4.1.6.2.1. Where development does not meet any of the relevant criteria in Part K, Table 9.4.1.6.2.1, assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with. The following table identifies the corresponding performance outcomes where a development does not comply with a self-assessable acceptable outcome.

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Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO1	PO26
SAO2	PO27
SAO2	PO28
SAO2	PO48-PO80
SAO2	PO52-PO53
SAO2	PO46

Editor's note - The table above has been intentionally left blank. It will be finalised prior to commencement of the Planning scheme.

Where reconfiguring a lot is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part L, Table 9.4.1.6.2.2.

Part K - Criteria for self-assessable development - General residential zone - Suburban neighbourhood precinct

Table 9.4.1.6.2.1 Self-assessable development - General residential zone - Suburban neighbourhood precinct

Self-assessable acceptable outcomes	
General criteria	
Boundary realignment	
SAO1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; have constructed road access; do not require additional infrastructure connections or modification to existing connections. do not result in the creation of any additional lots;
SAO2	<p>Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> minimum lot size requirements; minimum or maximum required setbacks parking and access requirements; servicing and Infrastructure requirements; dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> Where premises are approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval. Where a commercial use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or use. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.

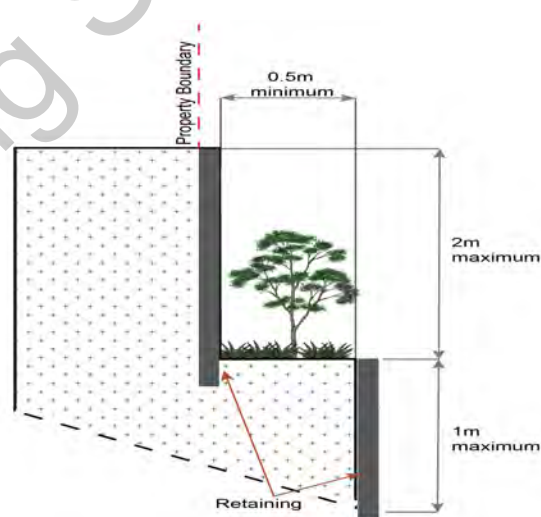
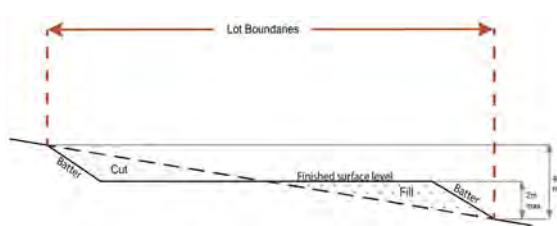
SAO3	Lots comply with the following minimum lot sizes and dimensions:		
	Zone (Precinct)	Area	Primary Frontage
	General residential - Suburban neighbourhood precinct	600m ²	12.5 m
	Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.		
SAO4	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.		
SAO5	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.		
SAO6	Boundary realignment does not result in the clearing of any Habitat trees.		

Part L - Criteria for assessable development - General residential zone - Suburban neighbourhood precinct

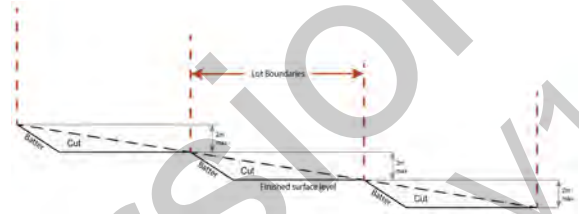
Table 9.4.1.6.2.2 Assessable development - General residential zone - Suburban neighbourhood precinct

Performance outcomes	Acceptable outcomes
Density	
PO1 Reconfiguring a lot does not exceed a net residential density of 11 lots per hectare unless the resultant lot/s are consistent with the low density and established character of the surrounding neighbourhood.	AO1 Lots have a minimum site area of 600m ² and a minimum primary frontage of 12.5m.
Lot design, mix and location	
PO2 Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. a Dwelling house ⁽²²⁾ including all domestic outbuildings and possible on site servicing requirements b. areas for car parking, access and manoeuvring; c. areas for private open space.	No acceptable outcome provided.
PO3 Reconfiguring a lot does not create the opportunity for medium and high density development through the provision of lots with frontages of less than 10m.	No acceptable outcome provided.

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Sloping land	
<p>PO4</p> <p>Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following:</p> <ol style="list-style-type: none"> The likely location of private open space associated with a Dwelling House on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and The potential for overlooking from public land into private lots is avoided wherever possible; and Lot design is integrated with the opportunities available for Dwelling House design to reduce impacts. <p>Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.</p>	<p>AO4.1</p> <p>Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis.</p> <p>AO4.2</p> <p>Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to:</p> <ol style="list-style-type: none"> a maximum vertical dimension of 1.5m from natural ground for any single retaining structure; or where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: <ol style="list-style-type: none"> maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); Maximum overall structure height of 3m; or  <ol style="list-style-type: none"> where incorporating benching along the short axis (from side to side boundary) of a lot: <ol style="list-style-type: none"> The difference between levels at each boundary is no greater than 4m per lot; each bench has a maximum height of 2m (refer Figure below); or 

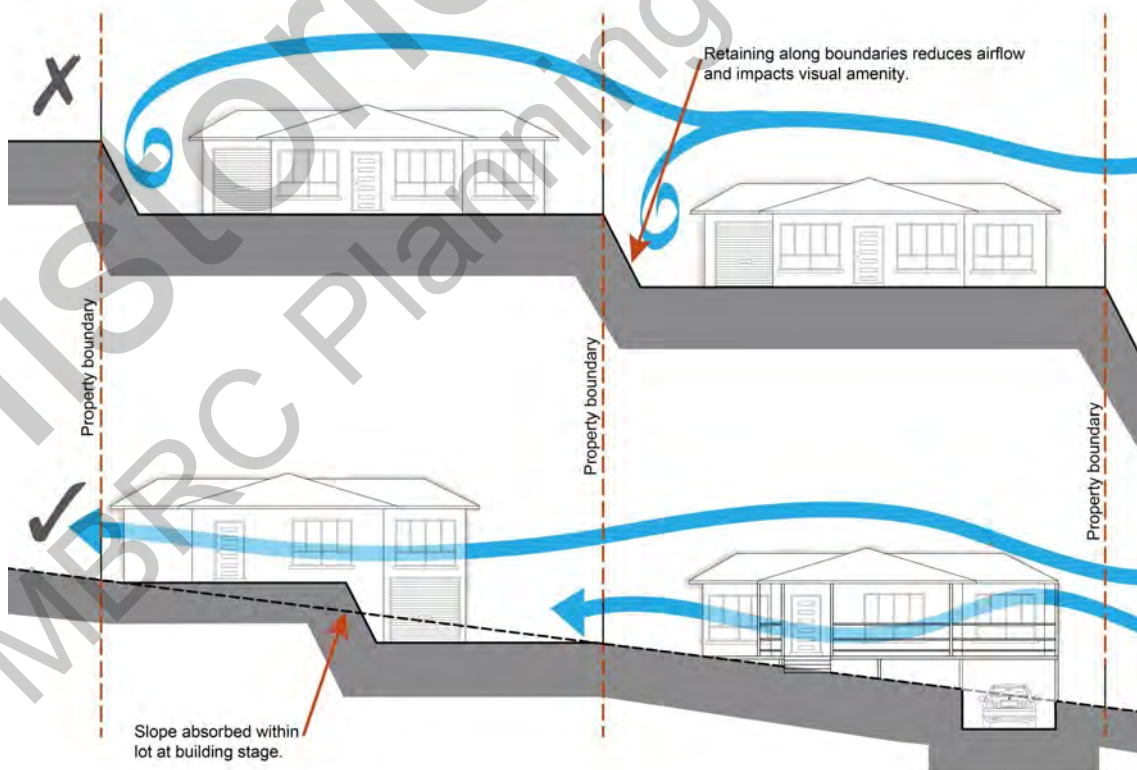
- d. Where incorporating benching along the long axis (from front to rear boundary):
 - i. each bench has a maximum height of 2m;
 - ii. lots orientate up/down the slope (refer Figure below).



Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion.

Editor's note - Strict cut and fill requirements apply at the Dwelling house⁽²²⁾ stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design



PO5

AO5

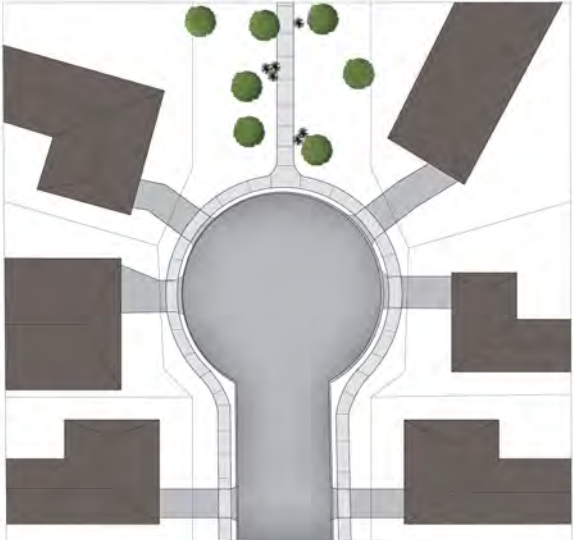
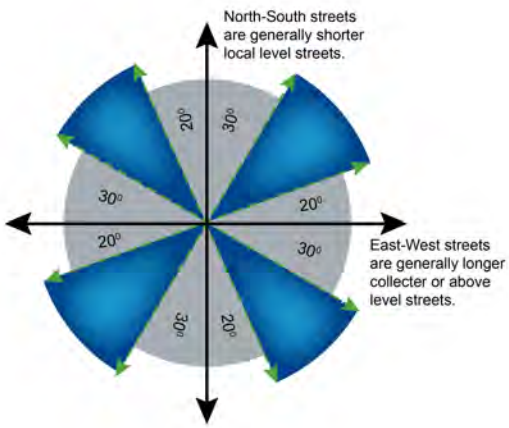
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<p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.</p>
<p>Rear lots</p>	
<p>P06</p> <p>Rear lots:</p> <ul style="list-style-type: none"> a. contribute to the mix of lot sizes; b. are limited to 1 behind any full frontage lot (i.e. A lot with a street frontage that is not an access handle); c. Provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear. 	<p>No acceptable outcome provided.</p>
<p>P07</p> <p>Access handles for rear lots are:</p> <ul style="list-style-type: none"> a. a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other. 	<p>No acceptable outcome provided.</p>
<p>Street design and layout</p>	
<p>P08</p> <p>Street layouts facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers.</p> <p>Note - Refer to Planning scheme policy Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>P09</p> <p>Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by;</p> <ul style="list-style-type: none"> a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; 	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> b. providing street blocks with a maximum walkable perimeter of 600m; c. providing a variety of street block sizes; d. reducing street block sizes as they approach an activity focus. (e.g. centre, neighbourhood hub, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	
<p>PO10</p> <p>Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p>	<p>No acceptable outcome provided.</p>
<p>PO11</p> <p>Streets are designed and constructed to cater for:</p> <ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. on street parking adequate to meet the needs of future residents; c. efficient public transport routes; d. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. waste service vehicles; i. required street trees, landscaping and street furniture. <p>Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO12</p>	<p>No acceptable outcome provided.</p>

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<p>Intersections are designed and constructed to provide for the safe and efficient movement of pedestrians, cyclists, and all forms of light and heavy vehicles.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	
<p>PO13</p> <p>Cul-de-sacs or dead end streets are not proposed unless:</p> <ol style="list-style-type: none"> topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; there are no appropriate alternative solutions; the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO14</p> <p>Where cul-de-sacs are proposed:</p> <ol style="list-style-type: none"> head must be visible from the entry point; are to be no longer than 50 metres in length; emergency access can be achieved under circumstances where entry via the carriageway may be compromised. 	<p>No acceptable outcome provided.</p>
<p>PO15</p> <p>Where cul-de-sacs are proposed due to vehicular connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below.</p>	<p>No acceptable outcome provided.</p>

<p style="text-align: center;">Example Cul-de-sac design</p>  <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.</p>	<p style="text-align: center; font-size: 2em; opacity: 0.3; transform: rotate(-45deg);">Version Planning Scheme V1</p>
<p>PO16</p> <p>Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.</p>	<p>AO16</p> <p>Street alignment follows ridges or gullies or runs perpendicular to slope.</p>
<p>PO17</p> <p>Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:</p> <ol style="list-style-type: none"> a. controlled solar access & shade provision; b. cross-ventilation <p>Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solutions.</p>	<p>AO17.1</p> <p>Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below.</p> <p style="text-align: center;">Figure - Preferred street orientation</p>  <p>AO17.2</p>

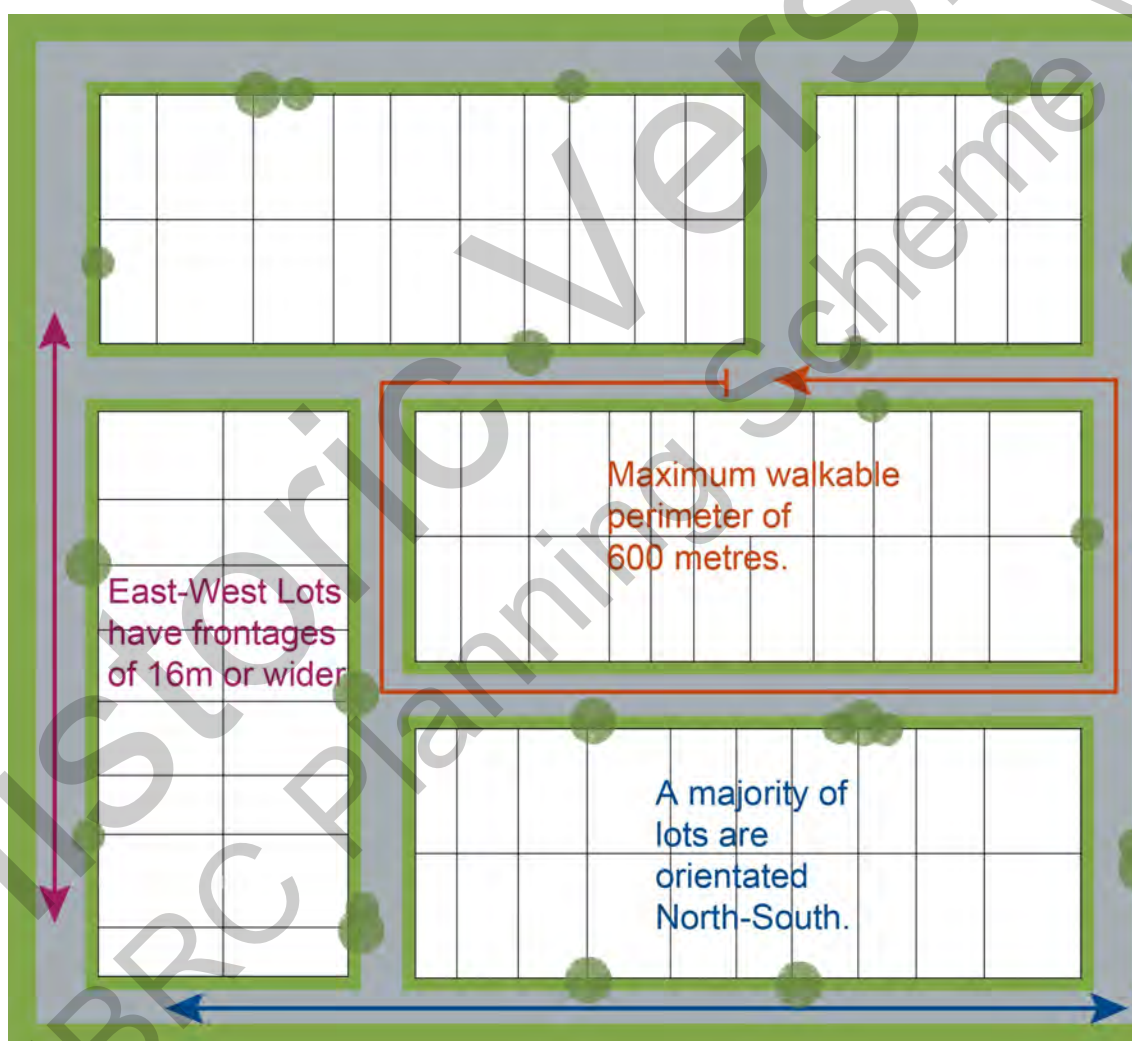
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The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.

AO17.3

Where lots are oriented east west, they are to have a frontage of 16 metres or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design below.

Figure - Street block design



Movement network

PO18

The street network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.

No acceptable outcome provided.

PO19

No acceptable outcome provided.

<p>The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.</p>	
<p>PO20</p> <p>Movement networks encourage walking and cycling and a safe environment for pedestrians and cyclists.</p>	<p>AO20</p> <p>Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.</p>
<p>PO21</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>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.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>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:</p> <ol style="list-style-type: none"> i. 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 ii. 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No acceptable outcome provided.</p>

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Park⁽⁵⁷⁾ and open space	
<p>PO22</p> <p>A hierarchy of Parks⁽⁵⁷⁾ and open space is provided to meet the recreational needs of the community.</p> <p>Note - To determine the extent of Park⁽⁵⁷⁾ and open space required refer to Planning scheme policy - Integrated design.</p> <p>Note - District level Parks⁽⁵⁷⁾ or larger may be required in certain locations in accordance with Part 4: Priority Infrastructure Plan.</p>	No acceptable outcome provided.
<p>PO23</p> <p>Park⁽⁵⁷⁾ is to be provided within walking distance of all new residential lots.</p> <p>Note - To determine maximum walking distances for Park⁽⁵⁷⁾ types refer to Planning scheme policy - Integrated design.</p>	No acceptable outcome provided.
<p>PO24</p> <p>Park⁽⁵⁷⁾ is of a size and design standard to meet the needs of the expected users.</p> <p>Note - To determine the size and design standards for Parks⁽⁵⁷⁾ refer to Planning scheme policy - Integrated design.</p>	No acceptable outcome provided.
<p>PO25</p> <p>Parks⁽⁵⁷⁾ are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design (CPTED) principles, and access.</p>	<p>AO25.1</p> <p>Local and district Parks⁽⁵⁷⁾ are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park.</p>
	<p>AO25.2</p> <p>Where lots do adjoin local and district Parks⁽⁵⁷⁾, and fencing is provided along the Park⁽⁵⁷⁾ boundary, it is located within the lot and at a maximum height of 1m.</p>
	<p>AO25.3</p> <p>The design of fencing and retaining features allows for safe and direct pedestrian access between the Park⁽⁵⁷⁾ and private allotments through the use of gates and limited retaining features along Park⁽⁵⁷⁾ boundaries.</p>
Boundary realignment	
<p>PO26</p>	No acceptable outcome provided.

<p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	
<p>PO27</p> <p>Boundary realignment does not result in:</p> <ul style="list-style-type: none"> a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserved by infrastructure; <p>Note - Examples of a. above may include but are not limited to:</p> <ul style="list-style-type: none"> a. minimum lot size requirements; b. setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: <ul style="list-style-type: none"> i. Where premises is approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval. ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 	<p>No acceptable outcome provided.</p>
<p>PO28</p> <p>Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct.</p> <p>Note - Refer to overall outcomes for the General residential zone - Suburban neighbourhood precinct for uses consistent in this precinct.</p>	<p>AO28</p> <p>Lot sizes and dimensions comply (excluding any access handles) with Lot Types D, E or F in accordance with Table 9.4.1.6.2.3: Lot Types.</p>
<p>Reconfiguring existing development by Community Title</p>	
<p>PO29</p>	<p>No acceptable outcome provided.</p>

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<p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> 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:</p> <ol style="list-style-type: none"> inconsistent with any approvals on which those uses rely; or inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. <p>Note -Examples of land uses becoming unlawful include, but are not limited to the following:</p> <ol style="list-style-type: none"> Land on which a Dual occupancy⁽²¹⁾ 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⁾ to two separate Dwelling⁽²²⁾ houses, at least one of which does not satisfy the self-assessment requirements applying to Dwelling houses. Land on which a Multiple dwelling⁽⁴⁹⁾ 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 self-assessment requirements for the use or conditions of development approval. <p>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.</p>	<p style="text-align: center; opacity: 0.5; font-size: 48px; transform: rotate(-30deg);">Version Planning Scheme V1</p>
<p>Reconfiguring by Lease</p>	
<p>PO30</p> <p>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:</p> <ol style="list-style-type: none"> inconsistent with any approvals on which those uses rely; or inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. <p>Note - An example of a land use becoming unlawful is a Multiple dwelling⁽⁴⁹⁾ 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</p>	<p>No acceptable outcome provided.</p>

<p>communal facilities may have been required under self-assessment requirements for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling⁽⁴⁹⁾.</p> <p>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.</p> <p>Editor's note – Under the <i>Sustainable Planning Act</i>, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:</p> <ul style="list-style-type: none"> a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. 	
Volumetric subdivision	
<p>PO31</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-complying with planning scheme criteria.</p> <p>Note - An example may include but are not limited to:</p> <ul style="list-style-type: none"> a. where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 	<p>No acceptable outcome provided.</p>
Reticulated supply	
<p>PO32</p> <p>Each lot is provided with an appropriate level of service and infrastructure , including water supply, stormwater management, sewage disposal, stormwater drainage, electricity, telecommunications and gas (if available) in a manner that:</p> <ul style="list-style-type: none"> a. is efficient in delivery of service; b. is effective in delivery of service; c. is conveniently accessible in the event of maintenance or repair; d. minimises whole of life cycle costs for that infrastructure; 	<p>AO32</p> <p>Lots are provided with:</p> <ul style="list-style-type: none"> a. a connection to the reticulated water supply infrastructure network; b. a connection to the sewerage infrastructure network; c. a connection to the reticulated electricity infrastructure network; and d. 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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<p>e. minimises risk of potential adverse impacts on the natural and built environment;</p> <p>f. minimises risk of potential adverse impact on amenity and character values;</p> <p>g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.</p>	
Stormwater location and design	
<p>PO33</p> <p>The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.</p>	<p>No acceptable outcome provided.</p>
<p>PO34</p> <p>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.</p> <p>Note - To determine sufficient areas for easements refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>PO35</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No acceptable outcome provided.</p>
<p>PO36</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	<p>No acceptable outcome provided.</p>
<p>PO37</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	<p>No acceptable outcome provided.</p>
<p>PO38</p> <p>Development maintains the environmental values of waterway ecosystems.</p>	<p>No acceptable outcome provided.</p>
<p>PO39</p> <p>Constructed water bodies are not dedicated as public assets.</p>	<p>No acceptable outcome provided.</p>

Stormwater management system	
<p>PO40</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p>AO40</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>PO41</p> <p>Overland flow paths (for any storm event) from roads and public open space areas do not pass through private lots.</p>	<p>AO41</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO42</p> <p>Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:</p> <ol style="list-style-type: none"> a. 100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm; b. the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP. <p>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.</p> <p>Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.</p>	<p>No acceptable outcome provided.</p>
<p>PO43</p> <p>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 3 of the SPP.</p> <p>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.</p> <p>Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.</p>	<p>No acceptable outcome provided.</p>

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<p>PO44</p> <p>The stormwater management system is designed to:</p> <ul style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated vegetation buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect downstream and adjacent properties; i. protect and enhance riparian areas. 	<p>No acceptable outcome provided.</p>
<p>PO45</p> <p>Design and construction of the stormwater management system:</p> <ul style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. <p>Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>Native vegetation where not located in the Environmental areas overlay</p>	
<p>PO46</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ul style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. 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 	<p>No acceptable outcome provided</p>

<p>have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</p> <ul style="list-style-type: none"> c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; 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. 	
Noise	
<p>PO47</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. 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); b. 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>AO47</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. 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. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
Values and constraints criteria	
<p>Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, or conditions of approval) the identified value or constraint under this planning scheme.</p> <p>Bushfire hazard areas (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</p> <p>Note - The preparation of a bushfire management plan in accordance with Planning scheme policy – Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
PO48	AO48

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<p>Lots are designed to:</p> <ul style="list-style-type: none"> a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event. 	<p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ul style="list-style-type: none"> a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; e. away from ridgelines and hilltops; f. on land with a slope of less than 15%; g. away from north to west facing slopes.
<p>PO49</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>AO49</p> <p>For water supply purposes, reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> a. lots have access to a reticulated water supply provided by a distributor retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
<p>PO50</p> <p>Lots are designed to achieve:</p> <ul style="list-style-type: none"> a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire. 	<p>AO50</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO51</p> <p>The road layout and design supports:</p>	<p>AO51</p> <p>Reconfiguring a lot provides a road layout which:</p>

<ul style="list-style-type: none"> a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
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Environmental areas (refer Overlay map - Environmental areas 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.

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.

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<p>PO52</p> <p>No new boundaries are located within 2m of High Value Areas.</p>	<p>No acceptable outcome provided</p>
<p>PO53</p> <p>Lots are designed to:</p> <ol style="list-style-type: none"> minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; provide safe, unimpeded, convenient and ongoing wildlife movement; avoid creating fragmented and isolated patches of native vegetation; ensuring that soil erosion and land degradation does not occur; ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. <p>AND</p> <p>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.</p>	<p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</p>
<p>Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO54</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No acceptable outcome provided.</p>
<p>PO55</p> <p>Access to a new lot is not from an identified extractive industry transportation route, but to an alternative public road.</p>	<p>No acceptable outcome provided.</p>

<p>Extractive resources separation area (refer Overlay map - Extractive resources to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO56</p> <p>Lots provide a development footprint outside of the separation area.</p>	<p>No acceptable outcome provided.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO57</p> <p>Lots do not:</p> <ol style="list-style-type: none"> reduce public access to a heritage place, building, item or object; create the potential to adversely affect views to and from the heritage place, building, item or object; 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. 	<p>No acceptable outcome provided.</p>
<p>PO58</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No acceptable outcome provided.</p>
<p>High voltage electricity line buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO59</p> <p>New lots provide a development footprint outside of the buffer.</p>	<p>No acceptable outcome provided.</p>
<p>PO60</p> <p>The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	<p>AO60</p> <p>No new lots are created within the buffer area.</p>

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<p>PO61</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>AO61</p> <p>No new lots are created within the buffer area.</p>
<p>PO62</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer. 	<p>No acceptable outcome provided.</p>
<p>Landfill buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO63</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No acceptable outcome provided.</p>
<p>PO64</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No acceptable outcome provided.</p>
<p>Landslide (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p> <p>Note -The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy – Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO65</p> <p>Lots ensure that:</p> <ul style="list-style-type: none"> a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; 	<p>AO65.1</p> <p>Lots provides a development footprint free from risk of landslide.</p> <hr/> <p>AO65.2</p> <p>Development footprints and driveways for lots does not exceed 15% slope.</p>

<ul style="list-style-type: none"> c. there is minimal disturbance to natural drainage patterns; and d. earthworks do not: <ul style="list-style-type: none"> i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding 50m³, iv. redirect or alter the existing flows of surface or groundwater. 	
<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>PO66</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. 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 acceptable outcome provided.</p>
<p>PO67</p> <p>Development:</p> <ul style="list-style-type: none"> 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; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. <p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	<p>AO67</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</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>PO68</p> <p>Development does not:</p>	<p>No acceptable outcome provided.</p>

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<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>PO69</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>AO69</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>PO70</p> <p>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.</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>AO70.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <p>a. Urban area – Level III;</p> <p>b. Rural area – N/A;</p> <p>c. Industrial area – Level V;</p> <p>d. Commercial area – Level V.</p> <p>AO70.2</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>PO71</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p> <p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</p>	<p>No acceptable outcome provided</p>

<p>b. an overland flow path where it crosses more than one property; and</p> <p>c. inter-allotment drainage infrastructure.</p> <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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO72</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> <p>a. public benefit and enjoyment is maximised;</p> <p>b. impacts on the asset life and integrity of park structures is minimised;</p> <p>c. maintenance and replacement costs are minimised.</p>	<p>AO72</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>
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</p> <p>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.</p>	
<p>PO73</p> <p>Lots are designed to:</p> <p>a. minimise the extent of encroachment into the riparian and wetland setback;</p> <p>b. ensure the protection of wildlife corridors and connectivity;</p> <p>c. reduce the impact on fauna habitats;</p> <p>d. minimise edge effects;</p> <p>e. ensure an appropriate extent of public access to waterways and wetlands.</p>	<p>AO73</p> <p>Reconfiguring a lot ensures that:</p> <p>a. no new lots are created within a riparian and wetland setback;</p> <p>b. new public roads are located between the riparian and wetland setback and the proposed new lots.</p> <p>Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO74</p>	<p>No acceptable outcome provided.</p>

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<p>Lots are sited, designed and oriented to:</p> <ol style="list-style-type: none"> a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation and coastal trees; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; c. ensure that buildings and structures are not located on a hill top or ridgeline; d. 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. 	
<p>Wastewater treatment plant buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO75</p> <p>New lots provide a development footprint outside of the buffer.</p>	<p>No acceptable outcome provided.</p>
<p>PO76</p> <p>Boundary realignments:</p> <ol style="list-style-type: none"> i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No acceptable outcome provided.</p>
<p>Water supply pipeline buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO77</p> <p>Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.</p>	<p>No acceptable outcome provided.</p>
<p>PO78</p>	<p>AO78</p>

<p>Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.</p>	<p>Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.</p>
<p>PO79</p> <p>Development within a Bulk water supply infrastructure buffer:</p> <ul style="list-style-type: none"> a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline. 	<p>AO79</p> <p>New lots provide a development footprint outside the Bulk water supply infrastructure buffer.</p>
<p>PO80</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No acceptable outcome provided.</p>

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9.4.1.6.3 Next generation neighbourhood precinct

9.4.1.6.3.1 Purpose - General residential zone - Next generation neighbourhood 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 General residential zone - Next generation neighbourhood 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 9.4.1 - Reconfiguring a lot code and the following additional General residential zone - Next generation neighbourhood precinct specific overall outcomes:
 - a. Reconfiguring a lot achieves a variety of lot sizes and net residential density of between 11-25 lots per hectare.
 - b. Reconfiguring a lot achieves neighbourhoods that are 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.
 - c. 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.
 - d. 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.
 - e. Reconfiguring a lot achieves the intent and purpose of the Next generation neighbourhood precinct outcomes as identified in Part 6.

9.4.1.6.3.2 Criteria for assessment

To determine if boundary realignment is self-assessable development, it must comply with the self-assessable acceptable outcomes set out in Part M, Table 9.4.1.6.3.1. Where development does not meet any of the relevant criteria in Part M, Table 9.4.1.6.3.1, assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with. The following table identifies the corresponding performance outcomes where a development does not comply with a self-assessable acceptable outcome.

Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO1	PO34
SAO2	PO35
SAO3	PO36
SAO4	PO4
SAO5	PO56-PO88
SAO6	PO60-PO61
SAO7	PO54

Editor's note - The table above has been intentionally left blank. It will be finalised prior to commencement of the Planning scheme.

Where reconfiguring a lot is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part N, Table 9.4.1.6.3.2.

Part M - Criteria for self-assessable development - General residential zone - Next generation neighbourhood precinct

Table 9.4.1.6.3.1 Self-assessable development - General residential zone - Next generation neighbourhood precinct

Self-assessable acceptable outcomes	
General criteria	
Boundary realignment	
SAO1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; have constructed road access; do not require additional infrastructure connections or modification to existing connections. do not result in the creation of any additional lots;
SAO2	<p>Boundary realignment does not result in existing land uses on-site becoming non-compliant with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> minimum lot size requirements; minimum or maximum required setbacks parking and access requirements; servicing and Infrastructure requirements; dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> Where premises are approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval.

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	<p>ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use.</p> <p>iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.</p>								
SAO3	<p>Lots comply with the following minimum lot sizes and dimensions:</p> <table border="1"> <thead> <tr> <th>Zone (Precinct)</th> <th>Area</th> <th>Frontage</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td>General Residential - Next generation neighbourhood precinct</td> <td>-</td> <td>7.5 m</td> <td>25 m</td> </tr> </tbody> </table> <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.</p>	Zone (Precinct)	Area	Frontage	Depth	General Residential - Next generation neighbourhood precinct	-	7.5 m	25 m
Zone (Precinct)	Area	Frontage	Depth						
General Residential - Next generation neighbourhood precinct	-	7.5 m	25 m						
SAO4	Boundary realignment in the precinct does not result in more than 4 adjoining lots of the same lot type, as defined in 'Table 9.4.1.6.3.3 - Lot Types' - Lot Types.								
SAO5	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.								
SAO6	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.								
SAO7	Boundary realignment does not result in the clearing of any Habitat trees.								

Part N - Criteria for assessable development - General residential zone - Next generation neighbourhood precinct

Table 9.4.1.6.3.2 Assessable development - General residential zone - Next generation neighbourhood precinct

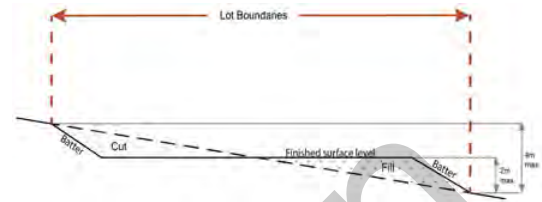
Performance outcomes	Acceptable outcomes
Density	
<p>PO1</p> <p>Reconfiguring of a lot achieves a minimum net residential density of 11 lots per hectare, whilst not exceeding 25 lots per hectare, maintaining a diverse medium density neighbourhood character.</p>	No acceptable outcome provided.
Lot design, mix and location	
<p>PO2</p> <p>Lots have an area, shape and dimension sufficient to ensure they can accommodate:</p> <p>a. a Dwelling house including all domestic outbuildings and possible on site servicing requirements (e.g. on-site waste disposal);</p>	<p>AO2</p> <p>Lot sizes and dimensions (excluding any access handles) comply with Lot Types A, B, C, D, E or F in accordance with 'Table 9.4.1.6.3.3 - Lot Types' - Lot Types.</p> <p>Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement)</p>

<p>b. areas for car parking, vehicular access and manoeuvring;</p> <p>c. areas for useable and practical private open space.</p>	
<p>PO3</p> <p>Reconfiguring a lot provides for a variety of housing options, by way of a mix of lot sizes and dimensions consistent with the medium density character of the precinct, whilst facilitating delivery of diversity within the streetscape.</p>	<p>AO3.1</p> <p>For reconfiguring a lot which creates in excess of 5 new lots, a mix of lot types in accordance with 'Table 9.4.1.6.3.3 - Lot Types' are to be incorporated into the development as follows:</p> <ul style="list-style-type: none"> • 5 - 10 lots - 2 lot types • 11 - 20 lots - 3 lot types • 21 - 50 lots - 4 lot types (must include lot type A) • >50 lots - 5 lot types (must include lot type A) <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.</p> <p>AO3.2</p> <p>For reconfiguring a lot which creates in excess of 20 new lots, the following minimum percentages of lot types in accordance with 'Table 9.4.1.6.3.3 - Lot Types' apply:</p> <ul style="list-style-type: none"> • Lot Type A - 10% of new lots and Lot Type F - 5% of new lots; or • Lot Type A - 15% of new lots and Lot Type F - 2% of new lots; or • Lot Type A - 15% of new lots and Lot Type B - 15% of new lots. <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p>
<p>PO4</p> <p>A range of different lots are distributed throughout the development with no one lot type concentrated within a single location, to create diversity within the streetscape and minimise conflicts between vehicle access and on street parking.</p>	<p>AO4.1</p> <p>Where not accessed via a laneway, a maximum of 4 adjoining lots of the same type in accordance with 'Table 9.4.1.6.3.3 - Lot Types' are proposed where fronting the same street.</p>

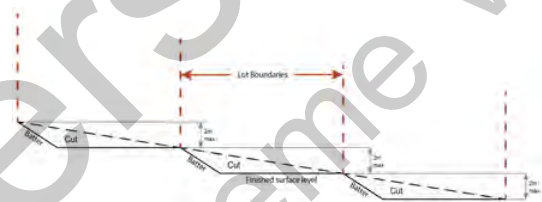
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<p>Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.</p>	<p>AO4.2</p> <p>Where accessed via a laneway, a maximum of 8 adjoining lots of the same type in accordance with 'Table 9.4.1.6.3.3 - Lot Types' are proposed where fronting the same street.</p>
<p>PO5</p> <p>Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p>	<p>AO5.1</p> <p>Lots with frontages of 7.5 metres or less are located within 200 metres of:</p> <ul style="list-style-type: none"> • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
	<p>AO5.2</p> <p>Lots with frontages of 32 metres or greater are predominately located on corner lots or lots with dual road frontages, and within 200 metres of:</p> <ul style="list-style-type: none"> • a park; or • a public transport stop or station; or • a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
<p>PO6</p> <p>Narrow lots do not adversely affect the character and amenity of the precinct. Residential uses establish in a manner which facilitates an integrated streetscape, maximises the efficient use of land and achieves a safe and efficient street network.</p> <p>Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code</p>	<p>No acceptable outcome provided.</p>
<p>PO7</p> <p>Group construction and integrated streetscape solutions are encouraged through the location and grouping of lots suitable for terrace and row housing.</p>	<p>AO7.1</p> <p>Any lot sharing a boundary with a Lot Type A must contain a mandatory built to boundary wall on the shared boundary.</p> <p>Note - Built to boundary walls for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code</p>
	<p>AO7.2</p>

	<p>Driveway crossovers for lots with frontages of less than 10m are paired up to facilitate on-street parking.</p> <p>Note - Driveway locations for lots with frontages of 8.5 metres or less are to be shown on a plan of development in accordance with Planning Scheme Policy - Residential Design.</p>
Sloping land	
<p>PO8</p> <p>Lot layout and design avoids the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape, each lot created and of adjoining lots ensuring, but not limited to, the following:</p> <ol style="list-style-type: none"> a. The likely location of private open space associated with a Dwelling House on each lot will not be dominated by, or encroached into by built form outcomes such as walls or fences; b. Walls and/or fences are kept to a human scale and do not represent barriers to local environmental outcomes and conditions such as good solar access and access to prevailing breezes; and c. The potential for overlooking from public land into private lots is avoided wherever possible; and d. Lot design is integrated with the opportunities available for Dwelling House design to reduce impacts. <p>Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.</p>	<p>AO8.1</p> <p>Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis.</p> <hr/> <p>AO8.2</p> <p>Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to:</p> <ol style="list-style-type: none"> a. a maximum vertical dimension of 1.5m from natural ground for any single retaining structure; or b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows: <ol style="list-style-type: none"> i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); ii. Maximum overall structure height of 3m; or <div style="text-align: center; margin: 10px 0;"> </div> <ol style="list-style-type: none"> c. where incorporating benching along the short axis (from side to side boundary) of a lot: <ol style="list-style-type: none"> i. The difference between levels at each boundary is no greater than 4m per lot ii. each bench has a maximum height of 2m (refer Figure below); or



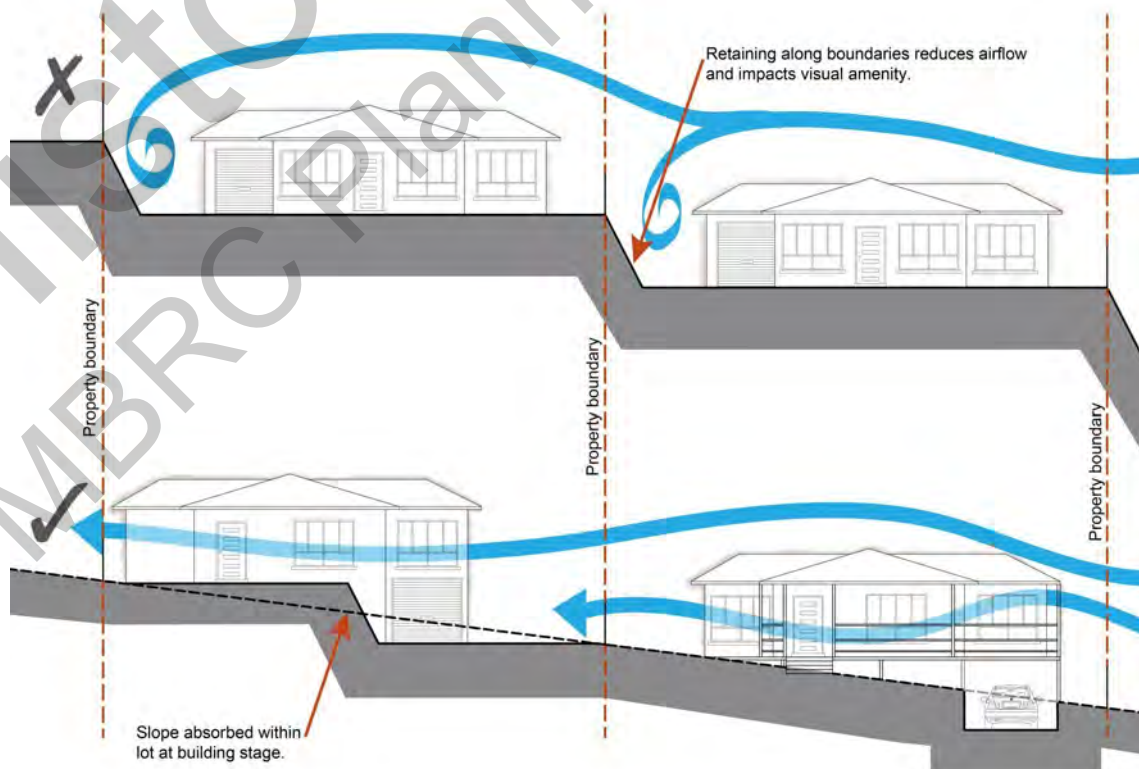
- d. Where incorporating benching along the long axis (from front to rear boundary):
- i. each bench has a maximum height of 2m;
 - ii. lots orientate up/down the slope.



Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion.

Editor's note - Strict cut and fill requirements apply at the Dwelling house⁽²²⁾ stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design



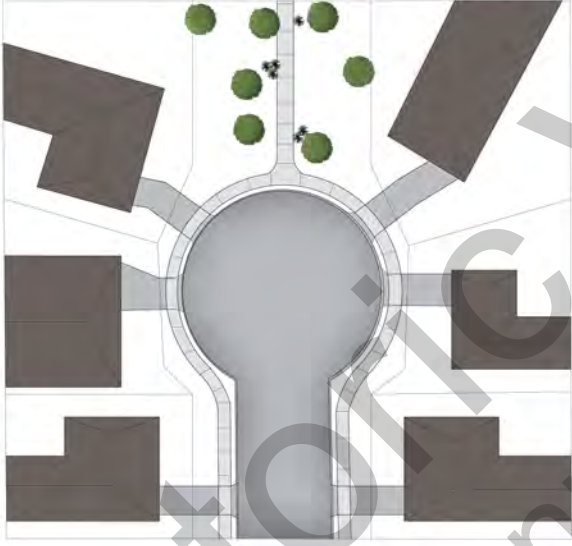
<p>PO9</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>AO9</p> <p>The surface level of a lot is at a minimum grade of 1:100 and slopes towards the street frontage, or other lawful point of discharge.</p>
<p>Rear lots</p>	
<p>PO10</p> <p>Rear lots:</p> <ul style="list-style-type: none"> a. contribute to the mix of lot sizes; b. are limited to 1 behind any full frontage lot (i.e. A lot with a street frontage that is not an access handle); c. Provide sufficient area for vehicles to manoeuvre on-site allowing entry and exit to the rear lot in forward gear 	<p>No acceptable outcome provided.</p>
<p>PO11</p> <p>Access handles for rear lots are:</p> <ul style="list-style-type: none"> a. a minimum of 5m wide to allow for safe vehicle access and service corridors from the rear lot to the street; b. are located on 1 side of the full frontage lot; c. limited to no more than 2 directly adjoining each other. 	<p>No acceptable outcome provided.</p>
<p>Street design and layout</p>	
<p>PO12</p> <p>Street layouts facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO13</p> <p>Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hub's, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing</p>	<p>AO13.1</p> <p>Development provides and maintains the connections shown on:</p> <ul style="list-style-type: none"> a. 'Figure 1 - Dakabin' - Dakabin; b. 'Figure 2 - Griffin' - Griffin; c. 'Figure 3 - Mango Hill East' - Mango Hill East;

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<p>of transport works ensures that multiple points of access are provided during early stages of a development.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on when alternative access points should be provided for emergency management purposes.</p>	<p>d. 'Figure 4 - Murrumba Downs' - Murrumba Downs;</p> <p>e. 'Figure 5 - Narangba east' - Narangba East;</p> <p>f. 'Figure 6 - Rothwell' - Rothwell.</p>
<p>PO14</p> <p>Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by:</p> <ul style="list-style-type: none"> a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 500m (refer Figure - Street block design); c. providing a variety of street block sizes; d. reducing street block sizes as they approach an activity focus (e.g. centre, neighbourhood hub, community activity, public open space); e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>AO13.2</p> <p>All other areas, no acceptable outcome provided.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on when alternative access points should be provided for emergency management purposes.</p> <p>No acceptable outcome provided.</p>
<p>PO15</p> <p>Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO16</p> <p>Streets are designed and constructed to cater for:</p>	<p>No acceptable outcome provided.</p>

<ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. on street parking adequate to meet the needs of future residents; c. efficient public transport routes; d. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. waste service vehicles; i. required street trees, landscaping and street furniture. <p>Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.</p>	
<p>PO17</p> <p>Intersections are designed and constructed to provide for the safe and efficient movement of pedestrians, cyclists, and all forms of light and heavy vehicles.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO18</p> <p>Cul-de-sac or dead end streets are not proposed unless:</p> <ul style="list-style-type: none"> a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; b. there are no appropriate alternative solutions; c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO19</p> <p>Where cul-de-sacs are proposed:</p> <ul style="list-style-type: none"> a. head must be visible from the entry point; 	<p>No acceptable outcome provided.</p>

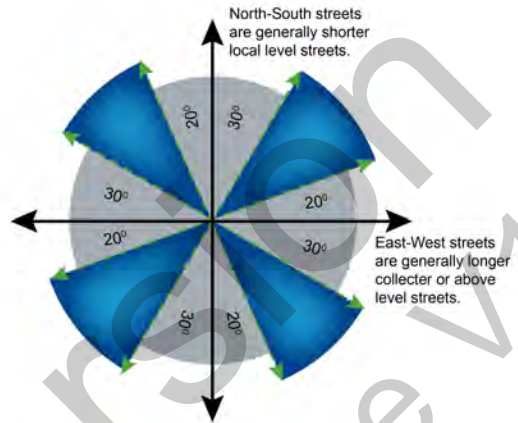
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<p>b. are to be no longer than 50 metres in length;</p> <p>c. emergency access can be achieved under circumstances where entry via the carriageway may be compromised.</p>	
<p>PO20</p> <p>Where cul-de-sacs are proposed due to connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below.</p> <p>Example Cul-de-sac design</p>  <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO21</p> <p>Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.</p>	<p>AO21</p> <p>Street alignment follows ridges or gullies or runs perpendicular to slope.</p>
<p>PO22</p> <p>Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:</p>	<p>AO22.1</p> <p>Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West in accordance with Figure - Preferred street orientation below.</p>

- a. controlled solar access & shade provision
- b. cross-ventilation.

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design solution.

Figure - Preferred street orientation



AO22.2

The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design.

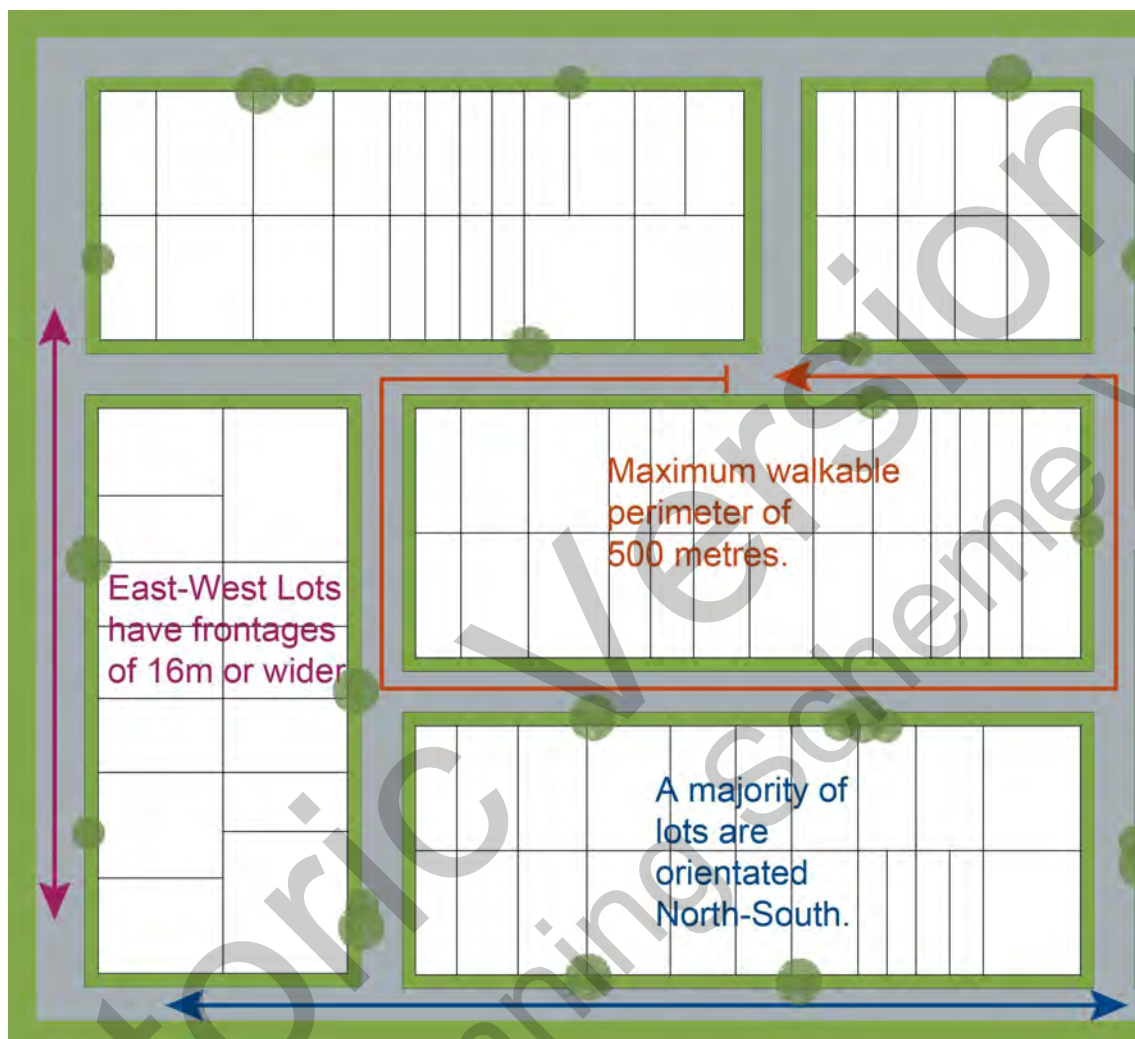
AO22.3

Where lots are oriented east west, they are 16m or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design.

Historic
MBRC Planning Scheme

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Figure - Street block design



Movement network

PO23

The street network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.

No acceptable outcome provided.

PO24

The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.

No acceptable outcome provided.

PO25

Movement networks encourage walking and cycling and a safe environment for pedestrians and cyclists.

AO25

Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.

<p>PO26</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>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.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>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:</p> <ol style="list-style-type: none"> i. 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 ii. 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No acceptable outcome provided.</p>
<p>Laneway design and location</p>	
<p>PO27</p> <p>Laneway location contributes to a high standard of amenity for adjoining lots and the streetscape.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for determining locational criteria for laneways.</p>	<p>AO27</p> <p>Laneways are primarily used where:</p> <ol style="list-style-type: none"> a. vehicle access is not permitted from the primary street frontage; or b. limiting vehicle access from the primary street frontage results in a positive streetscape outcome; or c. where lots directly adjoin a local, district or regional Park⁽⁵⁷⁾.
<p>PO28</p>	<p>AO28.1</p> <p>Laneways are limited to 130m in length.</p>

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<p>Laneways service a limited number of allotments, creating a sense of place and enclosed feeling for the pedestrian environment whilst contributing to the high level of connectivity of the street network.</p> <p>Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.</p>	<p>AO28.2</p> <p>Laneways are not designed as dead ends or cul-de-sacs, and are to have vehicle connections to an access street at both ends.</p>
<p>PO29</p> <p>Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting.</p> <p>Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.</p>	<p>AO28.3</p> <p>Where laneways exceed 100m in length, a mid lane pedestrian connection is to be provided between the adjacent access streets and the laneway.</p> <hr/> <p>AO29.1</p> <p>Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other.</p> <hr/> <p>AO29.2</p> <p>Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards.</p> <p>Note - The dedication must allow for street lights to be provided on Council's standard alignment</p>
<p>Park⁽⁵⁷⁾ and open space</p>	
<p>PO30</p> <p>A hierarchy of Park⁽⁵⁷⁾ and open space is provided to meet the recreational needs of the community.</p> <p>Note - To determine the extent and location of Park⁽⁵⁷⁾ and open space required refer to Planning scheme policy - Integrated design.</p> <p>Note - District level Parks⁽⁵⁷⁾ or larger may be required in certain locations in accordance with Part 4: Priority Infrastructure Plan.</p>	<p>No acceptable outcome provided.</p>
<p>PO31</p> <p>Park⁽⁵⁷⁾ is to be provided within walking distance of all new residential lots.</p> <p>Note - To determine maximum walking distances for Park⁽⁵⁷⁾ types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>PO32</p> <p>Park⁽⁵⁷⁾ is of a size and design standard to meet the needs of the expected users.</p>	<p>No acceptable outcome provided.</p>

<p>Note - To determine the size and design standards for Parks⁽⁵⁷⁾ refer to Planning scheme policy - Integrated design.</p>	
<p>PO33</p> <p>Parks⁽⁵⁷⁾ are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design principles, and access.</p>	<p>AO33.1</p> <p>Local and district Parks⁽⁵⁷⁾ are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park wherever possible.</p>
	<p>AO33.2</p> <p>Where lots do adjoin local and district Parks⁽⁵⁷⁾, and fencing is provided along the Park⁽⁵⁷⁾ boundary, it is located within the lot and at a maximum height of 1m</p>
	<p>AO33.3</p> <p>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.</p>
<p>Boundary realignment</p>	
<p>PO34</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No acceptable outcome provided.</p>
<p>PO35</p> <p>Boundary realignment does not result in:</p> <ol style="list-style-type: none"> a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserved by infrastructure; c. lots not providing for own private servicing. <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> a. minimum lot size requirements; b. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> i. Where premises is approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval. 	<p>No acceptable outcome provided.</p>

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<ul style="list-style-type: none"> ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 	
<p>PO36</p> <p>Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct.</p> <p>Note - Refer to overall outcomes for the General residential zone - Next generation neighbourhood precinct for uses consistent in this precinct.</p>	<p>AO36</p> <p>Lot sizes and dimensions (excluding an access handles) comply with Lot Types A, B, C, D, E or F in accordance with 'Table 9.4.1.6.3.3 - Lot Types' - Lot Types.</p>
<p>Reconfiguring existing development by Community Title</p>	
<p>PO37</p> <p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> 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:</p> <ul style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. <p>Note -Examples of land uses becoming unlawful include, but are not limited to the following:</p> <ul style="list-style-type: none"> a. Land on which a Dual occupancy⁽²¹⁾ 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⁾ to two separate Dwelling⁽²²⁾ houses, at least one of which does not satisfy the self-assessment requirements applying to Dwelling houses. b. Land on which a Multiple dwelling⁽⁴⁹⁾ 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 self-assessment requirements for the use or conditions of development approval. <p>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.</p>	<p>No acceptable outcome provided.</p>

Reconfiguring by Lease	
<p>PO38</p> <p>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:</p> <ol style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. <p>Note - An example of a land use becoming unlawful is a Multiple dwelling⁽⁴⁹⁾ 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 self-assessment requirements for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling⁽⁴⁹⁾.</p> <p>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.</p> <p>Editor's note – Under the <i>Sustainable Planning Act</i>, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:</p> <ol style="list-style-type: none"> a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. 	<p>No acceptable outcome provided.</p>
Volumetric subdivision	
<p>PO39</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-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> a. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 	<p>No acceptable outcome provided.</p>
Reticulated supply	

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<p>PO40</p> <p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the precinct. All services, including water supply, stormwater management, sewage disposal, stormwater disposal, drainage, electricity, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> is efficient in delivery of service; is effective in delivery of service; is conveniently accessible in the event of maintenance or repair; minimises whole of life cycle costs for that infrastructure; minimises risk of potential adverse impacts on the natural and built environment; minimises risk of potential adverse impact on amenity and character values; recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. 	<p>AO40</p> <p>Lots are provided with:</p> <ol style="list-style-type: none"> a connection to the reticulated water supply infrastructure network; a connection to the sewerage infrastructure network; a connection to the reticulated electricity infrastructure network; and a physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.
Stormwater location and design	
<p>PO41</p> <p>The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.</p>	<p>No acceptable outcome provided.</p>
<p>PO42</p> <p>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.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO43</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No acceptable outcome provided.</p>
<p>PO44</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	<p>No acceptable outcome provided.</p>

<p>PO45</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	<p>No acceptable outcome provided.</p>
<p>PO46</p> <p>Development maintains the environmental values of waterway ecosystems.</p>	<p>No acceptable outcome provided.</p>
<p>PO47</p> <p>Constructed water bodies are not dedicated as public assets.</p>	<p>No acceptable outcome provided.</p>
<p>Stormwater management system</p>	
<p>PO48</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p>AO48</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>PO49</p> <p>Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots.</p>	<p>AO49</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO50</p> <p>Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:</p> <ol style="list-style-type: none"> a. 100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm; b. the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP. <p>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.</p> <p>Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.</p>	<p>No acceptable outcome provided.</p>
<p>PO51</p>	<p>No acceptable outcome provided.</p>

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<p>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 3 of the SPP.</p> <p>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.</p> <p>Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.</p>	
<p>PO52</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated vegetation buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect downstream and adjacent properties; i. protect and enhance riparian areas. 	<p>No acceptable outcome provided.</p>
<p>PO53</p> <p>Design and construction of the stormwater management system:</p> <ol style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No acceptable outcome provided.</p>

Native vegetation where not located in the Environmental areas overlay	
<p>PO54</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ul style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. 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. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; 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. 	<p>No acceptable outcome provided</p>
Noise	
<p>PO55</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. 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); b. 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>AO55</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. 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. b. do not remove existing or prevent future active transport routes or connections to the street network; c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design. <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>

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Values and constraints criteria

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

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

Note - The preparation of a bushfire management plan in accordance with Planning scheme policy - Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.

<p>PO56</p> <p>Lots are designed to:</p> <ol style="list-style-type: none"> minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; limit the possible spread paths of bushfire within the reconfiguring; achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event. 	<p>AO56</p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ol style="list-style-type: none"> within an appropriate development footprint; within the lowest hazard locations on a lot; to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater; away from ridgelines and hilltops; on land with a slope of less than 15%; away from north to west facing slopes.
<p>PO57</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>AO57</p> <p>For water supply purposes, reconfiguring a lot ensures that:</p> <ol style="list-style-type: none"> lots have access to a reticulated water supply provided by a distributor retailer for the area; or where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
<p>PO58</p> <p>Lots are designed to achieve:</p>	<p>AO58</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p>

<ul style="list-style-type: none"> a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire. 	<ul style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO59</p> <p>The road layout and design supports:</p> <ul style="list-style-type: none"> a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>AO59</p> <p>Reconfiguring a lot provides a road layout which:</p> <ul style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ul style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ul style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design; v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land.

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	<ul style="list-style-type: none"> c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)	
<p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p> <p>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.</p>	
<p>PO60</p> <p>No new boundaries are located within 2m of High Value Areas.</p>	<p>No acceptable outcome provided</p>
<p>PO61</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> 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. <p>AND</p> <p>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.</p>	<p>AO61</p> <p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</p>
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply)	

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<p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO62</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No acceptable outcome provided.</p>
<p>PO63</p> <p>Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.</p>	<p>No acceptable outcome provided.</p>
<p>Extractive resources separation area (refer Overlay map - Extractive resources to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO64</p> <p>Lots provide a development footprint outside of the separation area.</p>	<p>No acceptable outcome provided.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO65</p> <p>Lots do not:</p> <ol style="list-style-type: none"> reduce public access to a heritage place, building, item or object; create the potential to adversely affect views to and from the heritage place, building, item or object; 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. 	<p>No acceptable outcome provided.</p>
<p>PO66</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No acceptable outcome provided.</p>
<p>High voltage electricity line buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p>	

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Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
<p>PO67</p> <p>New lots provide a development footprint outside of the buffer.</p>	No acceptable outcome provided.
<p>PO68</p> <p>The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.</p>	No new lots are created within the buffer area.
<p>PO69</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>	No new lots are created within the buffer area.
<p>PO70</p> <p>Boundary realignments:</p> <ol style="list-style-type: none"> i. do not result in the creation of additional building development within the buffer; ii. result in the reduction of building development opportunities within the buffer. 	No acceptable outcome provided.
Landslide (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)	
<p>Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint on will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO71</p> <p>Lots ensure that:</p> <ol style="list-style-type: none"> a. future building location is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; and d. earthworks does not: <ol style="list-style-type: none"> i. involve cut and filling having a height greater than 1.5m; 	<p>AO71.1</p> <p>Lots provides development footprint for all lots free from risk of landslide.</p>
	<p>AO71.2</p> <p>Development footprints and driveways for a lot does not exceed 15% slope.</p>

<ul style="list-style-type: none"> ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding 50m³, and iv. redirect or alter the existing flows of surface or groundwater. 	
<p>Landfill buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO72</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No acceptable outcome provided.</p>
<p>PO73</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No acceptable outcome 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>PO74</p> <p>Development:</p> <ul style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. 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 acceptable outcome provided.</p>
<p>PO75</p> <p>Development:</p> <ul style="list-style-type: none"> 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; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property. 	<p>AO75</p> <p>Development ensures that any buildings are not located in an Overland flow path area.</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>

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<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	
<p>PO76</p> <p>Development does not:</p> <ol style="list-style-type: none"> directly, indirectly or cumulatively cause any increase in overland flow velocity or level; increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure. <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 acceptable outcome provided.</p>
<p>PO77</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>AO77</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>PO78</p> <p>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.</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>AO78.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in 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>AO78.2</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>PO79</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p>	<p>No acceptable outcome provided</p>

<ul style="list-style-type: none"> a. a stormwater pipe if the nominal pipe diameter exceeds 300mm; b. an overland flow path where it crosses more than one property; and c. 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>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO80</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> <ul style="list-style-type: none"> a. public benefit and enjoyment is maximised; b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	<p>AO80</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>
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</p> <p>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.</p>	
<p>PO81</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> a. minimise the extent of encroachment into the riparian and wetland setback; b. ensure the protection of wildlife corridors and connectivity; c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands. 	<p>AO81</p> <p>Reconfiguring a lot ensures that:</p> <ul style="list-style-type: none"> a. no new lots are created within a riparian and wetland setback; b. new public roads are located between the riparian and wetland setback and the proposed new lots. <p>Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	

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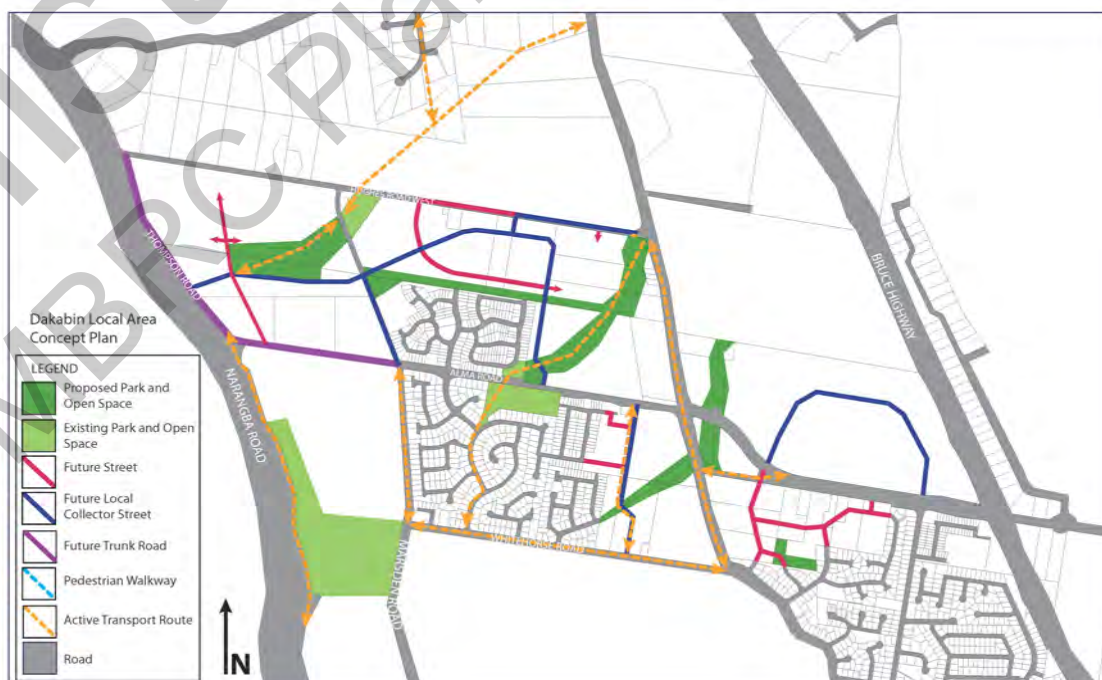
<p>PO82</p> <p>Lots are sited, designed and oriented to:</p> <ul style="list-style-type: none"> a. maximise the retention of existing trees and land cover including the preservation of coastal trees; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill. 	<p>No acceptable outcome provided.</p>
<p>Wastewater treatment plant buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO83</p> <p>New lots provide a development footprint outside of the buffer.</p>	<p>No acceptable outcome provided.</p>
<p>PO84</p> <p>Boundary realignments:</p> <ul style="list-style-type: none"> i. do not result in the creation of additional building development opportunities within the buffer; ii. results in the reduction of building development opportunities within the buffer. 	<p>No acceptable outcome provided.</p>
<p>Water supply pipeline buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO85</p> <p>Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.</p>	<p>No acceptable outcome provided.</p>
<p>PO86</p> <p>Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.</p>	<p>AO86</p> <p>Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.</p>
<p>PO87</p> <p>Development within a Bulk water supply infrastructure buffer:</p>	<p>AO87</p> <p>New lots provide a development footprint outside the Bulk water supply infrastructure buffer.</p>

<p>a. is located, designed and constructed to protect the integrity of the water supply pipeline;</p> <p>b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline.</p>	
<p>PO88</p> <p>Boundary realignments:</p> <p>i. do not result in the creation of additional building development opportunities within the buffer;</p> <p>ii. results in the reduction of building development opportunities within the buffer.</p>	<p>No acceptable outcome provided.</p>

Table 9.4.1.6.3.3 - Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage (metres)	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth (metres)	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	Mandatory built to boundary both sides.	Mandatory built to boundary one side.	Mandatory built to boundary one side.			

Figure 1 - Dakabin



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Figure 2 - Griffin



Figure 3 - Mango Hill East

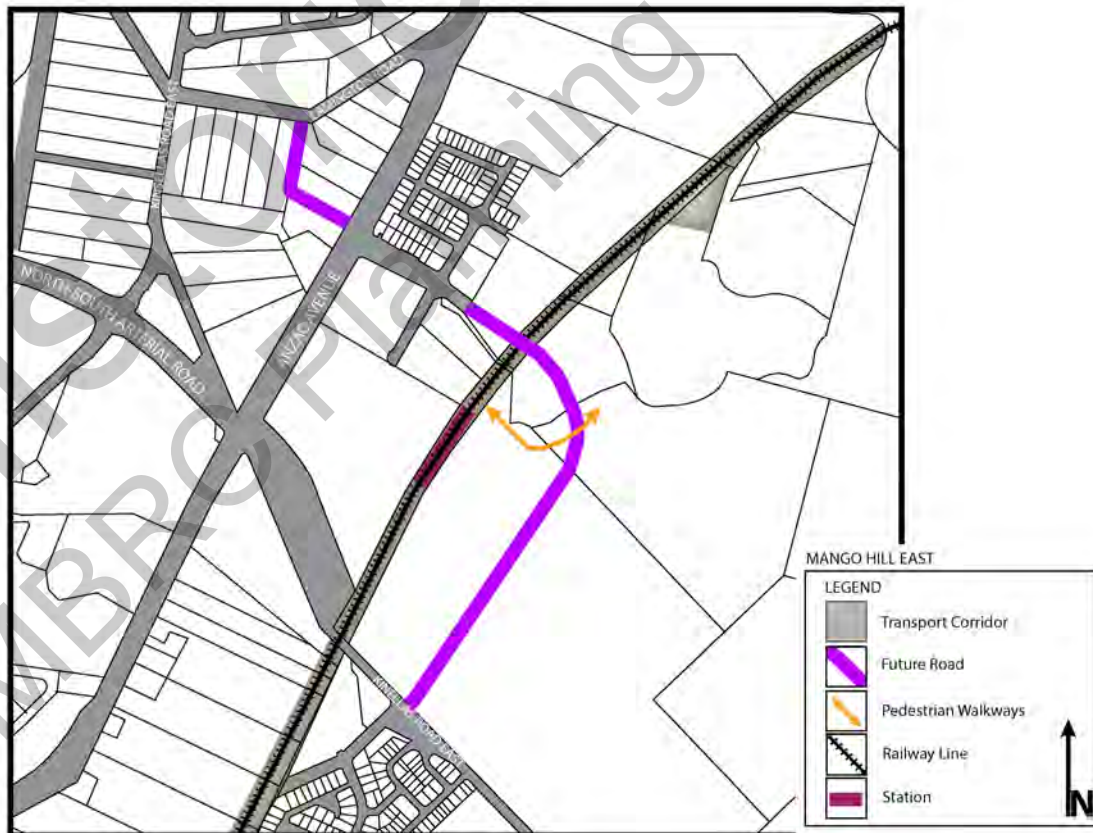
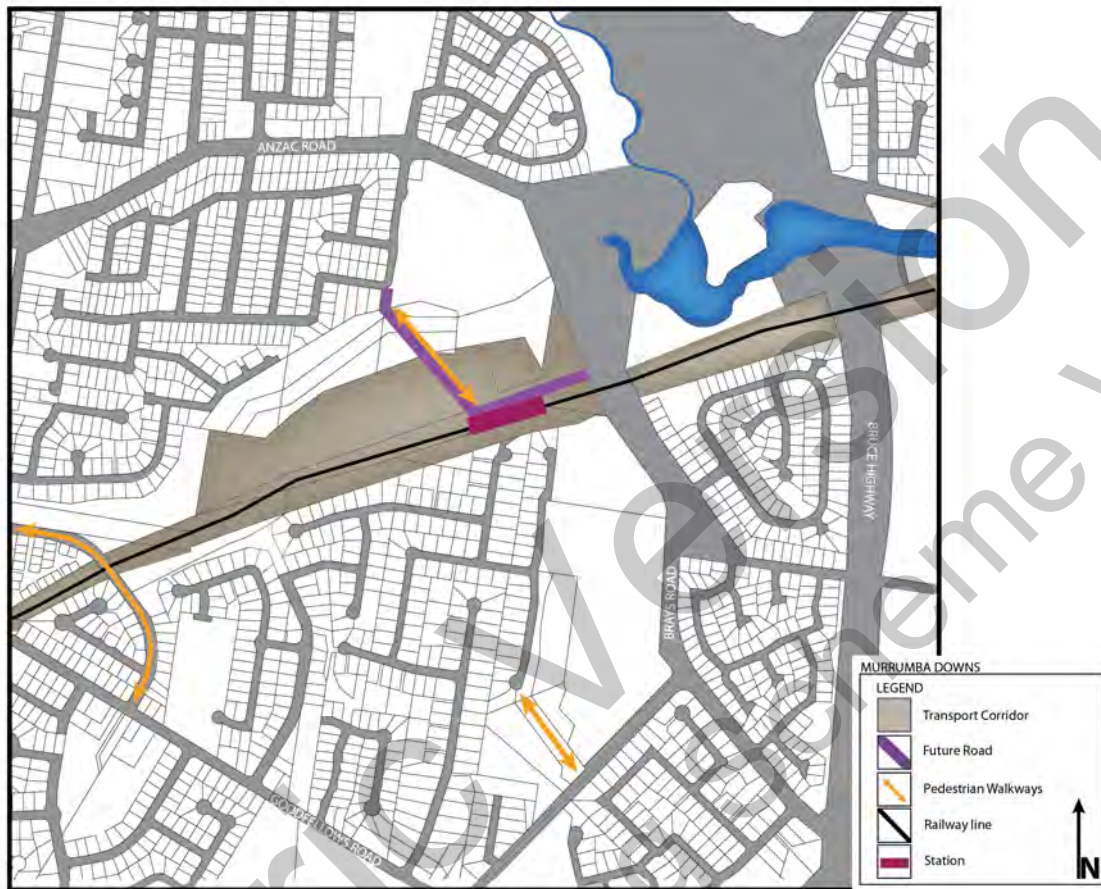


Figure 4 - Murrumba Downs



Historical Planning Scheme V1

MBRC Planning Scheme V1

Figure 5 - Narangba east

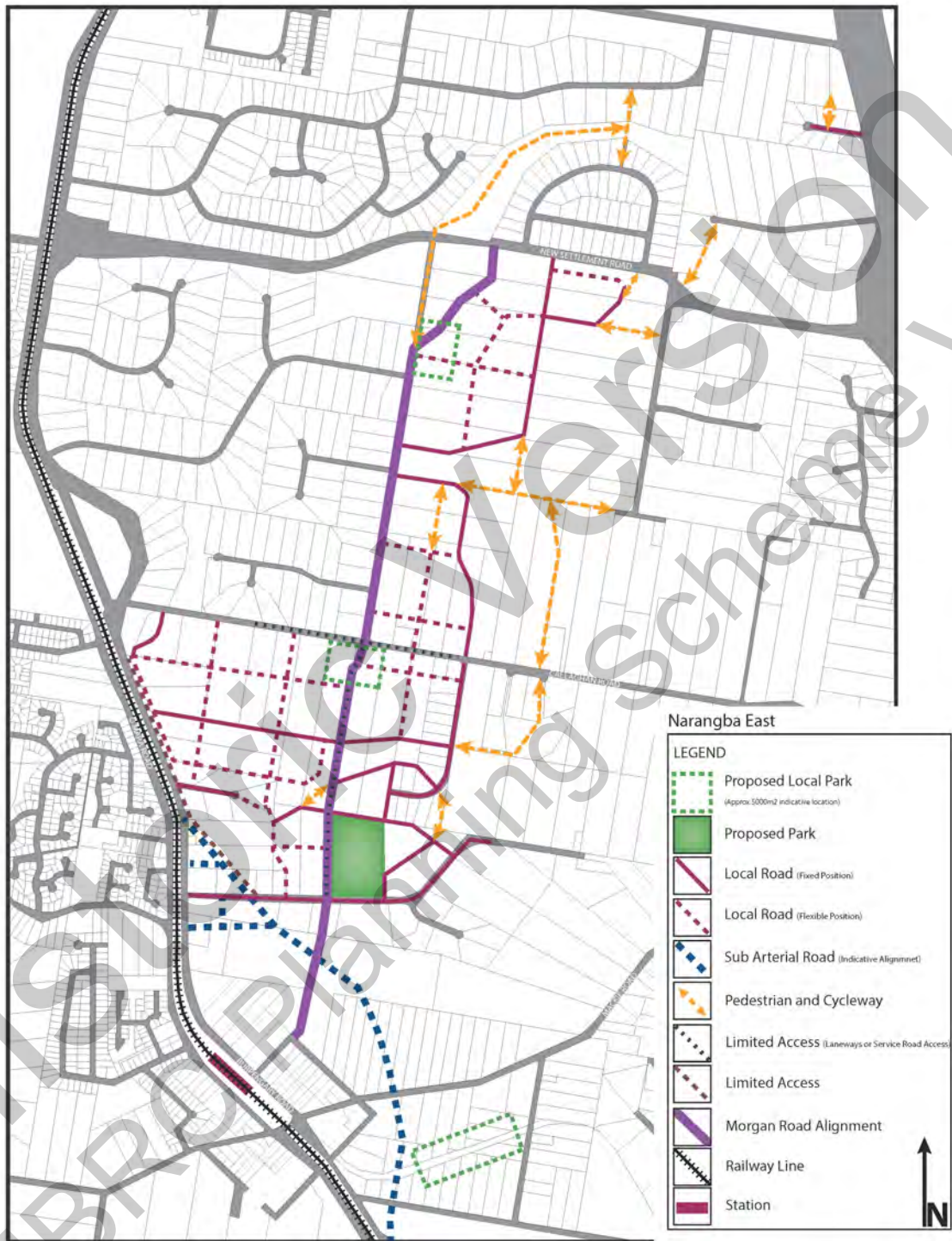
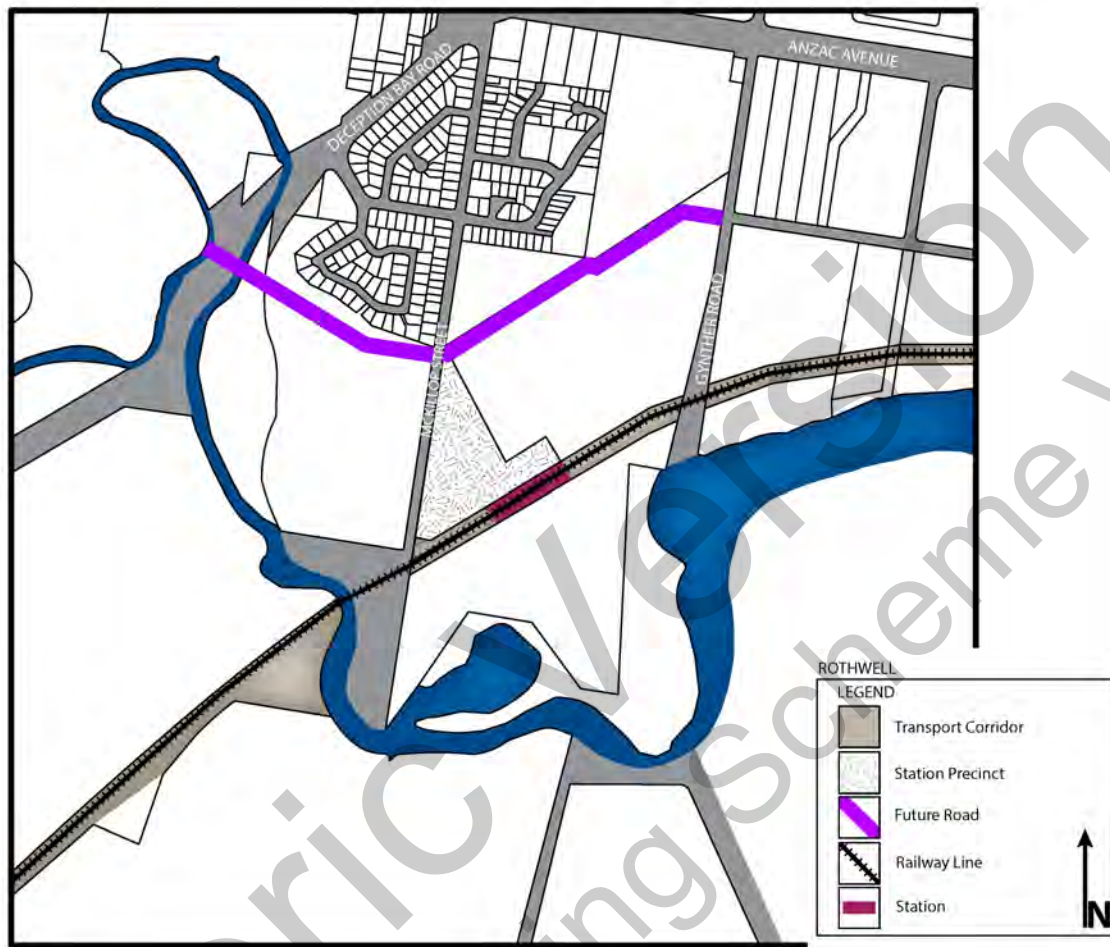


Figure 6 - Rothwell



Historic MBRC Planning Scheme V1

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9.4.1.6.4 Urban precinct

9.4.1.6.4.1 Purpose - General residential zone - Urban neighbourhood 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 General residential zone - Urban neighbourhood 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 9.4.1 - Reconfiguring a lot code and the following additional General residential zone - Urban neighbourhood precinct specific overall outcomes:
 - a. Reconfiguring a lot achieves a variety of lot sizes and does not compromise the precincts future ability to achieve a minimum site density of 45 dwellings per hectare.
 - b. Reconfiguring a lot creates lots of a size and dimension to accommodate medium - high density development.
 - c. Reconfiguring a lot achieves neighbourhoods that are 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.
 - d. 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.
 - e. 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.
 - f. Reconfiguring a lot achieves the intent and purpose of the Urban neighbourhood precinct outcomes as identified in Part 6.

9.4.1.6.4.2 Criteria for assessment

To determine if boundary realignment is self-assessable development, it must comply with the self-assessable acceptable outcomes set out in Part O, Table 9.4.1.6.4.1. Where development does not meet any of the relevant criteria in Part O, Table 9.4.1.6.4.1, assessment is limited to the subject matter of the self-assessable acceptable outcomes that were not complied with. The following table identifies the corresponding performance outcomes where a development does not comply with a self-assessable acceptable outcome.

Self-assessable acceptable outcomes	Corresponding performance outcomes
SAO1	PO31
SAO2	PO32
SAO3	PO33
SAO4	PO5
SAO5	PO53-PO76
SAO6	PO57-PO58
SAO7	PO51

Where reconfiguring a lot is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part P, Table 9.4.1.6.4.1.

Part O - Criteria for self-assessable development - General residential zone - Urban neighbourhood precinct

Table 9.4.1.6.4.1 Self-assessable development - General residential zone - Urban neighbourhood precinct

Self-assessable acceptable outcomes	
General criteria	
Boundary realignment	
SAO1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have constructed road access; c. do not require additional infrastructure connections or modification to existing connections. d. do not result in the creation of any additional lots;
SAO2	<p>Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> a. minimum lot size requirements; b. minimum or maximum required setbacks c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: <ol style="list-style-type: none"> i. Where premises are approved as Multiple dwelling⁽⁴⁹⁾ with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling⁽⁴⁹⁾ approval.

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	<p>ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use.</p> <p>iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.</p>								
SAO3	<p>Resulting lots comply with the following minimum lot sizes and dimensions:</p> <table border="1"> <thead> <tr> <th>Zone (Precinct)</th> <th>Area</th> <th>Frontage</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td>General residential - Urban neighbourhood precinct</td> <td>-</td> <td>32 m</td> <td>25 m</td> </tr> </tbody> </table>	Zone (Precinct)	Area	Frontage	Depth	General residential - Urban neighbourhood precinct	-	32 m	25 m
Zone (Precinct)	Area	Frontage	Depth						
General residential - Urban neighbourhood precinct	-	32 m	25 m						
SAO4	Boundary realignment in the precinct does not result in more than 4 adjoining lots of the same lot type, as defined in 'Table 9.4.1.6.4.3: Lot Types' - Lot Types.								
SAO5	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.								
SAO6	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.								
SAO7	Boundary realignment does not result in the clearing of any Habitat trees.								

Part P - Criteria for assessable development - General residential zone - Urban neighbourhood precinct

Table 9.4.1.6.4.2 Assessable development - General residential zone - Urban neighbourhood precinct

Performance outcomes	Acceptable outcomes
Density	
<p>PO1</p> <p>Reconfiguring a lot does not compromise future developments ability to achieve a minimum residential site density of 45 dwellings per hectare to ensure efficient use of the land and infrastructure which facilitates feasible public transport patronage and creates a diverse medium density neighbourhood character.</p>	<p>AO1</p> <p>Residential uses have a minimum site density of:</p> <p>a. 75 dwellings per ha for sites shown on:</p> <ol style="list-style-type: none"> i. 'Figure 1 - Kallangur' - Kallangur; ii. 'Figure 2 - Mango Hill' - Mango Hill; iii. 'Figure 3 - Mango Hill East' - Mango Hill East; iv. 'Figure 4 - Murrumba Downs' - Murrumba Downs; or v. 'Figure 5 Kippa-Ring ' - Kippa-Ring <p>b. 45 dwellings per hectare for all other areas.</p>
Lot design, mix and location	
<p>PO2</p>	<p>AO2</p> <p>Lot sizes comply with Lot Types A, B or F in accordance with 'Table 9.4.1.6.4.3: Lot Types' - Lot Types.</p>

<p>Reconfiguring a lot facilitates the provision of varied housing options, a mix of lot sizes and encourages diversity within the streetscape whilst maintaining the medium to high density character of the precinct.</p>	<p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.</p>
<p>PO3</p> <p>Narrow lots do not adversely affect the character and amenity of the precinct. Residential uses establish in a manner which facilitates an integrated streetscape, maximises the efficient use of land and achieves a safe and efficient street network.</p> <p>Note - Built to boundary walls and driveway locations for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code</p>	<p>No acceptable outcome provided.</p>
<p>PO4</p> <p>Group construction and integrated streetscape solutions are facilitated through the location and grouping of lots suitable for terrace and row housing.</p>	<p>AO4.1</p> <p>Any lot sharing a boundary with a Lot Type A must contain a mandatory built to boundary wall on the shared boundary.</p> <p>Note - Built to boundary walls for lots with frontages of 12.5 metres or less are to be shown on a plan of development in accordance with the requirements of section 9.3.1 - Dwelling house code.</p> <p>AO4.2</p> <p>Driveway crossovers for lots with frontages of less than 10m are paired up to facilitate on-street parking.</p> <p>Note - Driveway locations for lots with frontages of less than 10 metres are to be shown on a plan of development in accordance with Planning Scheme Policy - Residential Design.</p>
<p>PO5</p> <p>A range of different lots are distributed throughout the development with no one lot type concentrated within a single location, to create diversity within the streetscape and minimise conflicts between vehicle access and on street parking.</p>	<p>AO5.1</p> <p>Where not accessed via a laneway, a maximum of 4 adjoining lots of the same type in accordance with 'Table 9.4.1.6.4.3: Lot Types' - Lot Types are proposed where fronting the same street.</p> <p>AO5.2</p> <p>Where accessed via a laneway, a maximum of 8 adjoining lots of the same type in accordance with 'Table 9.4.1.6.4.3: Lot Types' are proposed where fronting the same street.</p>
<p>PO6</p> <p>Rear lots do not establish in the Urban precinct.</p>	<p>No acceptable outcome provided.</p>
<p>Sloping land</p>	

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P07

Lot layout and design minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and of adjoining lots.

Note - Refer to Planning scheme policy - Residential design for guidelines on building design on sloped land.

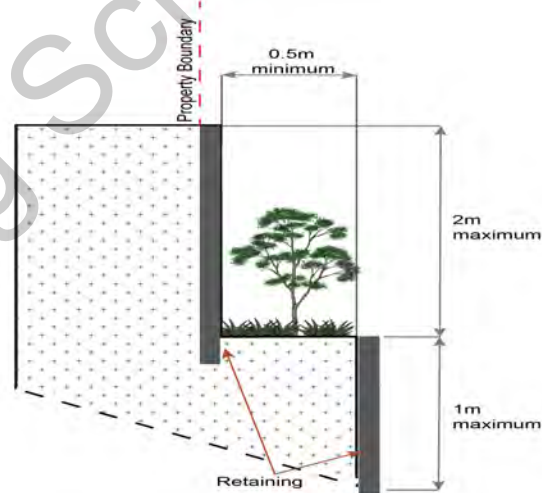
A07.1

Lot layout and design ensures that a lot has a maximum average slope of 1:15 along its long axis and 1:10 along its short axis.

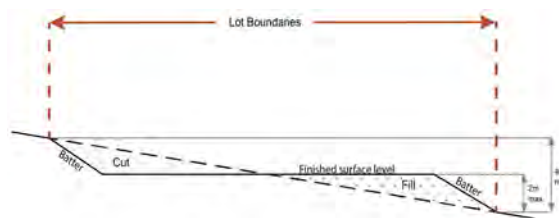
A07.2

Retaining walls and benching and associated cutting, filling and other earthworks associated with reconfiguring a lot are limited to:

- a. a maximum vertical dimension of 1.5m from natural ground for any single retaining structure; or
- b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows:
 - i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below); or

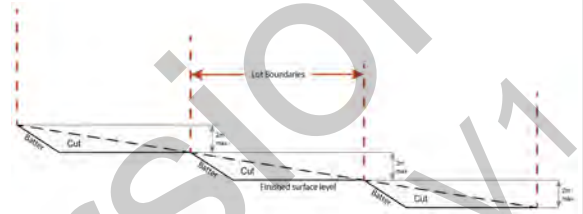


- c. where incorporating benching along the short axis (from side to side boundary) of a lot:
 - i. benching has a maximum total height of 4m per lot
 - ii. each bench has a maximum height of 2m (refer Figure below); or



- d. Where incorporating benching along the long axis (from front to rear boundary):
 - i. benching does not exceed 2m in height;

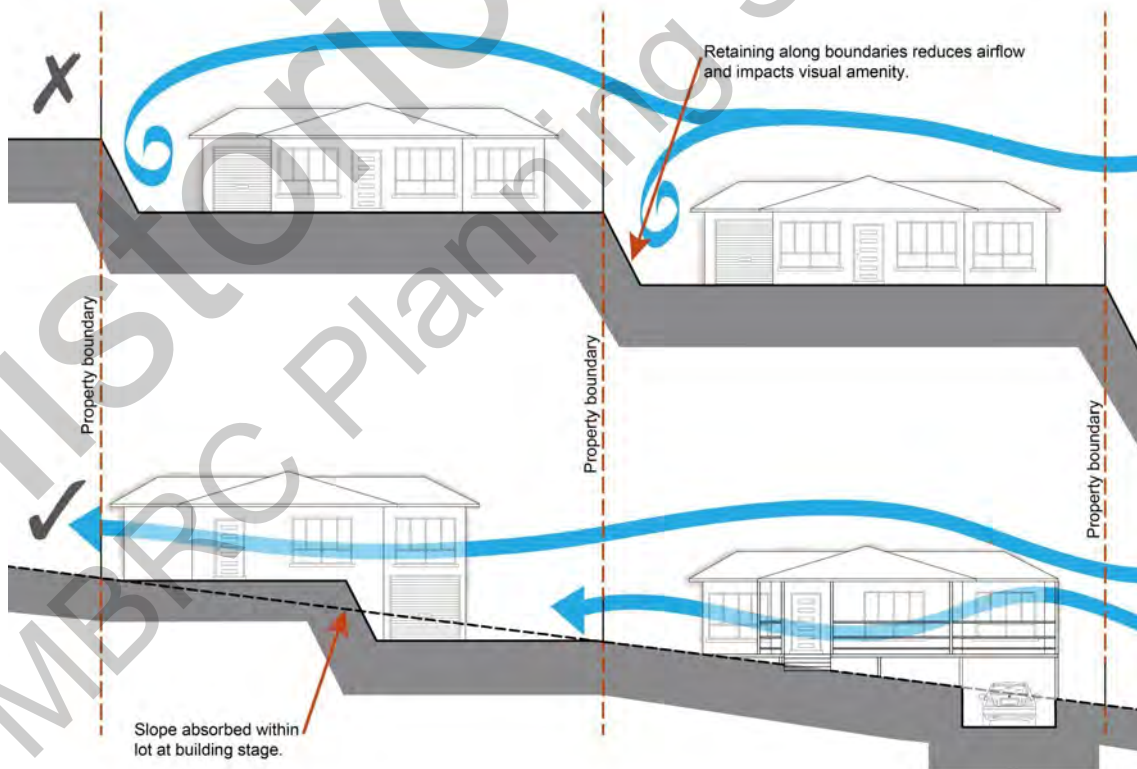
- ii. lots include mandatory built to boundary walls
- iii. lots consist of lot type A (7.5m – 8.5m frontage) only;
- iv. lots orientate up/down the slope.



Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion.

Editor's note - Strict cut and fill requirements apply at the Dwelling house⁽²²⁾ stage. Deferral of slope solutions until building stage is not an acceptable outcome.

Figure - Sloped lot design



PO8

Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.

AO8

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.

9 Development codes

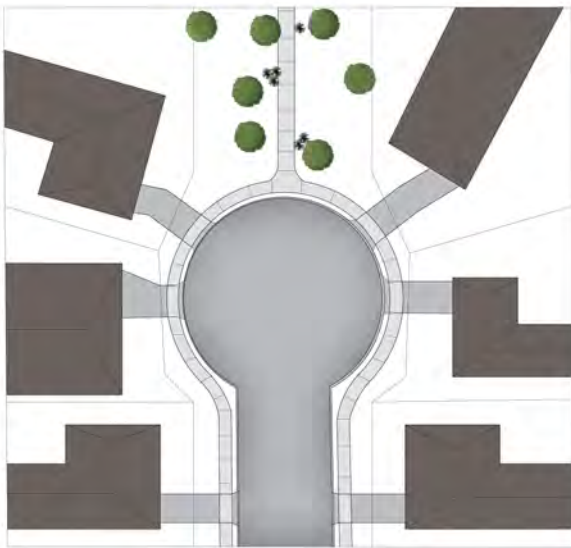
Street design and layout	
<p>PO9</p> <p>Street layouts facilitate regular and consistent shaped lots through the use of rectilinear grid patterns, or modified grid patterns where constrained by topographical and other physical barriers.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO10</p> <p>Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hub's, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p> <p>Note - Refer to Planning Scheme Policy - Neighbourhood design for guidance on when alternative access points should be provided for emergency management purposes.</p>	<p>AO10.1</p> <p>Development provides and maintains the connections shown on:</p> <ol style="list-style-type: none"> a. 'Figure 6 - Dakabin' - Dakabin; b. 'Figure 7 - Kallangur' - Kallangur; c. 'Figure 8 - Mango Hill' - Mango Hill; d. 'Figure 9 - Mango Hill East ' - Mango Hill East; e. 'Figure 10 - Murrumba Downs' - Murrumba Downs; f. 'Figure 11 - Narangba East ' - Narangba East; g. 'Figure 12 - Petrie' - Petrie. <p>AO10.2</p> <p>All other areas, no acceptable outcome provided.</p> <p>Note - Refer to Planning Scheme Policy - Neighbourhood design for guidance on when alternative access points should be provided for emergency management purposes.</p>
<p>PO11</p> <p>Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by:</p> <ol style="list-style-type: none"> a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 400m (refer to Figure - Street block design); c. providing a variety of street block sizes to facilitate a range of intensity and scale in built form; d. reducing street block sizes as they approach an activity focus (e.g. centre, neighbourhood hub, 	<p>No acceptable outcome provided.</p>

<p>community activity, public open space);</p> <p>e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	
<p>PO12</p> <p>Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p>	<p>No acceptable outcome provided.</p>
<p>PO13</p> <p>Streets are designed and constructed to cater for:</p> <ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. on street parking adequate to meet the needs of future residents; c. efficient public transport routes; d. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. waste service vehicles; i. required street trees, landscaping and street furniture. <p>Note - Refer to Planning scheme policy - Integrated design for determining design criteria to achieve this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO14</p> <p>Intersections are designed and constructed to provide for the safe and efficient movement of pedestrians, cyclists, and all forms of light and heavy vehicles.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO15</p>	<p>No acceptable outcome provided.</p>

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<p>Cul-de-sacs or dead end streets are not proposed unless:</p> <ul style="list-style-type: none"> a. topography or other physical barriers exist to the continuance of the street network or vehicle connection to an existing road is not permitted; and b. there are no appropriate alternative solutions; or c. the cul-de-sac or dead end street will facilitate future connections to adjoining land or development. <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on achieving this outcome.</p>	
<p>PO16</p> <p>Where cul-de-sacs are proposed:</p> <ul style="list-style-type: none"> a. head must be visible from the entry point; b. are to be no longer than 50 metres in length; c. emergency access can be achieved under circumstances where entry via the carriageway may be compromised. 	<p>No acceptable outcome provided.</p>
<p>PO17</p> <p>Where cul-de-sacs are proposed due to connection to existing roads not being permitted, they are to be designed to allow a 10m wide pedestrian connection as public land through to the existing road with no lots proposed at the head of the cul-de-sac generally as shown in the figure below.</p>	<p>No acceptable outcome provided.</p>

Figure - Cul-de-sac design



Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve this outcome.

PO18

Streets are designed and oriented to minimise the impact of cut and fill on the amenity of the streetscape and adjoining development.

AO18

Street alignment follows ridges or gullies or runs perpendicular to slope.

PO19

Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:

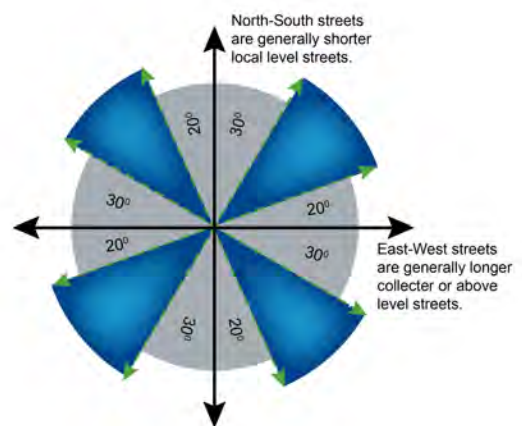
- a. controlled solar access & shade provision
- b. cross-ventilation.

Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve subtropical design outcomes through dwelling design.

AO19.1

Where not unduly constrained by topography or other physical barrier, streets are primarily oriented within 20 or 30 degrees of North-South or East-West.

Figure - Preferred street orientation

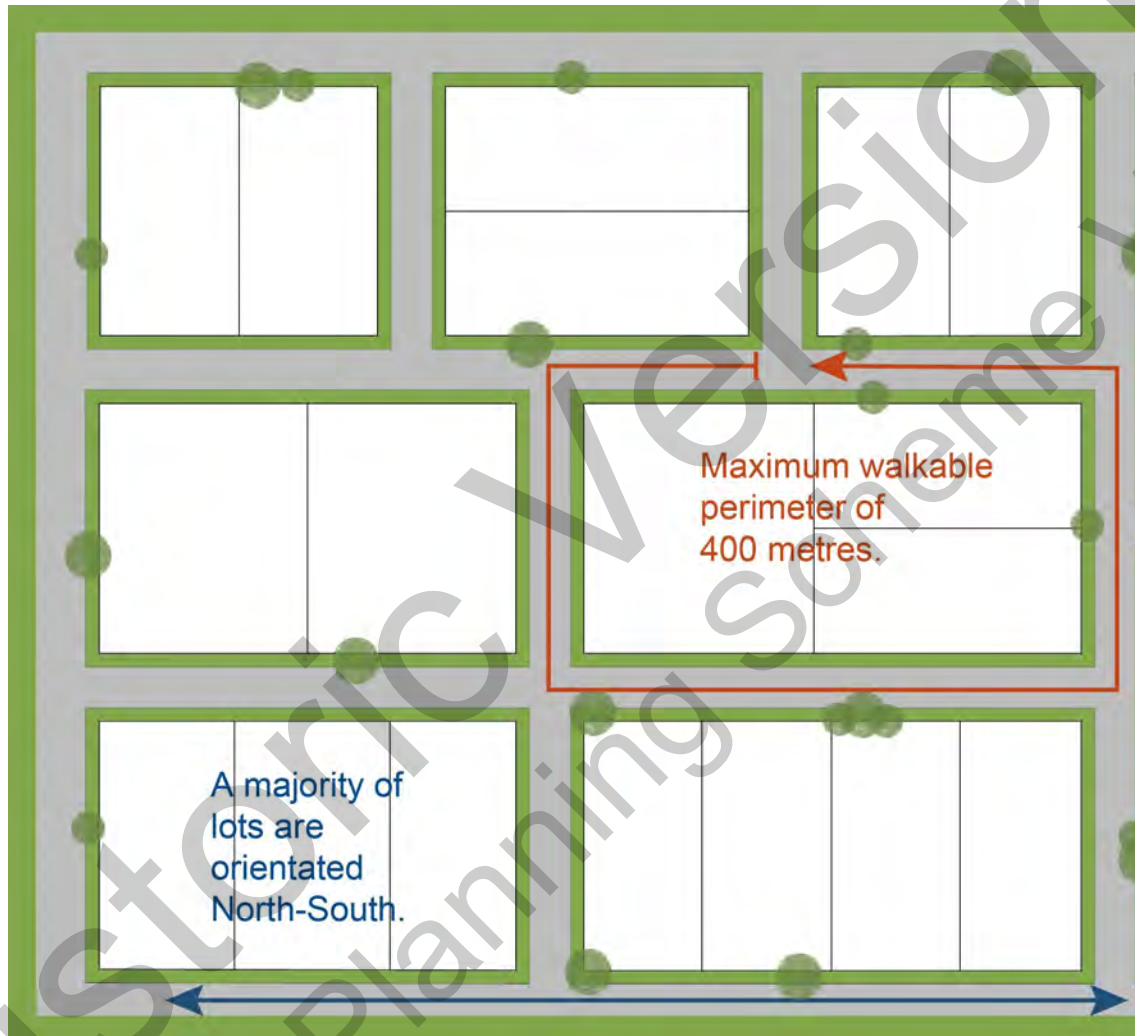


AO19.2

9 Development codes

The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design.

Figure - Street block design



Movement network

PO20

The road network creates convenient access to arterial and sub-arterial roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.

No acceptable outcome provided.

PO21

The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.

No acceptable outcome provided.

PO22

AO22

<p>Movement networks encourage walking and cycling and a safe environment for pedestrians and cyclists.</p>	<p>Pedestrian paths, bikeways and on-road bicycle facilities are provided for the street type in accordance with Planning scheme policy - Integrated design.</p>
<p>PO23</p> <p>Upgrade works (whether trunk or non-trunk) are provided where necessary to:</p> <ol style="list-style-type: none"> a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network; b. ensure the orderly and efficient continuation of the active transport network; c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design. <p>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.</p> <p>Note - The road network is mapped on Overlay map - Road hierarchy.</p> <p>Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.</p> <p>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:</p> <ol style="list-style-type: none"> i. 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 ii. 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. <p>Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.</p>	<p>No acceptable outcome provided.</p>
<p>Laneway design and location</p>	
<p>PO24</p> <p>Laneway location contributes to a high standard of amenity for adjoining lots and the streetscape.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for determining locational criteria for Laneways.</p>	<p>AO24</p> <p>Laneways are primarily used where:</p> <ol style="list-style-type: none"> a. vehicle access is not permitted from the primary street frontage; or b. limiting vehicle access from the primary street frontage results in a positive streetscape outcome; or c. where lots directly adjoin a local, district or regional Park⁽⁵⁷⁾.

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<p>PO25</p> <p>Laneways service a limited number of allotments, creating a sense of place and enclosed feeling for the pedestrian environment at the non-laneway frontage of the lots whilst contributing to a high level of connectivity of the street network.</p> <p>Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.</p>	<p>AO25.1</p> <p>Laneways are limited to 130m in length.</p> <p>AO25.2</p> <p>Laneways are not designed as dead ends or cul-de-sacs, and are to have vehicle connections to an access street at both ends.</p> <p>AO25.3</p> <p>Where laneways exceed 100m in length, a mid lane pedestrian connection is to be provided between the adjacent access streets and the laneway.</p>
<p>PO26</p> <p>Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting.</p> <p>Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways.</p>	<p>AO26.1</p> <p>Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other.</p> <p>AO26.2</p> <p>Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards.</p> <p>Note - The dedication must allow for street lights on to be provided on Council's standard alignment</p>
<p>Park⁽⁵⁷⁾ and open space</p>	
<p>PO27</p> <p>A hierarchy of Park⁽⁵⁷⁾ and open space is provided to meet the recreational needs of the community.</p> <p>Note - To determine the extent and location of Park⁽⁵⁷⁾ and open space required refer to Planning scheme policy - Integrated design.</p> <p>Note - District level Parks⁽⁵⁷⁾ or larger may also be required in certain locations in accordance with Part 4: Priority Infrastructure Plan.</p>	<p>No acceptable outcome provided.</p>
<p>PO28</p> <p>Park⁽⁵⁷⁾ is to be provided within walking distance of all new residential lots.</p> <p>Note - To determine maximum walking distances for Park⁽⁵⁷⁾ types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>

<p>PO29</p> <p>Park⁽⁵⁷⁾ is of a size and design standard to meet the needs of the expected users.</p> <p>Note - To determine the size and design standards for Parks⁽⁵⁷⁾ refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided.</p>
<p>PO30</p> <p>Parks⁽⁵⁷⁾ are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design principles, and access.</p>	<p>AO30.1</p> <p>Local and district Parks⁽⁵⁷⁾ are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park wherever possible.</p>
	<p>AO30.2</p> <p>Where lots do adjoin local and district Parks⁽⁵⁷⁾, and fencing is provided along the Park⁽⁵⁷⁾ boundary, it is located within the lot and at a maximum height of 1m.</p>
	<p>AO30.3</p> <p>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.</p>
<p>Boundary realignment</p>	
<p>PO31</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No acceptable outcome provided.</p>
<p>PO32</p> <p>Boundary realignment does not result in</p> <ul style="list-style-type: none"> a. existing land uses on-site becoming non-complying with planning scheme criteria; b. lots being unserved by infrastructure. <p>Note - Examples may include but are not limited to:</p> <ul style="list-style-type: none"> a. minimum lot size requirements; b. setbacks; c. parking and access requirements;s d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled, including but not limited to: 	<p>No acceptable outcome provided.</p>

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<ul style="list-style-type: none"> i. Where premises are approved as Multiple Dwelling⁽⁴⁹⁾ Units with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple Dwelling⁽⁴⁹⁾ approval. ii. Where a commercial or industrial land use contains an ancillary office⁽⁵³⁾, the office⁽⁵³⁾ cannot be separately titled as it is considered part of the commercial or industrial use. iii. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use. 	
<p>PO33</p> <p>Boundary realignment results in lots which have appropriate size, dimensions and access to cater for uses consistent with the precinct.</p> <p>Note - Refer to overall outcomes for the General residential zone - Urban neighbourhood precinct for uses consistent in this precinct.</p>	<p>AO33</p> <p>Lot sizes and dimensions (excluding an access handles) comply with Lot Types A, B or F in accordance with 'Table 9.4.1.6.4.3: Lot Types' - Lot Types.</p>
<p>Reconfiguring existing development by Community Title</p>	
<p>PO34</p> <p>Reconfiguring a lot which creates or amends a community title scheme as described in the <i>Body Corporate and Community Management Act 1997</i> 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:</p> <ul style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. <p>Note -Examples of land uses becoming unlawful include, but are not limited to the following:</p> <ul style="list-style-type: none"> a. Land on which a Dual occupancy⁽²¹⁾ 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⁾ to two separate Dwelling⁽²²⁾ houses, at least one of which does not satisfy the self-assessment requirements applying to Dwelling houses. b. Land on which a Multiple dwelling⁽⁴⁹⁾ 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 self-assessment requirements for the use or conditions of development approval. 	<p>No acceptable outcome provided.</p>

<p>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.</p>	
<p>Reconfiguring by Lease</p>	
<p>PO35</p> <p>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:</p> <ol style="list-style-type: none"> a. inconsistent with any approvals on which those uses rely; or b. inconsistent with the self-assessable development requirements applying to those uses at the time that they were established. <p>Note - An example of a land use becoming unlawful is a Multiple dwelling⁽⁴⁹⁾ 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 self-assessment requirements for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling⁽⁴⁹⁾.</p> <p>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.</p> <p>Editor's note – Under the <i>Sustainable Planning Act</i>, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:</p> <ol style="list-style-type: none"> a. a lease for a term, including renewal options, not exceeding 10 years; and b. an agreement for the exclusive use of part of the common property for a community titles scheme under the <i>Body Corporate and Community Management Act 1997</i>. 	<p>No acceptable outcome provided.</p>
<p>Volumetric subdivision</p>	
<p>PO36</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-complying with planning scheme criteria.</p> <p>Note - Examples may include but are not limited to:</p>	<p>No acceptable outcome provided.</p>

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<p>a. Where a Dwelling house⁽²²⁾ includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house⁽²²⁾ use.</p>	
Reticulated supply	
<p>PO37</p> <p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the precinct. All services, including water supply, stormwater management, sewage disposal, stormwater disposal, drainage, electricity, telecommunications and gas (if available) are provided in a manner that:</p> <ol style="list-style-type: none"> a. is efficient in delivery of service; b. is effective in delivery of service; c. is conveniently accessible in the event of maintenance or repair; d. minimises whole of life cycle costs for that infrastructure; e. minimises risk of potential adverse impacts on the natural and built environment; f. minimises risk of potential adverse impact on amenity and character values; g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources. 	<p>AO37</p> <p>Where available, new lots are provided with:</p> <ol style="list-style-type: none"> a. a connection to the reticulated water supply infrastructure network; b. a connection to the sewerage infrastructure network; c. a connection to the reticulated electricity infrastructure network; d. A physical connection to the telecommunication network, that where available to the land is part of the high speed broadband network.
Stormwater location and design	
<p>PO38</p> <p>The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.</p>	<p>No acceptable outcome provided.</p>
<p>PO39</p> <p>All inter-allotment stormwater drainage infrastructure located within private land and burdening another lot is protected by easements in favour of Council with sufficient area for practical access for maintenance.</p> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No acceptable outcome provided.</p>
<p>PO40</p>	<p>No acceptable outcome provided.</p>

Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	
PO41 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No acceptable outcome provided.
PO42 Areas constructed as detention basins are adaptable for passive recreation.	No acceptable outcome provided.
PO43 Development maintains the environmental values of waterway ecosystems.	No acceptable outcome provided.
PO44 Constructed water bodies are not dedicated as public assets.	No acceptable outcome provided.
Stormwater management system	
PO45 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.	AO45 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.
PO46 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots.	AO46 Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
PO47 Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of: a. 100% reductions in mean annual loads from unmitigated development for total suspended solids, total phosphorus, total nitrogen and gross pollutants >5mm; b. the stormwater management design objectives relevant for Moreton Bay Regional Council identified in Table A and B in Appendix 3 of the SPP.	No acceptable outcome provided.

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<p>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.</p> <p>Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.</p>	
<p>PO48</p> <p>Where located outside the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the design objectives in Tables A and B in Appendix 3 of the SPP.</p> <p>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.</p> <p>Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.</p>	<p>No acceptable outcome provided.</p>
<p>PO49</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; b. maintain ground water recharge areas; c. preserve existing natural wetlands and associated buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas. f. maintain and improve receiving water quality; g. protect natural waterway configuration; h. protect natural wetlands and vegetation; i. protect downstream and adjacent properties; j. protect and enhance riparian areas. 	<p>No acceptable outcome provided.</p>
<p>PO50</p>	<p>No acceptable outcome provided.</p>

<p>Design and construction of the stormwater management system:</p> <ul style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	
<p>Native vegetation where not located in the Environmental areas overlay</p>	
<p>PO51</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ul style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. 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. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; 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. 	<p>No acceptable outcome provided</p>
<p>Noise</p>	
<p>PO52</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active 	<p>AO52</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g.

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<p>transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</p> <p>b. maintain the amenity of the streetscape.</p> <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>pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</p> <p>b. do not remove existing or prevent future active transport routes or connections to the street network;</p> <p>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>
<p>Values and constraints criteria</p> <p>Note - The relevant values and constraints criteria do not apply where the development, the subject of the application, is associated and consistent with, and subsequent to a current Development permit for Reconfiguring a lot or Material change of use, where that approval, under this or a superseded planning scheme, has considered and addressed (e.g. through a development footprint plan or similar, or conditions of approval) the identified value or constraint under this planning scheme.</p>	
<p>Bushfire hazard areas (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)</p> <p>Note - The preparation of a bushfire management plan in accordance with Planning scheme policy - Bushfire prone areas can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO53</p> <p>Lots are designed to:</p> <p>a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures;</p> <p>b. limit the possible spread paths of bushfire within the reconfiguring;</p> <p>c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events;</p> <p>d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.</p>	<p>AO53</p> <p>Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <p>a. within an appropriate development footprint;</p> <p>b. within the lowest hazard locations on a lot;</p> <p>c. to achieve minimum separation between development or development footprint and any source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater;</p> <p>d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater;</p> <p>e. away from ridgelines and hilltops;</p> <p>f. on land with a slope of less than 15%;</p> <p>g. away from north to west facing slopes.</p>
<p>PO54</p>	<p>AO54</p>

<p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>For water supply purposes, reconfiguring a lot ensures that:</p> <ol style="list-style-type: none"> a. lots have access to a reticulated water supply provided by a distributor retailer for the area; or b. where no reticulated water supply is available, on-site fire fighting water storage containing not less than 10000 litres and located within a development footprint.
<p>PO55</p> <p>Lots are designed to achieve:</p> <ol style="list-style-type: none"> a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire. 	<p>AO55</p> <p>Reconfiguring a lot ensures a new lot is provided with:</p> <ol style="list-style-type: none"> a. direct road access and egress to public roads; b. an alternative access where the private driveway is longer than 100m to reach a public road; c. driveway access to a public road that has a gradient no greater than 12.5%; d. minimum width of 3.5m.
<p>PO56</p> <p>The road layout and design supports:</p> <ol style="list-style-type: none"> a. safe and efficient emergency services access to all lots; and manoeuvring within the subdivision; b. availability and maintenance of access routes for the purpose of safe evacuation. 	<p>AO56</p> <p>Reconfiguring a lot provides a road layout which:</p> <ol style="list-style-type: none"> a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: <ol style="list-style-type: none"> i. a cleared width of 20m; ii. road gradients not exceeding 12.5%; iii. pavement and surface treatment capable of being used by emergency vehicles; iv. Turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines. b. Or if the above is not practicable, a fire maintenance trail separates the lots from hazardous vegetation on adjacent lots incorporating: <ol style="list-style-type: none"> i. a minimum cleared width of 6m and minimum formed width of 4m; ii. gradient not exceeding 12.5%; iii. cross slope not exceeding 10%; iv. a formed width and erosion control devices to the standards specified in Planning scheme policy - Integrated design;

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	<ul style="list-style-type: none"> v. a turning circle or turnaround area at the end of the trail to allow fire fighting vehicles to manoeuvre; vi. passing bays and turning/reversing bays every 200m; vii. an access easement that is granted in favour of the Council and the Queensland Fire and Rescue Service or located on public land. <ul style="list-style-type: none"> c. excludes cul-de-sacs, except where a perimeter road with a cleared width of 20m isolates the lots from hazardous vegetation on adjacent lots; and d. excludes dead-end roads.
<p>Environmental areas (refer Overlay map - Environmental areas to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p> <p>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.</p>	
<p>PO57</p> <p>No new boundaries are located within 2m of High Value Areas.</p>	<p>No acceptable outcome provided</p>
<p>PO58</p> <p>Lots are designed to:</p> <ul style="list-style-type: none"> 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. 	<p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</p>

<p>AND</p> <p>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.</p>	
<p>Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO59</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No acceptable outcome provided.</p>
<p>PO60</p> <p>Access to a new lot is not from an identified extractive industry transportation route, but to an alternative public road.</p>	<p>No acceptable outcome provided.</p>
<p>Heritage and landscape character (refer Overlay map - Heritage and landscape character to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO61</p> <p>Lots do not:</p> <ol style="list-style-type: none"> a. reduce public access to a heritage place, building, item or object; b. create the potential to adversely affect views to and from the heritage place, building, item or object; c. 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. 	<p>No acceptable outcome provided.</p>
<p>PO62</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No acceptable outcome provided.</p>
<p>Landslide (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply)</p>	

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Note - The preparation of a site-specific geotechnical assessment report in accordance with Planning scheme policy - Landslide hazard can assist in demonstrating compliance with the following performance criteria. The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.

<p>PO63</p> <p>Lots ensure that:</p> <ol style="list-style-type: none"> a. future development is located in part of a site not subject to landslide risk; b. the need for excessive on-site works, change to finished landform, or excessive vegetation clearance to provide for future development is avoided; c. there is minimal disturbance to natural drainage patterns; d. earthworks does not: <ol style="list-style-type: none"> i. involve cut and filling having a height greater than 1.5m; ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding 50m³; iv. redirect or alter the existing flows of surface or groundwater. 	<p>AO63.1</p> <p>Lot provides development footprint for all lots free from risk of landslide.</p>
	<p>AO63.2</p> <p>Development footprints for lots does not exceed 15% slope.</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>PO64</p> <p>Development:</p> <ol style="list-style-type: none"> a. minimises the risk to persons from overland flow; b. 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 acceptable outcome provided.</p>
<p>PO65</p> <p>Development:</p>	<p>AO65</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>PO66</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 acceptable outcome provided.</p>
<p>PO67</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>AO67</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>PO68</p> <p>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.</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>AO68.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <p>a. Urban area – Level III;</p> <p>b. Rural area – N/A;</p> <p>c. Industrial area – Level V;</p> <p>d. Commercial area – Level V.</p> <hr/> <p>AO68.2</p>

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<p>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow</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>PO69</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 acceptable outcome provided</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO70</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; maintenance and replacement costs are minimised. 	<p>AO70</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>
<p>Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply)</p> <p>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.</p>	
<p>PO71</p> <p>Lots are designed to:</p> <ol style="list-style-type: none"> minimise the extent of encroachment into the riparian and wetland setback; ensure the protection of wildlife corridors and connectivity; 	<p>AO71</p> <p>Reconfiguring a lot ensures that:</p> <ol style="list-style-type: none"> no new lots are created within a riparian and wetland setback; new public roads are located between the riparian and wetland setback and the proposed new lots.

<ul style="list-style-type: none"> c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands. 	<p>Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p>Scenic amenity (refer Overlay map - Scenic amenity to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO72</p> <p>New lots are sited, designed and oriented to:</p> <ul style="list-style-type: none"> a. maximise the retention of existing trees and land cover including the preservation of coastal trees; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill. 	<p>No acceptable outcome provided.</p>
<p>Water supply pipeline buffer (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply)</p> <p>Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.</p>	
<p>PO73</p> <p>Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.</p>	<p>No acceptable outcome provided.</p>
<p>PO74</p> <p>Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.</p>	<p>A074</p> <p>Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.</p>
<p>PO75</p> <p>Development within a Bulk water supply infrastructure buffer:</p> <ul style="list-style-type: none"> a. is located, designed and constructed to protect the integrity of the water supply pipeline; b. maintains adequate access for any required maintenance or upgrading work to the water supply pipeline. 	<p>A075</p> <p>New lots provide a development footprint outside the Bulk water supply infrastructure buffer.</p>
<p>PO76</p> <p>Boundary realignments:</p>	<p>No acceptable outcome provided.</p>

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- i. do not result in the creation of additional building development opportunities within the buffer;
- ii. results in the reduction of building development opportunities within the buffer.

Table 9.4.1.6.4.3: Lot Types

Lot Type	A	B	C	D	E	F
Primary Frontage (metres)	7.5	>7.5 - 10	>10 - 12.5	>12.5 - 18	>18 - 32	32+
Lot Depth (metres)	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35	25 - 35
Built to Boundary	Mandatory built to boundary both sides.	Mandatory built to boundary one side.	Mandatory built to boundary one side.			

Density Figures

Figure 1 - Kallangur



Figure 2 - Mango Hill

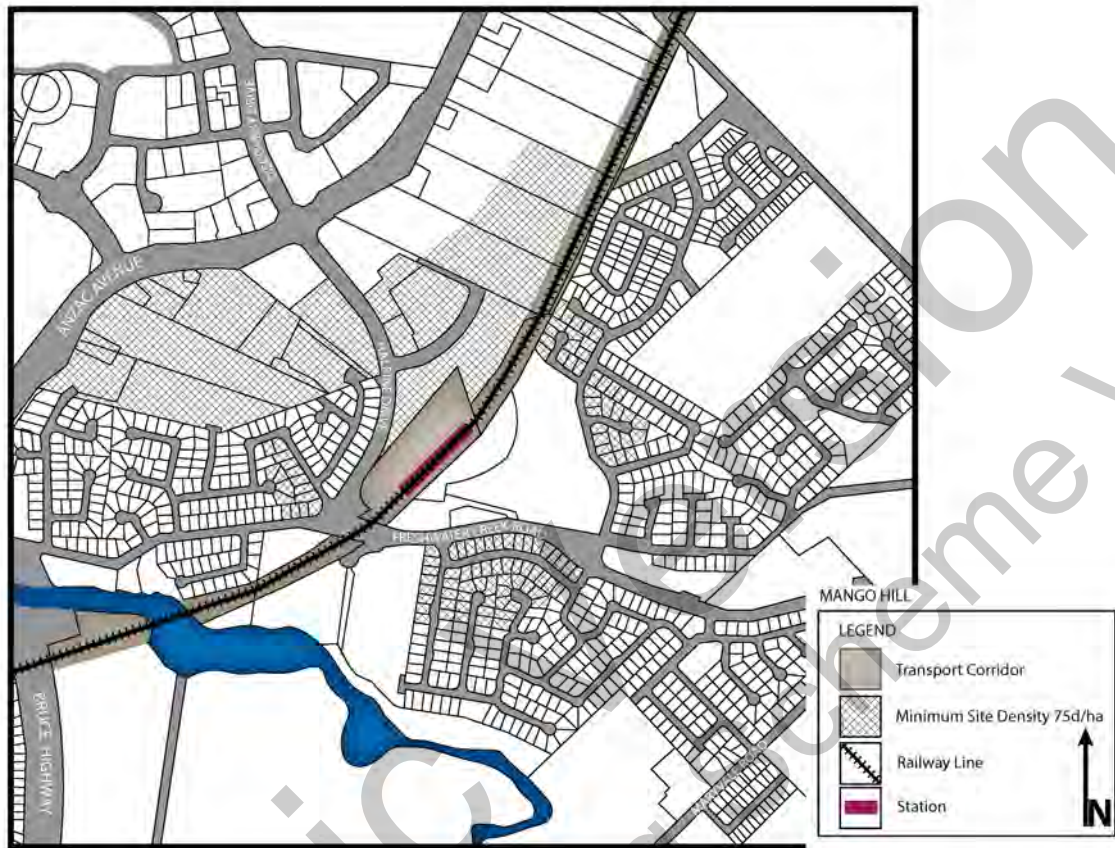


Figure 3 - Mango Hill East

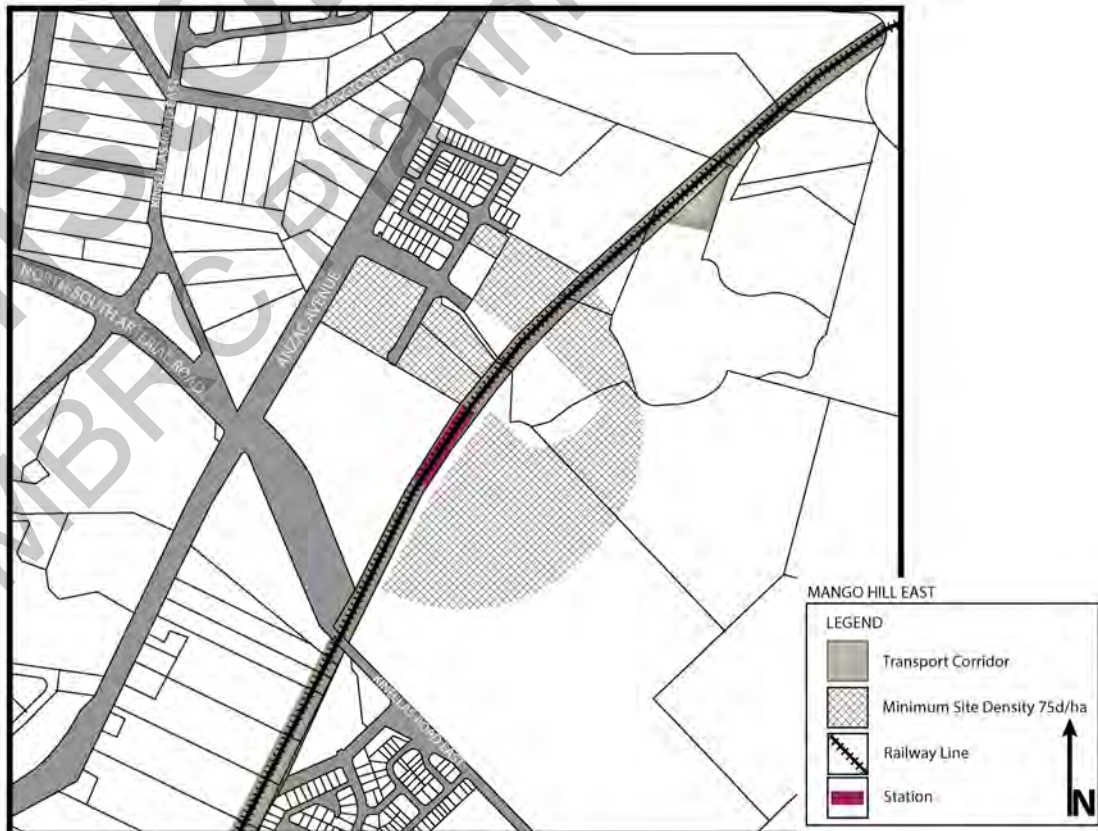


Figure 4 - Murrumba Downs



Figure 5 Kippa-Ring



Movement Figures

Figure 7 - Kallangur



Figure 8 - Mango Hill

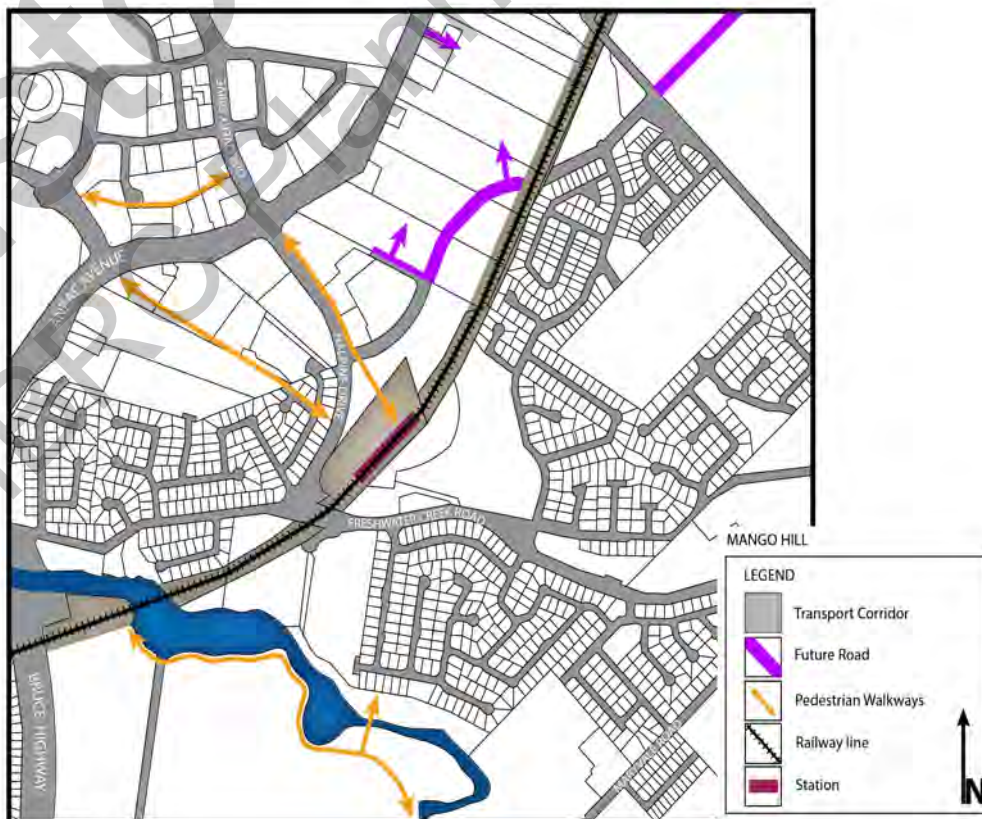


Figure 9 - Mango Hill East

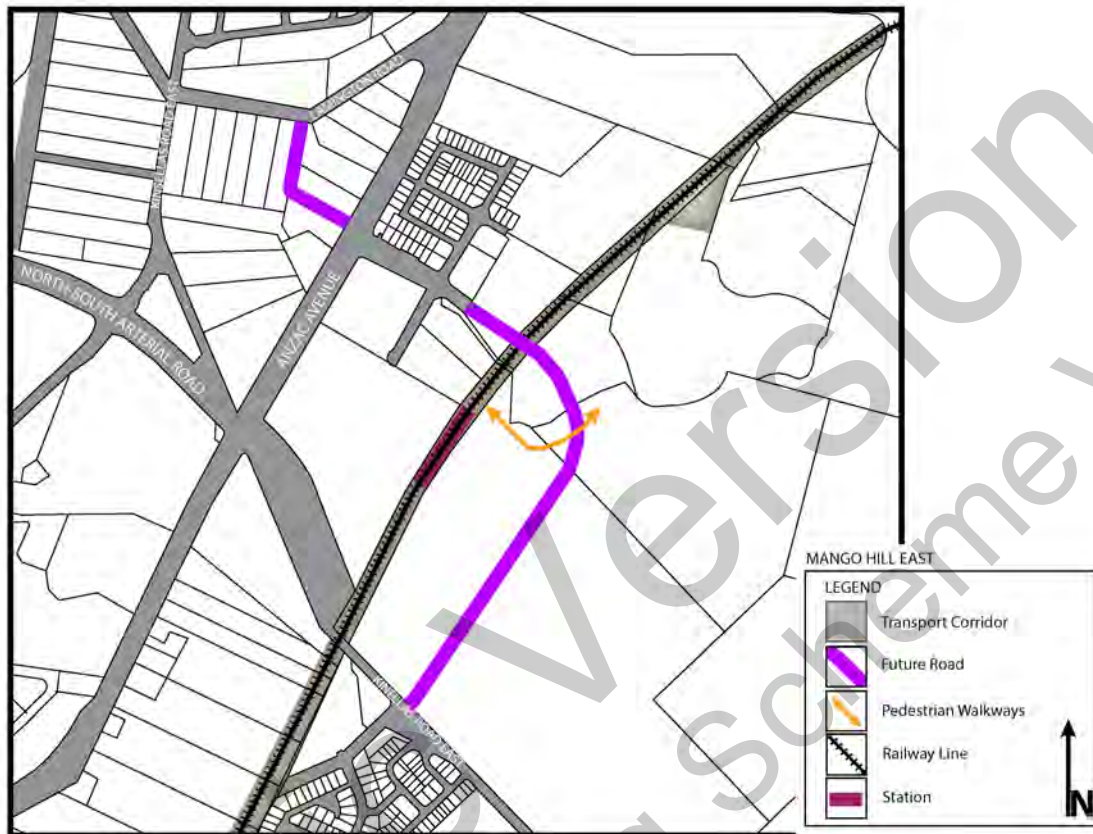


Figure 10 - Murrumba Downs



Figure 11 - Narangba East

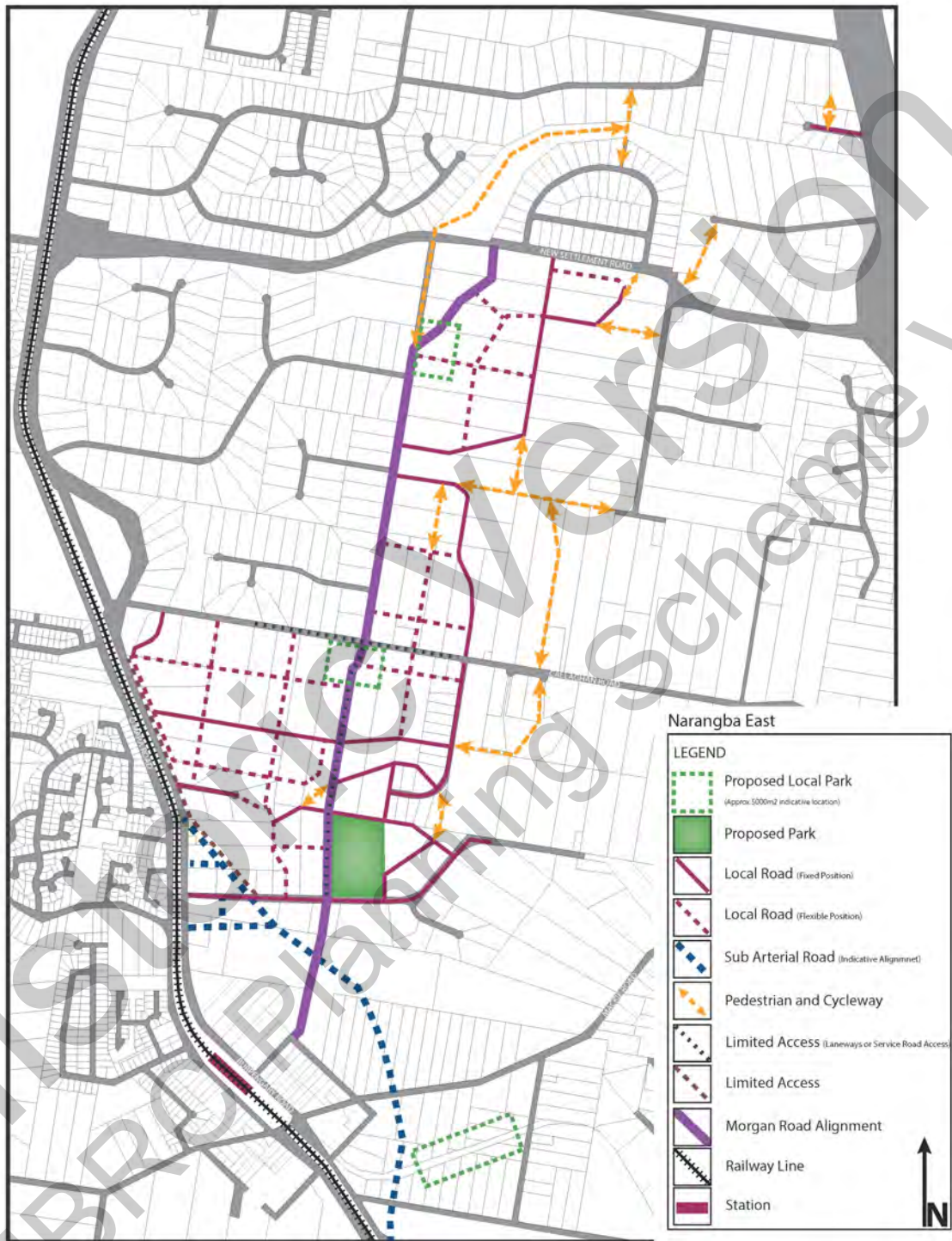


Figure 12 - Petrie

