

9 Development codes

9.4.1.12 Township zone

9.4.1.12.1 Township centre precinct

9.4.1.12.1.1 Purpose - Township zone - Township centre 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 Township zone - Township centre 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 Township zone - Township centre precinct specific overall outcomes:
 - a. Reconfiguring a lot maintains lot sizes and dimensions which are able to support the scale and intensity of development commensurate with centre activities consistent in the precinct.
 - b. 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.
 - c. 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.
 - d. Reconfiguring a lot achieves the intent and purpose of the Township centre precinct outcomes as identified in Part 6.

9.4.1.12.1.2 Criteria 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 Z, Table 9.4.1.12.1. 1 Where the development does not meet a requirement for accepted development (RAD) within Part Z Table 9.4.1.12.1.1, 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	PO
RAD2	PO
...	...

Part Z - Requirements for accepted development - Township zone - Township centre precinct

Table 9.4.1.12.1.1 Requirements for accepted development - Township zone - Township centre precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> a. have a service connection for each lot to the reticulated water supply, sewerage, electricity and telecommunications networks where the networks are available at any location along the frontage of the created lot to a road confirmed by certification from the service provider; b. contain all existing service connections to water, sewer, electricity, telecommunication and other infrastructure or utility services wholly within the lot they serve confirmed by certification from a licensed surveyor c. have a minimum 4 metre wide point of vehicular access into the lot from a sealed road having a minimum clearance of 1 metre to any pole, stormwater gully pit, traffic island, item of street furniture, street tree, or the like in the road; d. do not require additional infrastructure connections or modification to existing connections. e. do not result in the creation of any additional lots; f. have easements connected to existing lots extended to the corresponding created lot(s) when not proposed to be extinguished as a result of the boundary realignment
RAD2	<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: <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. 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	<p>Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.</p>

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RAD4	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.
RAD5	Boundary realignment does not result in the clearing of any Habitat trees.

Part AA - Criteria for assessable development - Township zone - Township centre precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part AA, Table 9.4.1.12.1.2 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 9.4.1.12.1.2 Assessable development - Township zone - Township centre precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
<p>PO1</p> <p>Lots have appropriate area and dimension for the establishment of uses consistent with the Township centre precinct, having regard to areas required for:</p> <ul style="list-style-type: none"> a. convenient and safe access; b. on-site car parking; c. service vehicle access and manoeuvring; d. appropriately sited loading and servicing areas; e. setbacks, buffers and landscaping where required. <p>Note - Refer to the overall outcomes for the Township centre precinct of the Township zone for uses consistent in this precinct.</p>	No example provided.
<p>PO2</p> <p>Reconfiguring a lot provides for appropriate buffers between existing and future centre uses and existing or potential future sensitive land uses.</p>	No example provided.
<p>PO3</p> <p>Where adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to any existing footpaths or roadways.</p>	No example provided.
<p>PO4</p>	No example provided.

<p>Lots do not compromise the viability of adjoining lots and provide for optimum integration with existing or future development on surrounding land, having regard to:</p> <ul style="list-style-type: none"> a. the connectivity of access and open space networks; b. the efficient provisions of infrastructure; c. the appropriate location of boundaries and road reserves. 	
<p>PO5</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> <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>No example provided.</p>
<p>Reticulated supply</p>	
<p>PO6</p>	<p>E6</p>

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<p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the Township zone - Township centre precinct. All services, including water supply, stormwater management, sewage disposal, drainage, electricity, gas and telecommunications 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>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>PO7</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E7</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>PO8</p> <p>The development is planned and designed considering:</p> <ol style="list-style-type: none"> the land use constraints of the site water sensitive urban design principles. 	<p>No example provided.</p>
<p>PO9</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 example provided.</p>
<p>PO10</p>	<p>No example provided.</p>

Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.	
PO11 Natural streams and riparian vegetation are retained and enhanced through revegetation.	No example provided.
PO12 Areas constructed as detention basins are adaptable for passive recreation.	No example provided.
PO13 Development maintains the environmental values of waterway ecosystems.	No example provided.
PO14 Constructed water bodies are not dedicated as public assets.	No example provided.
Stormwater management system	
PO15 The major drainage system has the capacity to safely convey stormwater flows for the defined flood event (DFE).	E15 The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event (DFE) without allowing flows to encroach upon private lots.
PO16 Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots.	E16 Drainage pathways are provided to accommodate overland flows from roads and public open space areas.
PO17 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 example 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>PO18</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 2 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 example provided.</p>
<p>PO19</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; and b. maintain ground water recharge areas; and 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; and j. protect and enhance riparian areas 	<p>No example provided.</p>
<p>PO20</p>	<p>No example provided.</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; and 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>	
Boundary realignment	
<p>PO21</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No example provided.</p>
<p>PO22</p> <p>Boundary realignment does not result in existing land uses on-site becoming non-compliant 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. setbacks; c. parking and access requirements; d. servicing and Infrastructure requirements; e. dependant elements of an existing or approved land use being separately titled. 	<p>No example provided.</p>
<p>PO23</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 Township zone - Township centre precinct for uses consistent in this precinct.</p>	<p>No example provided.</p>
Reconfiguring existing development by Community Title	
<p>PO24</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</p>	<p>No example provided.</p>

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<p>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 requirements for accepted development 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"> 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 requirements for accepted development applying to Dwelling houses⁽²²⁾. 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 the requirements for accepted development 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>	
Reconfiguring by Lease	
<p>PO25</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 requirements for accepted development applying to those uses at the time that they were established. <p>Note - An example of a land use becoming unlawful is a building 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 the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the building.</p>	<p>No example provided.</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 definition in Schedule 2 of the Act, 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>PO26</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 unlawful.</p> <p>Note - Examples may include but are not limited to:</p> <ul style="list-style-type: none"> 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. 	<p>No example provided.</p>
Native vegetation where not located in the Environmental areas overlay	
<p>PO27</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. 	<p>No example provided</p>

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<ul style="list-style-type: none"> 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>PO28</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⁽⁵⁷⁾, 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>E28</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 constraint criteria	
<p>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.</p> <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 standards.</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>PO29</p> <p>No new boundaries are located within 2m of High Value Areas.</p>	<p>No example provided.</p>

<p>PO30</p> <p>Lots are designed to:</p> <ol 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>E30</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 standards.</p>	
<p>PO31</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO32</p> <p>Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.</p>	<p>No example 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 standards.</p>	
<p>PO33</p> <p>Lots do not:</p>	<p>No example provided.</p>

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<ul 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>PO34</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No example 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>PO35</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 example provided.</p>
<p>PO36</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>E36</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>PO37</p> <p>Development does not:</p>	<p>No example provided.</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>PO38</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>E38</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>PO39</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>E39.1</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>E39.2</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>PO40</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>b. an overland flow path where it crosses more than one property; and</p> <p>c. inter-allotment drainage infrastructure.</p>	<p>No example provided.</p>

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<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>PO41</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"> 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>E41</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>PO42</p> <p>Lots are designed to:</p> <ol 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>E42</p> <p>Reconfiguring a lot ensures that:</p> <ol 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 standards.</p>	
<p>PO43</p> <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; 	<p>No example provided.</p>

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| <ul style="list-style-type: none">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. | |
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9.4.1.12.2 Township convenience precinct

9.4.1.12.2.1 Purpose - Township zone - Township convenience 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 Township zone - Township convenience 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 Township zone - Township convenience precinct specific overall outcomes:
 - a. Reconfiguring a lot contributes to the consolidation of centres through greater land use efficiency.
 - b. Reconfiguring a lot maintains lot sizes and dimensions which are able to support development commensurate with convenience type uses consistent in the precinct.
 - 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 Township convenience precinct outcomes as identified in Part 6.

9.4.1.12.2.2 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 BB, Table 9.4.1.12.2.1. Where the development does not meet a requirement for accepted development (RAD) within Part BB Table 9.4.1.12.2.1, 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	PO16
RAD2	PO17
RAD3	PO30-PO47
RAD4	PO34-PO35
RAD5	PO28

Part BB - Requirements for accepted development - Township zone - Township convenience precinct

Table 9.4.1.12.2.1 Requirements for accepted development - Township zone - Township convenience precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> a. have a service connection for each lot to the reticulated water supply, sewerage, electricity and telecommunications networks where the networks are available at any location along the frontage of the created lot to a road confirmed by certification from the service provider; b. contain all existing service connections to water, sewer, electricity, telecommunication and other infrastructure or utility services wholly within the lot they serve confirmed by certification from a licensed surveyor c. have a minimum 4 metre wide point of vehicular access into the lot from a sealed road having a minimum clearance of 1 metre to any pole, stormwater gully pit, traffic island, item of street furniture, street tree, or the like in the road; d. do not require additional infrastructure connections or modification to existing connections. e. do not result in the creation of any additional lots; f. have easements connected to existing lots extended to the corresponding created lot(s) when not proposed to be extinguished as a result of the boundary realignment
RAD2	<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.
RAD3	<p>Boundary realignment does not result in the creation of additional building development opportunity within a mapped buffer or separation area;</p>
RAD4	<p>No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.</p>

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RAD5	Boundary realignment does not result in the clearing of any Habitat trees.
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Part CC - Criteria for assessable development - Township zone - Township convenience precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part CC, Table 9.4.1.12.2.2 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 9.4.1.12.2 Assessable development - Township zone - Township convenience precinct

Performance Outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
<p>PO1</p> <p>Lots have appropriate area and dimension for the establishment of uses consistent with the Township convenience precinct, having regard to areas required for:</p> <ol style="list-style-type: none"> convenient and safe access; on-site car parking; service vehicle access and manoeuvring; appropriately sited loading and servicing areas; setbacks, buffers and landscaping where required. <p>Note - Refer to the overall outcomes for the Township convenience precinct of the Township zone for uses consistent in this precinct.</p>	No example provided.
<p>PO2</p> <p>Reconfiguring a lot provides for appropriate buffers between existing and future centre uses and existing or potential future sensitive land uses.</p>	No example provided.
<p>PO3</p> <p>Where adjacent to existing or proposed public spaces, reconfiguring a lot promotes safety, amenity and activity within the public space by facilitating connections to any existing footpaths or roadways.</p>	No example provided.
<p>PO4</p> <p>Reconfiguring a lot does not compromise potential future connections with adjoining roadways, uses or lots by way of inappropriate boundary or road reserve locations.</p>	No example provided.

<p>PO5</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E5</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>PO6</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 example provided.</p>
Reticulated supply	
<p>PO7</p> <p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the Township zone - Township convenience precinct. All services, including water supply, stormwater management,</p>	<p>E7</p> <p>New lots are provided with:</p> <ol style="list-style-type: none"> a. a connection to the reticulated water supply infrastructure network;

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<p>sewage disposal, waste disposal, drainage, electricity, gas and telecommunications are provided 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; 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. 	<ul style="list-style-type: none"> b. a connection to the reticulated sewerage infrastructure network; c. a connection to the reticulated electricity infrastructure network where available or a separate electricity generation capacity; d. where available, access to a high speed telecommunication network.
Stormwater location and design	
<p>PO8</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E8</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>PO9</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 example provided.</p>
<p>PO10</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 example provided.</p>
<p>PO11</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>
<p>PO12</p>	<p>No example provided.</p>

<p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	
<p>PO13</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	<p>No example provided.</p>
<p>PO14</p> <p>Development maintains and improves the environmental values of waterway ecosystems.</p>	<p>No example provided.</p>
<p>PO15</p> <p>Constructed water bodies which are proposed to be dedicated as public assets are to be avoided.</p>	<p>No example provided.</p>
Boundary realignment	
<p>PO16</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No example provided.</p>
<p>PO17</p> <p>Boundary realignment does not result in existing land uses on-site becoming non-compliant with planning scheme requirements:</p> <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. 	<p>No example provided.</p>
<p>PO18</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 Township zone, Convenience precinct for uses consistent in this precinct.</p>	<p>No example provided.</p>
Reconfiguring existing development by Community Title	
<p>PO19</p>	<p>No example 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 requirements for accepted development 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 houses⁽²²⁾, at least one of which does not satisfy the requirements for accepted development applying to Dwelling houses⁽²²⁾. 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 the requirements for accepted development 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>	
Reconfiguring by Lease	
<p>PO20</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 requirements for accepted development 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 the requirements for accepted development for</p>	<p>No example provided.</p>

<p>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 definition in Schedule 2 of the Act, 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>. 	
Volumetric subdivision	
<p>PO21</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 unlawful.</p> <p>Note - Examples may include but are not limited to:</p> <ol style="list-style-type: none"> a. 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. b. 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. c. 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 example provided.</p>
Stormwater management system	
<p>PO22</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event (DFE).</p>	<p>E22</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event (DFE) without allowing flows to encroach upon private lots.</p>
<p>PO23</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>E23</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO24</p>	<p>No example provided.</p>

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<p>Where located within the Upper Pine, Hays Inlet and Burpengary Creek catchments, development achieves the greater pollutant removal of:</p> <ul 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>PO25</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 2 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 example provided.</p>
<p>PO26</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 buffers; d. avoid disturbing soils or sediments; e. avoid altering the natural hydrologic regime in acid sulphate soil and nutrient hazardous areas; 	<p>No example provided.</p>

<ul style="list-style-type: none"> 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>PO27</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>No example provided.</p>
Native vegetation where not located in the Environmental areas overlay	
<p>PO28</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 example provided.</p>

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Noise	
<p>PO29</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks⁽⁵⁷⁾, 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>E29</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ol 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 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.</p>	
Bushfire hazard (refer Overlay map - Bushfire hazard to determine if the following assessment criteria apply)	
<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>PO30</p> <p>Lots are designed to:</p> <ol 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; 	<p>E30</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"> 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;

<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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>PO31</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>E31</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>PO32</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>E32</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>PO33</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>E33</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>PO34</p> <p>No new boundaries are to be located within 2m of a High Value Area.</p>	<p>No example provided.</p>
<p>PO35</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>E35</p> <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>PO36</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 example provided.</p>
<p>PO37</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No example provided.</p>
<p>Landslide hazard (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>PO38</p>	<p>E38.1</p>

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<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; 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>Lots provides development footprint free from risk of landslide.</p> <hr/> <p>E38.2</p> <p>Development footprints and driveways for a lot 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>PO39</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 example provided.</p>
<p>PO40</p> <p>Development:</p> <ol 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>E40</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>PO41</p> <p>Development does not:</p> <ol 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 example provided.</p>
<p>PO42</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>E42</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>PO43</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>E43.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E43.2</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>PO44</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. a stormwater pipe if the nominal pipe diameter exceeds 300mm; 	<p>No example provided</p>

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<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>PO45</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>E45</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>PO46</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>E46</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>PO47</p>	<p>No example provided.</p>

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;
- 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.

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9.4.1.12.3 Township industry precinct

9.4.1.12.3.1 Purpose - Township zone - Township industry 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 Township zone - Township industry 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 Township zone - Township industry precinct specific overall outcomes:
 - a. Reconfiguring a lot maintains lot sizes and dimensions which are able to support the scale and intensity of development commensurate with industrial activities consistent in the precinct.
 - b. 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.
 - c. 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.
 - d. Reconfiguring a lot achieves the intent and purpose of the Township industry precinct outcomes identified in Part 6.

9.4.1.12.3.2 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 DD, Table 9.4.1.12.3.1. Where the development does not meet a requirement for accepted development (RAD) within Part DD Table 9.4.1.12.3.1, 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	PO5
RAD3	PO1
RAD4	PO1
RAD5	PO25-PO43
RAD6	PO29, PO30
RAD7	PO23

Part DD - Requirements for accepted development - Township zone - Township industry precinct

Table 9.4.1.12.3.1 Requirements for accepted development - Township zone - Township industry precinct

Requirements for accepted development	
General requirements	
Boundary realignment	
RAD1	<p>Lots created by boundary realignment:</p> <ol style="list-style-type: none"> a. have a service connection for each lot to the reticulated water supply, sewerage, electricity and telecommunications networks where the networks are available at any location along the frontage of the created lot to a road confirmed by certification from the service provider; b. contain all existing service connections to water, sewer, electricity, telecommunication and other infrastructure or utility services wholly within the lot they serve confirmed by certification from a licensed surveyor c. have a minimum 4 metre wide point of vehicular access into the lot from a sealed road having a minimum clearance of 1 metre to any pole, stormwater gully pit, traffic island, item of street furniture, street tree, or the like in the road; d. do not require additional infrastructure connections or modification to existing connections. e. do not result in the creation of any additional lots; f. have easements connected to existing lots extended to the corresponding created lot(s) when not proposed to be extinguished as a result of the boundary realignment
RAD2	<p>Boundary realignment does not result in existing land uses on-site becoming non-compliant 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: <ol style="list-style-type: none"> i. 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.

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RAD3	Resulting lots comply with the following minimum lot sizes and dimensions:							
	<table border="1"> <thead> <tr> <th>Zone (Precinct)</th> <th>Area</th> <th>Frontage</th> <th>Depth</th> </tr> </thead> <tbody> <tr> <td>Township zone - Township industry precinct</td> <td>2,500 m²</td> <td>-</td> <td>-</td> </tr> </tbody> </table>	Zone (Precinct)	Area	Frontage	Depth	Township zone - Township industry precinct	2,500 m ²	-
Zone (Precinct)	Area	Frontage	Depth					
Township zone - Township industry precinct	2,500 m ²	-	-					
RAD4	<p>Resulting lots comply with a minimum frontage to depth ratio of 1:2 or 2:1.</p> <p style="text-align: center;">Figure - Frontage to Depth Ratio</p>							
RAD5	Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.							
RAD6	No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas.							
RAD7	Boundary realignment does not result in the clearing of any Habitat trees.							

Part EE - Criteria for assessable development - Township zone - Township industry precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part EE, Table 9.4.1.12.3.2 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.

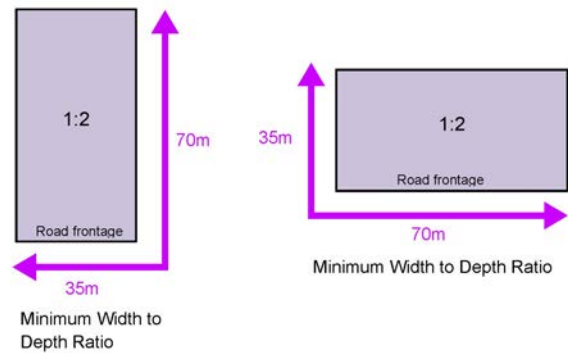
Table 9.4.1.12.3.2 Assessable development - Township zone - Township industry precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Lot size and design	
PO1 Lots have appropriate area and dimension for the establishment of uses consistent with the Township Industry precinct, having regard to areas required for: <ol style="list-style-type: none"> convenient and safe access; on-site car parking; 	E1.1 Lots have a minimum site area of 2,500m ² .
	E1.2 Lots have a minimum width to depth ratio of 1:2 or 2:1.

- c. service vehicle access and manoeuvring;
- d. appropriately sited loading and servicing areas;
- e. setbacks, buffers and landscaping where required.

Note - Refer to the overall outcomes for the Township industry precinct of the Township zone for uses consistent in this precinct.

Figure - Frontage to Depth Ratio



PO2

Upgrade works (whether trunk or non-trunk) are provided where necessary to:

- 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.

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.

Note - The road network is mapped on Overlay map - Road hierarchy.

Note - The primary and secondary active transport network is mapped on Overlay map - Active transport.

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:

- 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.

Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.

No example provided.

Reticulated supply

PO3

E3

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<p>Each lot is provided with an appropriate level of service and infrastructure commensurate with the Township zone – Township industry precinct. All services, including water supply, stormwater management, sewage disposal, electricity, telecommunications and gas (if available) are provided 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; 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; and g. recognises and promotes Councils Total Water Cycle Management policy and the efficient use of water resources; 	<p>New 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 reticulated sewerage infrastructure network; c. a connection to the reticulated electricity infrastructure network; and d. where available, access to a high speed telecommunication network;
Boundary realignment	
<p>PO4</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No example provided.</p>
<p>PO5</p> <p>Boundary realignments do not result in existing land uses on-site becoming non-compliant with planning scheme requirements due to:</p> <ul style="list-style-type: none"> a. lot size; b. parking requirements; c. servicing; d. dependant elements of an existing or approved land use being separately titled. <p>Note - Examples may include but are not limited to:</p> <ul style="list-style-type: none"> 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. 	<p>No example provided.</p>
Reconfiguring existing development by Community Title	
<p>PO6</p>	<p>No example provided.</p>

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 requirements for accepted development applying to those uses at the time that they were established.

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 requirements for accepted development applying to Dwelling houses⁽²²⁾.
- 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 the requirements for accepted development 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

PO7

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 requirements for accepted development 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 the requirements for accepted development for the use or conditions of development approval, but they are no longer freely available to all occupants of the Multiple dwelling⁽⁴⁹⁾.

No example provided.

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<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 definition in Schedule 2 of the Act, 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>PO8</p> <p>The reconfiguring 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 unlawful.</p> <p>Note - Examples may include but are not limited to:</p> <ul style="list-style-type: none"> 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. 	<p>No example provided.</p>
Stormwater location and design	
<p>PO9</p> <p>Lots are of a sufficient grade to accommodate effective stormwater drainage to a lawful point of discharge.</p>	<p>E9</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>PO10</p> <p>The development is planned and designed considering:</p> <ul style="list-style-type: none"> a. the land use constraints of the site; b. water sensitive urban design principles. 	<p>No example provided.</p>
<p>PO11</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 example provided.</p>
<p>PO12</p>	<p>No example provided.</p>

<p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	
<p>PO13</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	<p>No example provided.</p>
<p>PO14</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	<p>No example provided.</p>
<p>PO15</p> <p>Development maintains the environmental values of waterway ecosystems.</p>	<p>No example provided.</p>
<p>PO16</p> <p>Constructed water bodies which are proposed to be dedicated as public assets are to be avoided.</p>	<p>No example provided.</p>
<p>Stormwater management system</p>	
<p>PO17</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event (DFE).</p>	<p>E17</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event (DFE) without allowing flows to encroach upon private lots.</p>
<p>PO18</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>E18</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO19</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</p>	<p>No example provided.</p>

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<p>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>PO20</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 2 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 example provided.</p>
<p>PO21</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 example provided.</p>
<p>PO22</p> <p>Design and construction of the stormwater management system:</p>	<p>No example provided.</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>	
Native vegetation where not located in the Environmental areas overlay	
<p>PO23</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 example provided</p>
Noise	
<p>PO24</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>E24</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.

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<p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</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 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.</p>	
<p>Bushfire hazard (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>PO25</p> <p>Lots are designed to:</p> <ol 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>E25</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"> 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>PO26</p> <p>Lots provide adequate water supply and infrastructure to support fire-fighting.</p>	<p>E26</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>PO27</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>E27</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>PO28</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>E28</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%;

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	<ul style="list-style-type: none"> 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. <p>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</p> <p>d. excludes dead-end roads.</p>
<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 standards.</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>PO29</p> <p>No new boundaries are to be located within 2m of a High Value Area.</p>	<p>No example provided</p>
<p>PO30</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; 	<p>E30</p> <p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</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>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 standards.</p>	
<p>PO31</p> <p>Lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO32</p> <p>Access to a lot is not from an identified extractive industry transportation route, but to an alternative public road.</p>	<p>No example 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 standards.</p>	
<p>PO33</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 example provided.</p>
<p>PO34</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No example provided.</p>

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Overland flow path (refer Overlay map - Overland flow path to determine if the following assessment criteria apply)	
<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>PO35</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 example provided.</p>
<p>PO36</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>E36</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>PO37</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 example provided.</p>
<p>PO38</p>	<p>E38</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>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>PO39</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>E39.1</p> <p>Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:</p> <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>E39.2</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>PO40</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>No example provided</p>
<p>Additional criteria for development for a Park⁽⁵⁷⁾</p>	
<p>PO41</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; 	<p>E41</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>

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<ul style="list-style-type: none"> b. impacts on the asset life and integrity of park structures is minimised; c. maintenance and replacement costs are minimised. 	
<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>PO42</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>E42</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 standards.</p>	
<p>PO43</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 ridgeline vegetation; 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>No example provided.</p>

9.4.1.12.4 Township residential precinct

9.4.1.12.4.1 Purpose - Township zone - Township residential precinct

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 Township zone - Township residential precinct, 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 Township zone - Township residential precinct specific overall outcomes:

- a. Reconfiguring a lot achieves a variety of lot sizes with a maximum net residential density of 11 lots per hectare.
- b. 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.
- c. 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.
- d. Reconfiguring a lot achieves the intent and purpose of the Township residential precinct outcomes identified in Part 6.

9.4.1.12.4.2 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 FF, Table 9.4.1.12.4.1. Where the development does not meet a requirement for accepted development (RAD) within Part FF Table 9.4.1.12.4.1, 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.

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Requirements for accepted development (RAD)	Corresponding performance outcomes
RAD1	PO20
RAD2	PO21
RAD3	PO22
RAD4	PO41-PO60
RAD5	PO45, PO46
RAD6	PO39

Part FF - Requirements for accepted development - Township zone - Township residential precinct

Table 9.4.1.12.4.1 Requirements for accepted development - Township zone - Township residential precinct

Requirements for accepted development									
General requirements									
Boundary realignment									
RAD1	<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. 								
RAD2	<p>Boundary realignment does not result in existing land uses on-site becoming non-compliant.</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 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	<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>Township zone - Township residential precinct</td> <td>-</td> <td>18 m</td> <td>25 m</td> </tr> </tbody> </table>	Zone (Precinct)	Area	Frontage	Depth	Township zone - Township residential precinct	-	18 m	25 m
Zone (Precinct)	Area	Frontage	Depth						
Township zone - Township residential precinct	-	18 m	25 m						

RAD4	Boundary realignment does not result in the creation of additional building development opportunity 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 GG - Criteria for assessable development - Township zone - Township residential precinct

Where development is categorised as assessable development - code assessment in the Table of Assessment, the assessment benchmarks are the criteria set out in Part GG, Table 9.4.1.12.4.2 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 9.4.1.12.4.2 Assessable development - Township zone - Township residential precinct

Performance outcomes	Examples that achieve aspects of the Performance Outcomes
Density	
<p>PO1</p> <p>Reconfiguring a lot does not exceed a maximum net residential density of 11 lots per hectare to maintain the low density character of in the precinct.</p>	No example provided.
Lot size and design	
<p>PO2</p> <p>Lots have an area, shape and dimension sufficient to ensure they can accommodate:</p> <ol style="list-style-type: none"> 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. 	<p>E2</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>Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement)</p>
<p>PO3</p> <p>Reconfiguring a lot facilitates the provision of varied housing options, a mix of lot sizes that is consistent with the low density character of the precinct and encourages diversity within the streetscape.</p>	<p>E3</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>PO4</p> <p>Lots are distributed throughout the development and are not concentrated within a single location, to create diversity within the streetscape and minimise conflicts between vehicle access and on street parking.</p>	<p>E4</p> <p>A maximum of 4 adjoining lots with frontages of 12.5 metres or less are proposed where fronting the same street.</p>

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PO5

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:

- a. The likely location of private open space associated with a Dwelling House⁽²²⁾ 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⁽²²⁾ design to reduce impacts.

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

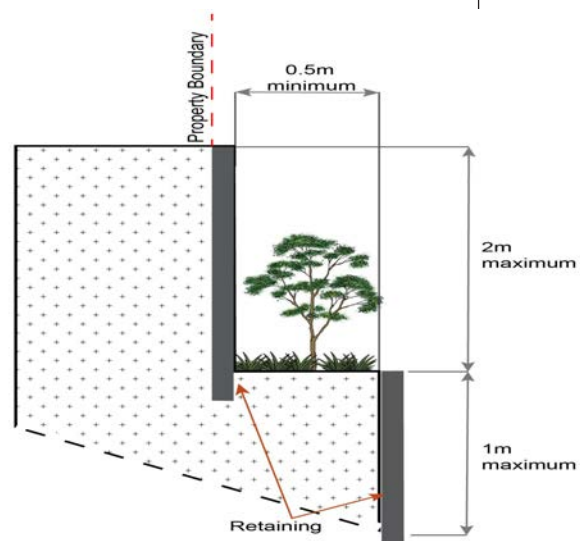
E5.1

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.

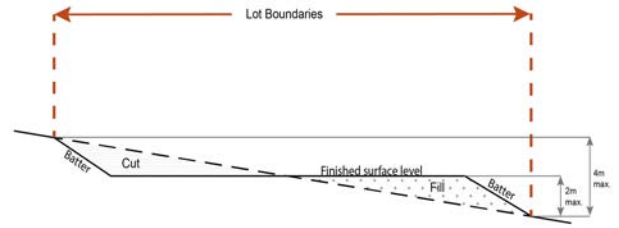
E5.2

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

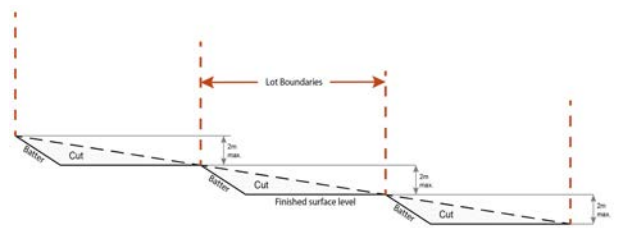
- a. a maximum vertical dimension of 1.5m from natural ground for any single retaining structure; or
- b. where incorporating a retaining structure greater than 1.5m in height, the retaining wall is stepped, terraced and landscaped as follows:
 - i. maximum 1m vertical, minimum 0.5m horizontal, maximum 2m vertical (refer figure below);
 - ii. Maximum overall structure height of 3m; or



- c. where incorporating benching along the short axis (from side to side boundary) of a lot:
 - 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.

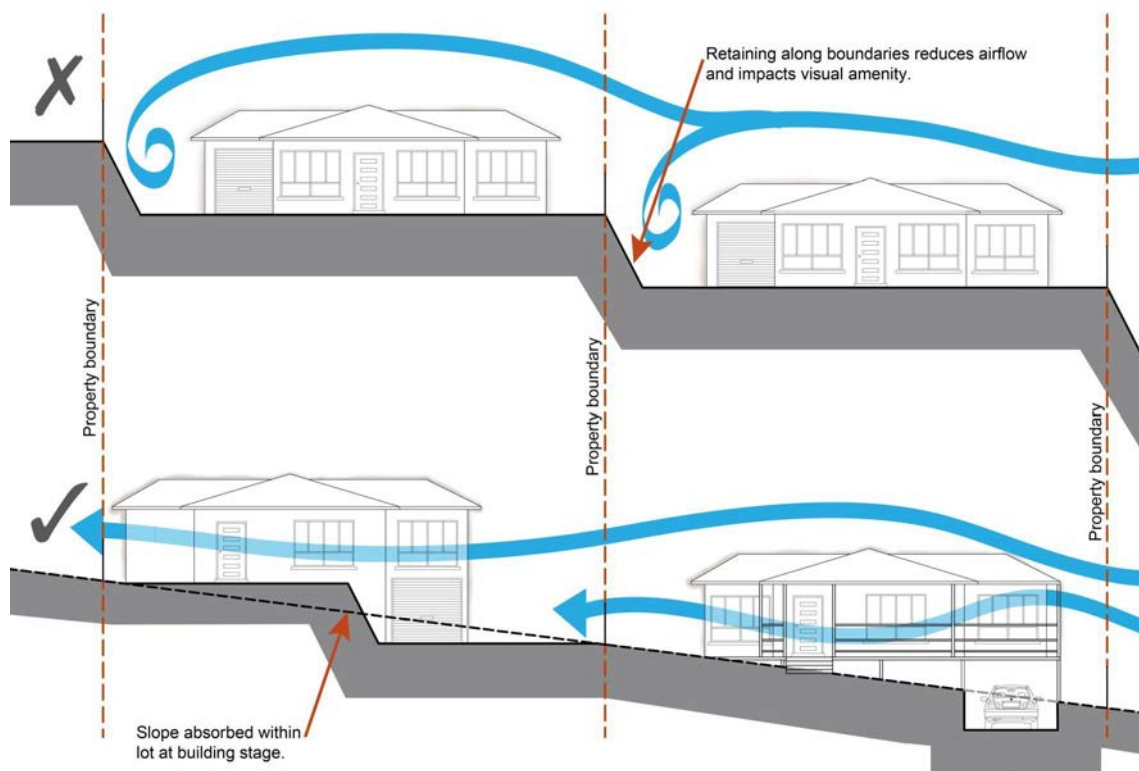


Note - Benching is to incorporate suitable measures to ensure stabilisation and prevent erosion.

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.

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Figure - Sloped lot design



PO6

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

E6

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

PO7

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.

Note - Refer to Planning scheme policy - Neighbourhood design for determining design criteria to achieve this outcome.

No example provided.

PO8

Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by;

- a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists;

No example provided.

<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 to facilitate a range of intensity and scale in built form; d. reducing street block sizes as they approach an activity focus; 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 determining design criteria to achieve this outcome.</p>	
<p>PO9</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. 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 example provided.</p>
<p>PO10</p> <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; 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 alternative design solutions to cul-de-sac development</p>	<p>No example provided.</p>

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<p>PO11</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 example provided.</p>
<p>PO12</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>E12</p> <p>Street alignment follows ridges or gullies or runs perpendicular to slope.</p>
<p>PO13</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> <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>No example provided.</p>

PO14

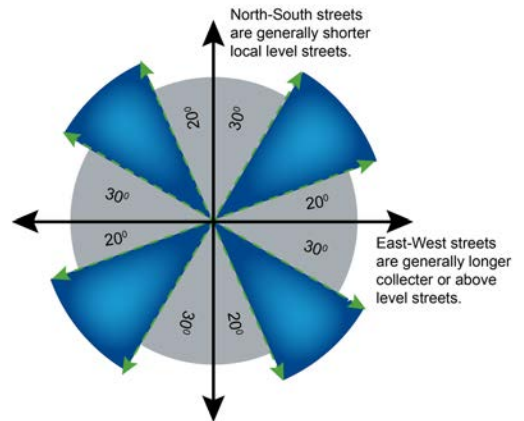
Streets are oriented to encourage active transport through a climate responsive and comfortable walking environment whilst also facilitating lots that support subtropical design practices, including:

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

E14.1

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 lot orientation below.

Figure - Preferred street orientation



PO14.2

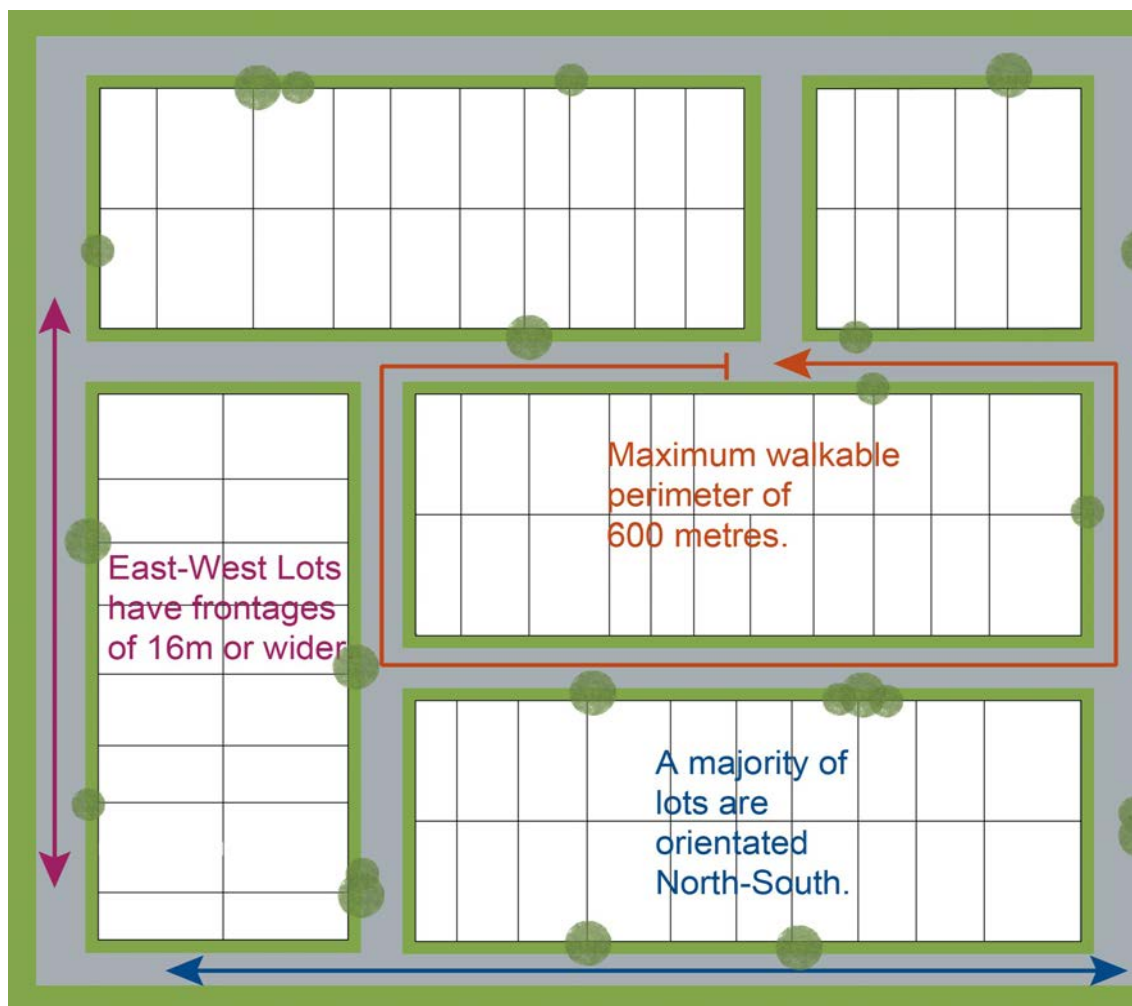
The long axis of a street block is oriented east-west to facilitate a north-south orientation for a majority of lots as per Figure - Street block design below.

E14.3

Where oriented east-west, lots should be 14m or wider so as to allow for alternative dwelling design to achieve solar access and cross-ventilation as per Figure - Street block design below.

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Figure - Street block design



Park⁽⁵⁷⁾ and open space

PO15

A hierarchy of open space is provided to meet the recreational needs of the community.

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

Note - District level Parks⁽⁵⁷⁾ or larger may be required in certain locations in accordance with Part 4: Local Government Infrastructure Plan.

No example provided.

PO16

Park⁽⁵⁷⁾ is to be provided within walkable distance of all new residential lots.

Note - To determine maximum walkable distances for Park⁽⁵⁷⁾ types refer to Planning scheme policy - Integrated design.

No example provided.

PO17

No example provided.

<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>PO18</p> <p>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.</p>	<p>E18.1</p> <p>Local and district Parks⁽⁵⁷⁾ are bordered by streets and lots orientated to address and front onto Parks⁽⁵⁷⁾ and not lots backing onto or not addressing the Park⁽⁵⁷⁾.</p>
	<p>E18.2</p> <p>Where lots do adjoin local and district Parks⁽⁵⁷⁾, <u>and</u> fencing is provided along the Park⁽⁵⁷⁾ boundary, it is located within the lot and at a maximum height of 1m.</p>
	<p>E18.3</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>
Reticulated supply	
<p>PO19</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>E19</p> <p>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; 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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Boundary realignment	
<p>PO20</p> <p>Boundary alignments ensure that infrastructure and services are wholly contained within the lot they serve.</p>	<p>No example provided.</p>
<p>PO21</p> <p>Boundary realignment does not result in existing land uses on-site becoming non-complying with the planning scheme.</p> <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>No example provided.</p>
<p>PO22</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 Township zone - Township residential precinct for uses consistent in this precinct.</p>	<p>E22</p> <p>Lot sizes and dimensions comply with Lot Types D, E and F in accordance with Table 9.4.1.12.4.3: Lot Types.</p>
Reconfiguring existing development by Community Title	
<p>PO23</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>	<p>No example provided.</p>

<p>a. inconsistent with any approvals on which those uses rely; or</p> <p>b. inconsistent with the requirements for the accepted development applying to those uses at the time that they were established.</p> <p>Note - Examples of land uses becoming unlawful include, but are not limited to the following:</p> <p>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 requirements for accepted development applying to Dwelling houses⁽²²⁾.</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 the requirements for accepted development 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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Volumetric subdivision

<p>PO24</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 unlawful.</p> <p>Note - Examples may include but are not limited to:</p> <p>a. 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> <p>b. 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>c. 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 example provided.</p>
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Reconfiguring by Lease

<p>PO25</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>No example provided.</p>
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<p>a. inconsistent with any approvals on which those uses rely; or</p> <p>b. inconsistent with the requirements for accepted development 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 the requirements for accepted development 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 definition in Schedule 2 of the Act, 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>Stormwater location and design</p>	
<p>PO26</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 example provided.</p>
<p>PO27</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 example provided.</p>
<p>PO28</p> <p>Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>
<p>PO29</p> <p>Natural streams and riparian vegetation are retained and enhanced through revegetation.</p>	<p>No example provided.</p>

<p>PO30</p> <p>Areas constructed as detention basins are adaptable for passive recreation.</p>	<p>No example provided.</p>
<p>PO31</p> <p>Development maintains the environmental values of waterway ecosystems.</p>	<p>No example provided.</p>
<p>PO32</p> <p>Constructed water bodies are not dedicated as public assets.</p>	<p>No example provided.</p>
<p>Stormwater management system</p>	
<p>PO33</p> <p>The major drainage system has the capacity to safely convey stormwater flows for the defined flood event (DFE).</p>	<p>E33</p> <p>The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event (DFE) without allowing flows to encroach upon private lots.</p>
<p>PO34</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>E34</p> <p>Drainage pathways are provided to accommodate overland flows from roads and public open space areas.</p>
<p>PO35</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 example provided.</p>
<p>PO36</p>	<p>No example 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 2 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>PO37</p> <p>The stormwater management system is designed to:</p> <ol style="list-style-type: none"> a. protect the environmental values in downstream waterways; and b. maintain ground water recharge areas; and 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. 	<p>No example provided.</p>
<p>PO38</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 example provided.</p>
<p>Native vegetation where not located in the Environmental areas overlay</p>	

<p>PO39</p> <p>Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ol 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 example provided</p>
Noise	
<p>PO40</p> <p>Noise attenuation structure (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks⁽⁵⁷⁾, 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>E40</p> <p>Noise attenuation structures (e.g. walls, barriers or fences):</p> <ol style="list-style-type: none"> a. are not visible from an adjoining road or public area unless; <ol 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	

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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.

PO41

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.

E41

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.

PO42

Lots provide adequate water supply and infrastructure to support fire-fighting.

E42

For water supply purposes, reconfiguring a lot ensures that:

- 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>PO43</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>E43</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>PO44</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>E44</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;

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	<ul style="list-style-type: none"> 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>PO45</p> <p>No new boundaries are to be located within 2m of a High Value Area.</p>	<p>No example provided</p>
<p>PO46</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>E46</p> <p>Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.</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>PO47</p> <p>Lots do not:</p> <ul 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 example provided.</p>
<p>PO48</p> <p>Reconfiguring a lot retains significant trees and incorporates them into the subdivision design, development layout and provision of infrastructure.</p>	<p>No example provided.</p>
<p>Infrastructure buffers (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>Wastewater treatment site buffer</p>	
<p>PO49</p> <p>New lots provide a development footprint outside of the buffer.</p>	<p>No example provided.</p>
<p>PO50</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 example provided.</p>
<p>Landslide hazard (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 on will assist in demonstrating compliance with the following performance criteria.

<p>PO51</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; c. there is minimal disturbance to natural drainage patterns; d. earthworks does 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>E51.1</p> <p>Lots provides development footprint free from risk of landslide.</p>
	<p>E51.2</p> <p>Development footprints and driveways for a lot 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>PO52</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 example provided.</p>
<p>PO53</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>E53</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>Note - Reporting to be prepared in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow..</p>	
<p>PO54</p> <p>Development does not:</p> <ol 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 example provided.</p>
<p>PO55</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>E55</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>PO56</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>E56.1</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"> a. Urban area – Level III; b. Rural area – N/A; c. Industrial area – Level V; d. Commercial area – Level V. <p>E56.2</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>PO57</p> <p>Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:</p>	<p>No example provided</p>

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<p>a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;</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>PO58</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>E58</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>PO59</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>E59</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>PO60</p> <p>Lots are sited, designed and oriented to:</p> <ol style="list-style-type: none"> maximise the retention of existing trees and land cover including the preservation of ridgeline vegetation; maximise the retention of highly natural and vegetated areas and natural landforms by minimising the use of cut and fill; ensure that buildings and structures are not located on a hill top or ridgeline; 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. 	<p>No example provided.</p>
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Table 9.4.1.6.2.3: Lot Types

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