9.4.1.11 Rural residential zone

9.4.1.11.1 Purpose - Rural residential zone

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 Rural residential zone, to achieve the Overall Outcomes.

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 Rural residential zone specific overall outcomes:

a. Reconfiguring a lot in the Rural residential zone maintains the established low density and open area local character and amenity of the streetscape through retaining appropriately larger lot sizes and retaining appropriate buffering of larger lots to particular uses.

Note - The Rural residential zone consists of 3 distinctive low density character areas that are differentiated by lot types (with minimum sizes of 3000m^2 , 6000m^2, or 2 ha) and areas identified for no further reconfiguring. Infill development below the minimum lot sizes identified on Overlay map - Rural residential lot sizes, including the transition of one rural residential lot type (or size) to another, does not occur unless in exceptional circumstances where it can be justified that there is no detrimental effect to the character and amenity of the area, and the departure from the minimum lot size achieves a positive outcome for constraint avoidance or protection of values..

b. Reconfiguring a lot identified as a potential future growth front (e.g Narangba, Morayfield-Burpengary and Burpengary East) does not result in further fragmentation of that land or prevent the future conversion of that land for future urban purposes.

Note - The potential future growth areas are shown on Overlay map - Rural residential lot sizes as 'No further reconfiguration'.

c. Reconfiguring a lot identified as having particular values, qualities or characteristics that require buffering or are affected by constraints does not result in further fragmentation of that land or the establishment and encroachment of incompatible uses.

Note - Land within buffers to particular values, qualities or characteristics such as industry are shown on Overlay Map - Rural residential lot sizes as 'No further reconfiguration'.

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 Rural residential zone and precinct outcomes as identified in Part 6.

9.4.1.11.2 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 X, Table 9.4.1.11.1. Where development does not meet any of the relevant criteria in Part X, Table 9.4.1.11.1, 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	PO10
SAO2	PO10
SAO3	PO1-PO3, PO10
SAO4	PO31-PO64
SAO5	PO35, PO36
SAO6	PO29

Where reconfiguring a lot is code assessable development in the Table of Assessment, the assessment criteria for that development are set out in Part Y, Table 9.4.1.11.2.

Part X - Criteria for self-assessable development - Rural residential zone

Table 9.4.1.11.1 Self-assessable development - Rural residential zone

Self-assessable acceptable outcomes	
General criteria	
Boundary realignment	
SAO1	Lots created by boundary realignment: a. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; b. have dedicated 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; e. rear lots have a minimum frontage of 10m.
SAO2	Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria. Note - Examples may include but are not limited to:

	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: i. 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	a. Where both existing lots are less than the minimum lot size, boundary realignment is for the purpose of achieving a more regular shape and does not result in more than 5% increase or decrease of area for either lot; b. Where 1 existing lot is undersized and the other existing lot complies with the minimum lot size requirement, boundary realignment does not result in the complying lot becoming non-compliant with the minimum lot area requirement; c. Where both lots comply with the minimum lot size requirement, boundary realignment results in both lots remaining compliant with the minimum lot size requirement.
SAO4	Boundary realignment does not result in the creation of additional building development opportunity within a mapped buffer or separation area.
SAO5	No new boundaries are located within 4m 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 Y - Criteria for assessment - Rural residential zone

Table 9.4.1.11.2 Assessable development - Rural residential zone

Performance outcomes	Acceptable outcomes
Lot size and design	
PO1 Lot size and design maintains the low density character and amenity associated with a rural residential environment by complying with the minimum lot sizes specified in Overlay map – Rural residential lot sizes.	No acceptable outcome provided.
PO2 Residential lot road frontages have sufficient width to allow easy and safe access.	**AO2** Rear lots have a minimum frontage of 10m.
PO3 Lot size and design complies with the minimum lot sizes specified in Overlay map - Rural residential lot sizes to:	No acceptable outcome provided.

a. accommodate the Dwelling house[22] and associated structures, vehicle access, parking and manoeuvring, private open space and landscaping, and on-site effluent disposal areas; b. protect land from fragmentation that will inhibit conversion of future growth areas to general residential development; c. provide transitional areas between lands with different residential densities; d. ensure new lots are not created in areas affected by coastal hazards; e. ensure compliance with previous development approvals; f. provide buffers and limit intensification of development around particular areas, such as but not limited to, extractive industries[27], agricultural uses, environmentally significant areas, special areas, industrial areas and essential infrastructure; g. ensure land the subject of future investigation areas is not fragmented.	
PO4 Lot layout and street layout minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and adjoining lots.	**AO4.1** Development ensures that any cutting, filling, retaining walls and earthworks have maximum vertical dimensions of 1.5m either as a single element or a step in a terrace or series of terraces.
	AO4.2 Street alignment follows ridges or gullies or run perpendicular to slope.
PO5 Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.	**AO5** 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.
Street design and layout	
PO6 Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by:	No acceptable outcome provided.

a. facilitating increased activity transport through a focus on safety and amenity for pedestrians and cyclist; b. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.	
PO7 Streets are designed and constructed to cater for: a. safe and convenient pedestrian and cycle movement; b. adequate on street parking; c. expected traffic speeds and volumes; d. utilities and stormwater drainage; e. lot access, sight lines and public safety; f. emergency access and waste collection; g. landscaping and street furniture. Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.	No acceptable outcome provided.
PO8 Intersections are designed and constructed to provide for the safe and efficient movement of pedestrians, cyclists, public transport and private vehicles.	No acceptable outcome provided.
Reticulated supply	
PO9 Each lot is provided with an appropriate level of service and infrastructure commensurate with the Rural residential zone. All services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity, gas and telecommunications, are provided in a manner that: 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;	**AO9** New lots are provided with: a. a water supply being either: i. connected to a reticulated water supply infrastructure network; or ii. potable water from an on-site water storage supply. b. a sewage disposal system being either:

d. minimises whole of life cycle costs for that infrastructure provided; e. minimises risk of potential adverse impacts on natural and physical environment; f. minimises risk of potential adverse impact on amenity and character values; and g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	i. connected to a reticulated sewerage infrastructure network; or ii. an on-site effluent treatment and disposal system. c. an electricity supply being either: i. connected to a reticulated electricity infrastructure network; or ii. separate electricity generation capacity. d. access to a high speed telecommunication network, where available.
Boundary realignment	
PO10 Boundary realignment: a. does not result in the creation, or in the potential creation of, additional lots; b. is an improvement on the existing land use situation; c. do not result in existing land uses on-site becoming non-compliant with planning scheme criteria; d. results in lots which have appropriate size, dimensions and access to cater for uses consistent with the zone; e. infrastructure and services are wholly contained within the lot they serve; f. ensures the uninterrupted continuation of lots providing for their own private servicing.	No acceptable outcome identified.
Reconfiguring existing development by Community Title	
PO11 Reconfiguring a lot which creates or amends a community title scheme as described in the *Body Corporate and Community Management Act 1997* 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: 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.	No acceptable outcome identified.

Note -Examples of land uses becoming unlawful include, but are not limited to the following: 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 houses(22), 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. 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.	
Reconfiguring by Lease	
PO12 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: 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. 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). 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. Editor's note – Under the *Sustainable Planning Act*, the following do not constitute reconfiguring a lot and are not subject to this performance outcome:	

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 *Body Corporate and Community Management Act 1997*.	
Volumetric subdivision	
PO13 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. Note - Examples may include but are not limited to: a. 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. b. 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.	No acceptable outcome identified.
Stormwater location and design	
PO14 The development is planned and designed considering the land use constraints of the site and incorporates water sensitive urban design principles.	No acceptable outcome identified.
PO15 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. Note - To determine sufficient areas for easements refer to Planning scheme policy - Integrated design.	No acceptable outcome identified.
PO16 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	No acceptable outcome identified.
PO17 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No acceptable outcome identified.

PO18 Areas constructed as detention basins are adaptable for passive recreation.	No acceptable outcome identified.
PO19 Development maintains the environmental values of waterway ecosystems.	No acceptable outcome identified.
PO20 Constructed water bodies are not dedicated as public assets.	No acceptable outcome identified.
Stormwater management system	
PO21 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.	**AO21** 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.
PO22 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots.	**AO22** Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
PO23 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. Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council. Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.	No acceptable outcome identified.
PO24	No acceptable outcome provided.

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. Note - To demonstrate compliance with this PO a stormwater quality management plan is to be prepared by a suitable qualified person demonstrating compliance with the Urban Stormwater Planning Guideline 2010, Planning Scheme Policy – Stormwater Management, Planning Scheme Policy - Integrated Design and considering any local area stormwater management planning prepared by Council. Note - Refer to Overlay map - Stormwater catchments for catchment boundaries.	
PO25 The stormwater management system is designed to: 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; and 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.	No acceptable outcome identified.
PO26 Design and construction of the stormwater management system: 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.	No acceptable outcome identified.

Note - To determine the standards for stormwater management system construction refer to Planning scheme policy - Integrated design.	
Park[57] and open space	
PO27 Park[57] and open space, where required, is provided in locations, and of a size and design standard to meet the needs of the expected users. Note - To determine the size and design standards for Parks[57] refer to Planning scheme policy - Integrated design.	No acceptable outcome is provided.
PO28 The safety and useability of Parks[57] is ensured through the careful design of the street network and lot locations which provide high levels of surveillance and access into the Park[57] or open space area.	**AO28.1** Local and district Parks[57] are bordered by streets and not lots wherever possible.
	AO28.2 Fencing provided along local and district Park[57] boundaries is a maximum height of 1m from natural ground.
	AO28.3 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.
Native vegetation where not located in the Environmental areas overlay	
PO29 Reconfiguring a lot facilitates the retention of native vegetation by: 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.	No acceptable outcome provided

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	
PO30 Noise attenuation structure (e.g. walls, barriers or fences): 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. Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	**AO30** Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless; 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.
Values and constraints criteria Note - The relevant values and constraints criteria do not apply where the development is consistent with a current Development permit for Reconfiguring a lot or Material change of use or Operational work, where that approval has considered and addressed (e.g. through a development footprint plan (or similar in the case of Landslide hazard) or conditions of approval) the identified value or constraint under this planning scheme.	
Bushfire hazard (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.	
PO31 Lots are designed to: a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures;	**AO31** 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: a. within an appropriate development footprint;

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.	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.
PO32 Lots provide adequate water supply and infrastructure to support fire-fighting.	**AO32** For water supply purposes, reconfiguring a lot ensures that: a. lots have access to a reticulated water supply provided by a distributer 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.
PO33 Lots are designed to achieve : a. safe site access by avoiding potential entrapment situations; b. accessibility and manoeuvring for fire-fighting during bushfire.	**AO33** Reconfiguring a lot ensures a new lot is provided with: 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.
PO34 The road layout and design supports: 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.	**AO34** Reconfiguring a lot provides a road layout which: a. includes a perimeter road that separating the new lots from hazardous vegetation on adjacent lots incorporating by: 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: 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.
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.	
PO35 No new boundaries are to be located within 4m of a High Value Area .	No acceptable outcome provided
PO36	**AO36**

Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas.	Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Extractive resources transport route buffer (refer Overlay map - Extractive resources to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
PO37 Lots provide a development footprint outside of the buffer.	No acceptable outcome provided.
PO38 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No acceptable outcome provided.
Extractive resources separation area (refer Overlay map - Extractive resources 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.	
PO39 Lots provide a development footprint outside of the separation area.	No acceptable outcome provided.

Heritage and landscape character (refer Overlay map - Heritage and landscape character 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.	
PO40 Lots do not: 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.	No acceptable outcome provided.
PO41 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No acceptable outcome provided.
Infrastructure buffers (refer Overlay map - Infrastructure buffers to determine if the following assessment criteria apply) Note - The identification of a development footprint will assist in demonstrating compliance with the following performance criteria.	
Bulk water supply infrastructure	
PO42 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No acceptable outcome provided.
PO43 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**AO43** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO44 Development within a Bulk water supply infrastructure buffer:	**AO44** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.

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.	
PO45 Boundary realignments: 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.	No acceptable outcome provided.
Electricity supply substation buffer	
PO46 Lots provide a development footprint outside of the buffer.	No acceptable outcome provided.
High voltage electricity line buffer	
PO47 New lots provide a development footprint outside of the buffer.	No acceptable outcome provided.
PO48 The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**AO48** No new lots are created within the buffer area.
PO49 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**AO49** No new lots are created within the buffer area.
PO50 Boundary realignments: i. do not result in the creation of additional building development opportunities within the buffer; ii. result in the reduction of building development opportunities within the buffer.	No acceptable outcome provided.
Landfill buffer	
PO51	No acceptable outcome provided.

Lots provide a development footprint outside of the buffer.	
PO52 Boundary realignments: 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.	No acceptable outcome provided.
Wastewater treatment site buffer	
PO53 New lots provide a development footprint outside of the buffer.	No acceptable outcome provided.
PO54 Boundary realignments: 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.	No acceptable outcome provided.
Landslide hazard (refer Overlay map - Landslide hazard to determine if the following assessment criteria apply) 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.	
PO55 Lots ensure that: 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; d. earthworks does not: i. involve cut and filling having a height greater than 1.5m;	**AO55.1** Lots provides development footprint free from risk of landslide. **AO55.2** Development footprints and driveways for a lot does not exceed 15% slope.

ii. involve any retaining wall having a height greater than 1.5m; iii. involve earthworks exceeding $50m^3$; iv. redirect or alter the existing flows of surface or groundwater.	
Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply) Note - The applicable river and creek flood planning levels associated with defined flood event (DFE) within the inundation area can be obtained by requesting a flood check property report from Council.	
PO56 Development: 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.	No acceptable outcome provided.
PO57 Development: 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. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..	**AO57** Development ensures that any buildings are not located in an Overland flow path area. Note: A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding property.
PO58 Development does not: 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. Note - Open concrete drains greater than 1m in width are not an acceptable outcome, nor are any other design options that may increase scouring.	No acceptable outcome provided.

Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	
PO59 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.	**AO59** 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.
PO60 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for overland flows for a fully developed upstream catchment flows and are able to be easily maintained. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	**AO60.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM: a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **AO60.2** Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.
PO61 Development protects the conveyance of overland flow such that easements for drainage purposes are provided over: 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. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Stormwater drainage easement dimensions are provided in accordance with Section 3.8.5 of QUDM.	No acceptable outcome provided
Additional criteria for development for a Park(57)	
PO62	**AO62**

Development for a Park[57] ensures that the design and layout responds to the nature of the overland flow affecting the premises such that: 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.	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.
Riparian and wetland setbacks (refer Overlay map - Riparian and wetland setback to determine if the following assessment criteria apply) 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.	
PO63 Lots are designed to: 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.	**AO63** Reconfiguring a lot ensures that: 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. Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.
Scenic amenity (refer Overlay map - Scenic amenity 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.	
PO64 Lots are sited, designed and oriented to: a. maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation; b. maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill;	No acceptable outcome provided

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 1m in height.	