9.4.1.10 Rural zone

9.4.1.10.1 Purpose - Rural zone

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 Rural zone, 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 Rural zone specific overall outcomes:

a. Reconfiguring a lot achieves an appropriate size and dimension to undertake a range of rural uses.

b. Reconfiguring a lot does not further fragment or otherwise alienate rural land.

c. Reconfiguring a lot does not result in the reduced ability of land to undertake agricultural activities.

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 zone and precinct outcomes as identified in Part 6.

9.4.1.10.2 Requirement for assessment

To determine if boundary realignment is to be categorised as accepted development subject to requirements it must comply with the requirements for accepted development set out in Part V, Table 9.4.1.10.1. Where the development does not meet a requirement for accepted development (RAD) within Part V Table 9.4.1.10.1, the category of development changes to assessable development under the rules outlined in section 5.3.3. (1), and assessment is against the corresponding performance outcome (PO) identified in the table below. This only occurs whenever a RAD is not met, and is therefore limited to the subject matter of the RADs that are not complied with. To remove any doubt, for those RADs that are complied with, there is no need for assessment against the corresponding PO.

Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD1	PO4
RAD2	PO4
RAD3	PO4
RAD4	PO14-PO49
RAD5	PO18-PO19
RAD6	PO12

Part V - Requirements for accepted development - Rural zone

Table 9.4.1.10.1 Requirements for accepted development - Rural zone

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	Boundary realignment: a. ensures that all service connections to water, sewer, electricity and other infrastructure are wholly contained within the lot they serve; b. ensures dedicated or constructed road access; c. does not require additional infrastructure connections or modification to existing connections.
RAD2	Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme requirements. 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 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 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.
RAD3	Resulting lots have a minimum area of 100 ha.
RAD4	Boundary realignment does not result in the creation of additional building development opportunities within a mapped buffer or separation area.

RAD5	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.
RAD6	Boundary realignment does not result in the clearing of any Habitat trees.

Part W - Criteria for assessable development - Rural zone

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part W, Table 9.4.1.10.2 as well as the purpose statement and overall outcomes of this code.

Where development is categorised as assessable development - impact assessable, the assessment benchmarks become the whole of the planning scheme.

Table 9.4.1.10.2 Assessable development - Rural zone

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	

PO1
 	
Reconfiguring of a lot, including boundary realignment, maintains or enhances the existing low density, open area character of the Rural zone and does not result in lot sizes of less than 100 hectares unless created to accommodate one of the following uses:
 	
a. road severance;
 	
b. emergency services(25);
 	
c. water cycle management infrastructure;
 	
d. a waste management facility;
 	
e. telecommunication infrastructure;
 	
f. electricity infrastructure;
 	
g. cemetery(12) or crematorium(18);
 	
h. detention facility(20)
	No example provided.

PO2 Lot layout minimises the impacts of cutting, filling and retaining walls on the visual and physical amenity of the streetscape and of adjoining lots.	**E2.1** 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.
	E2.2 Street alignment follows ridges or gullies or run perpendicular to slope.
PO3	No example provided.

All new lots have a minimum of road frontage of 100m to allow for safe and convenient access.	
Boundary realignment	
PO4 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 example provided.
Community title and lease	
PO5 Reconfiguring a lot which separates existing or approved buildings whether or not including land, or separates land by way of lease does not result in land uses becoming unlawful or dependant elements of a use being separated by title.	No example provided.
Volumetric subdivision	
PO6 The reconfiguring of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No example provided.
Road network	
PO7 Roads are designed and constructed to cater for: a. safe and convenient pedestrian and cycle movement; b. adequate on street parking;	No example provided.

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. Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.	
PO8 Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads. Note - Refer to Planning scheme policy - Integrated design for guidance on how to achieve compliance with this outcome.	No example provided.
Services	
PO9 Each lot is provided with an appropriate level of service and infrastructure commensurate with the Rural zone. All services, including water supply, stormwater management, sewage 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; 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; g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources.	**E9** New lots are provided with: a. a connection to the reticulated water supply infrastructure network where available or otherwise potable water from an on-site water storage; b. a connection to the reticulated sewerage infrastructure network or otherwise an on-site effluent treatment and disposal system; c. a connection to the reticulated electricity infrastructure network or a separate electricity generation capacity; d. where available, access to a high speed telecommunication network.
PO10 Lots are of a sufficient grade to accommodate effective stormwater drainage to a legal point of discharge.	**E10** 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.

Park[(57)] and open space	
PO11 Park[(57)] and open space, where required, is provided 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 example provided.
Native vegetation where not located in the Environmental areas overlay	
PO12 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. 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.	No example provided.
Noise	
PO13 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.	**E13** 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.

Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	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.	
PO14 Lots are designed to: 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.	**E14** 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. 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.
PO15	**E15**

Lots provide adequate water supply and infrastructure to support fire-fighting.	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.
PO16 Lots are designed to achieve: a. safe site access by avoiding potential entrapment situations; b. promote accessibility and manoeuvring for fire-fighting during bushfire.	**E16** 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.
PO17 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.	**E17** 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.	
PO18 No new boundaries are to be located within 4m of a High Value Area.	No example provided.
PO19 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	**E19** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.

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.	
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.	
PO20 Lots provide a development footprint outside of the buffer.	No example provided.
PO21 Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.	No example 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.	
PO22 Lots provide a development footprint outside of the separation area.	No example 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.	
PO23 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 example provided.

PO24 Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.	No example 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	
PO25 Reconfiguration of lots does not compromise or adversely impact upon the efficiency and integrity of Bulk water supply infrastructure.	No example provided.
PO26 Reconfiguring of lots ensures that access requirements of Bulk water supply infrastructure are maintained.	**E26** Bulk water supply infrastructure traversing or within private land are protected by easement in favour of the service provider for access and maintenance.
PO27 Development within a 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.	**E27** New lots provide a development footprint outside the Bulk water supply infrastructure buffer.
PO28 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 example provided.
Gas pipeline buffer	
PO29 New lots provide a development footprint outside of the buffer.	No example provided.
PO30	No example provided.

The creation of new lots does not compromise or adversely impact upon the efficiency and integrity of supply.	
PO31 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	No example provided.
PO32 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 example provided.
High voltage electricity line buffer	
PO33 New lots provide a development footprint outside of the buffer.	No example provided.
PO34 The creation of lots does not compromise or adversely impact upon the efficiency and integrity of supply.	**E34** No new lots are created within the buffer area.
PO35 The creation of new lots does not compromise or adversely impact upon access to the supply line for any required maintenance or upgrading work.	**E35** No new lots are created within the buffer area.
PO36 Boundary realignments: 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 example provided.
Wastewater treatment s buffer	
PO37 New lots provide a development footprint outside of the buffer.	No example provided.

PO38 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 example 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.	
PO39 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; 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.	**E39.1** Lots provides development footprint for all lots free from risk of landslide. **E39.2** Development footprints and driveways for a lot does not exceed 15% slope.
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.	
PO40 Development:	No example provided.

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.	
PO41 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..	**E41** 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.
PO42 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. Note - A report from a suitably qualified Registered Professional Engineer Queensland is required certifying that the development does not increase the potential for significant adverse impacts on an upstream, downstream or surrounding premises. Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow	No example provided.
PO43 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.	**E43** 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.
PO44	**E44.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:

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	a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. **E44.2** 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.
PO45 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 example provided
Additional criteria for development for a Park(57)	
PO46 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.	**E46** 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.	
PO47	**E47**

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.	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.	
PO48 Lots are sited, designed and oriented to: 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 1m in height.	No example provided.