

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	INA Operations Pty Limited
Contact name <i>(only applicable for companies)</i>	c/- Saunders Havill Group (Contact: Liam Wiley)
Postal address <i>(P.O. Box or street address)</i>	9 Thompson Street
Suburb	Bowen Hills
State	Queensland
Postcode	4006
Country	Australia
Contact number	(07) 3251 9456
Email address <i>(non-mandatory)</i>	liamwiley@saundershavill.com
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	11473

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		127	Highfields Road	Highfields
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4352	1296	AG3845	Toowoomba Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		127	Highfields Road	Highfields
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4352	1	RP21731	Toowoomba Regional Council

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?
Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

Yes – All easement locations, types and dimensions are included in plans submitted with this development application

No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Retirement Facility (Over 50s Lifestyle Community - up to 565 dwellings)

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Retirement Facility	<u>Retirement Facility</u> means a residential use of premises for— a) accommodation for older members of the community, or retired persons, in independent living units or services units; or b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a)."	565	

8.2) Does the proposed use involve the use of existing buildings on the premises?	
<input type="checkbox"/> Yes	
<input checked="" type="checkbox"/> No	

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? <i>(attach schedule if there are more than two easements)</i>				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage
<input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Water infrastructure
	<input type="checkbox"/> Sewage infrastructure
	<input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? <i>(e.g. subdivision)</i>	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? <i>(include GST, materials and labour)</i>	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Toowoomba Regional Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application

- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)

<input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government :
<input type="checkbox"/> Airport land
<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i>
<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity :
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council :
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994 :
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority :
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority :
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service :
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
 No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
 No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- Yes – details of the heritage place are provided in the table below
 No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
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Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
 No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
 No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

Note: See the *Planning Regulation 2017* for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

Yes

Not applicable

25) Applicant declaration

By making this development application, I declare that all information in this development application is true and correct

Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

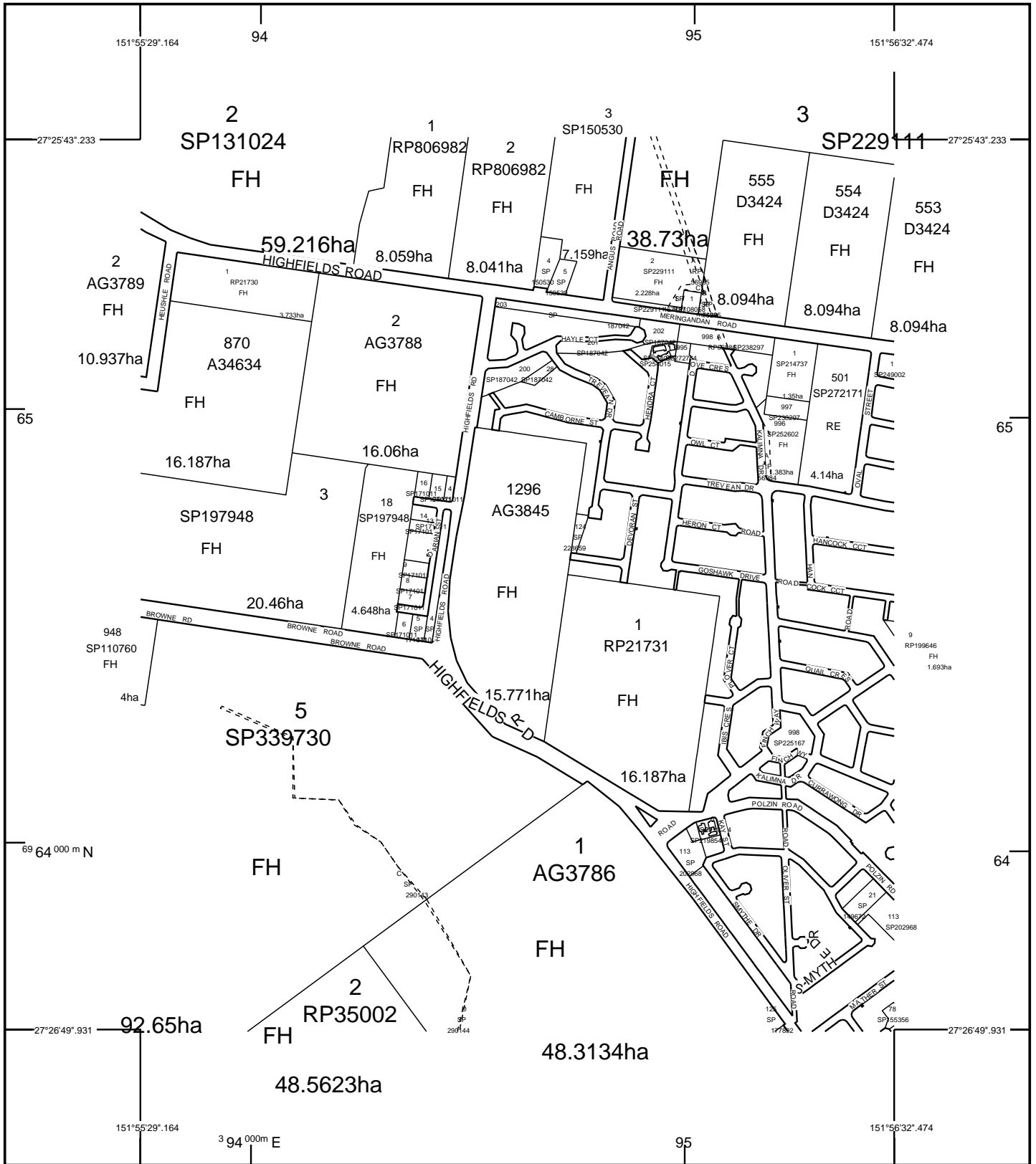
This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager	
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			



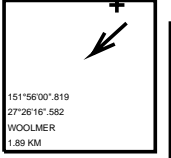
STANDARD MAP NUMBER
9243-22311



SmartMap

An External Product of SmartMap Information Services
Based upon an extraction from the Digital Cadastral Data Base

MAP WINDOW POSITION & NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB Lot/Plan	1296/AG3845
Area/Volume	15.771ha
Tenure	FREEHOLD
Local Government	TOOWOOMBA REGIONAL
Locality	HIGHFIELDS
Segment/Parcel	62615/12

CLIENT SERVICE STANDARDS

PRINTED 07/11/2023

DCDB 06/11/2023 (Lots with an area less than 1500m² are not shown)

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	12315114	Search Date:	07/11/2023 15:51
Date Title Created:	29/04/1947	Request No:	46214721
Previous Title:	10538163		

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 21731
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 716080702 16/10/2014

JETELD PTY LTD A.C.N. 009 904 456

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10459061 (POR 1126)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 16273001	Search Date: 07/11/2023 15:50
Date Title Created: 22/04/1982	Request No: 46214702
Creating Dealing:	

ESTATE AND LAND

Estate in Fee Simple

LOT 1296 CROWN PLAN AG3845
Local Government: TOOWOOMBA

REGISTERED OWNER

Dealing No: 716080702 16/10/2014

JETELD PTY LTD A.C.N. 009 904 456

EASEMENTS, ENCUMBRANCES AND INTERESTS

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ADMINISTRATIVE ADVICES

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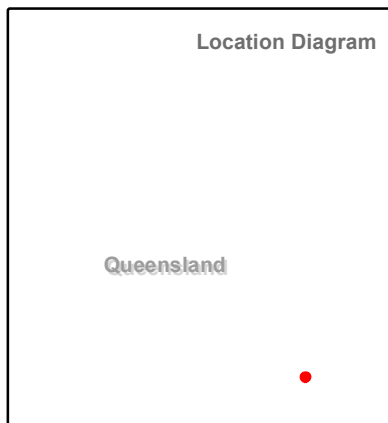
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** End of Current Title Search **

State Planning Policy - Lot Plan Search

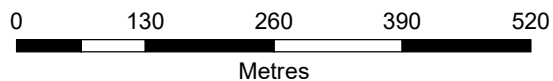
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 08/08/2022



Queensland Government

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

NATURAL HAZARDS RISK AND RESILIENCE

- Bushfire prone area



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State Planning Policy

Making or amending a local planning instrument
and designating land for community infrastructure

Date: 08/08/2022

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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 1296AG3845 (Area: 157710 m²)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

NATURAL HAZARDS RISK AND RESILIENCE

- Bushfire prone area

Lot Plan: 1RP21731 (Area: 161870 m²)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

NATURAL HAZARDS RISK AND RESILIENCE

- Bushfire prone area



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State Planning Policy

Making or amending a local planning instrument
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State Assessment and Referral Agency

Date: 08/08/2022

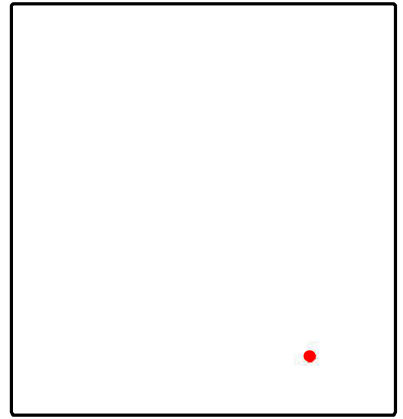


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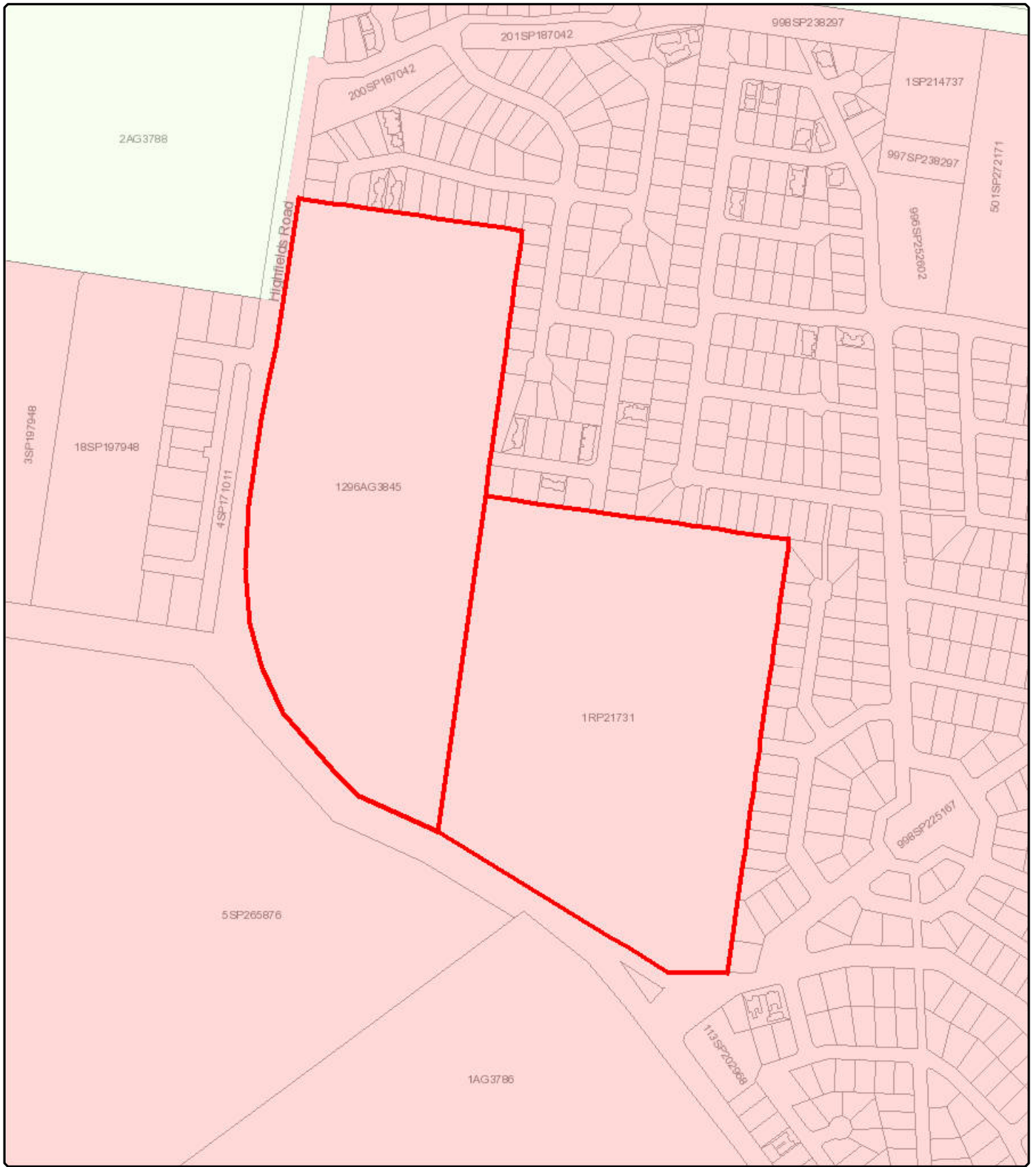
Matters of Interest for all selected Lot Plans

SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area

Matters of Interest by Lot Plan

Lot Plan: 1296AG3845 (Area: 157710 m²)
SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area

Lot Plan: 1RP21731 (Area: 161870 m²)
SEQ Regional Plan land use categories
Water resource planning area boundaries
Great artesian water resource plan area



State Assessment and Referral Agency

Date: 08/08/2022



Queensland Government

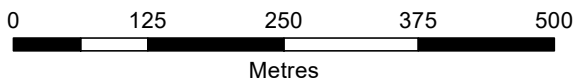
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Legend

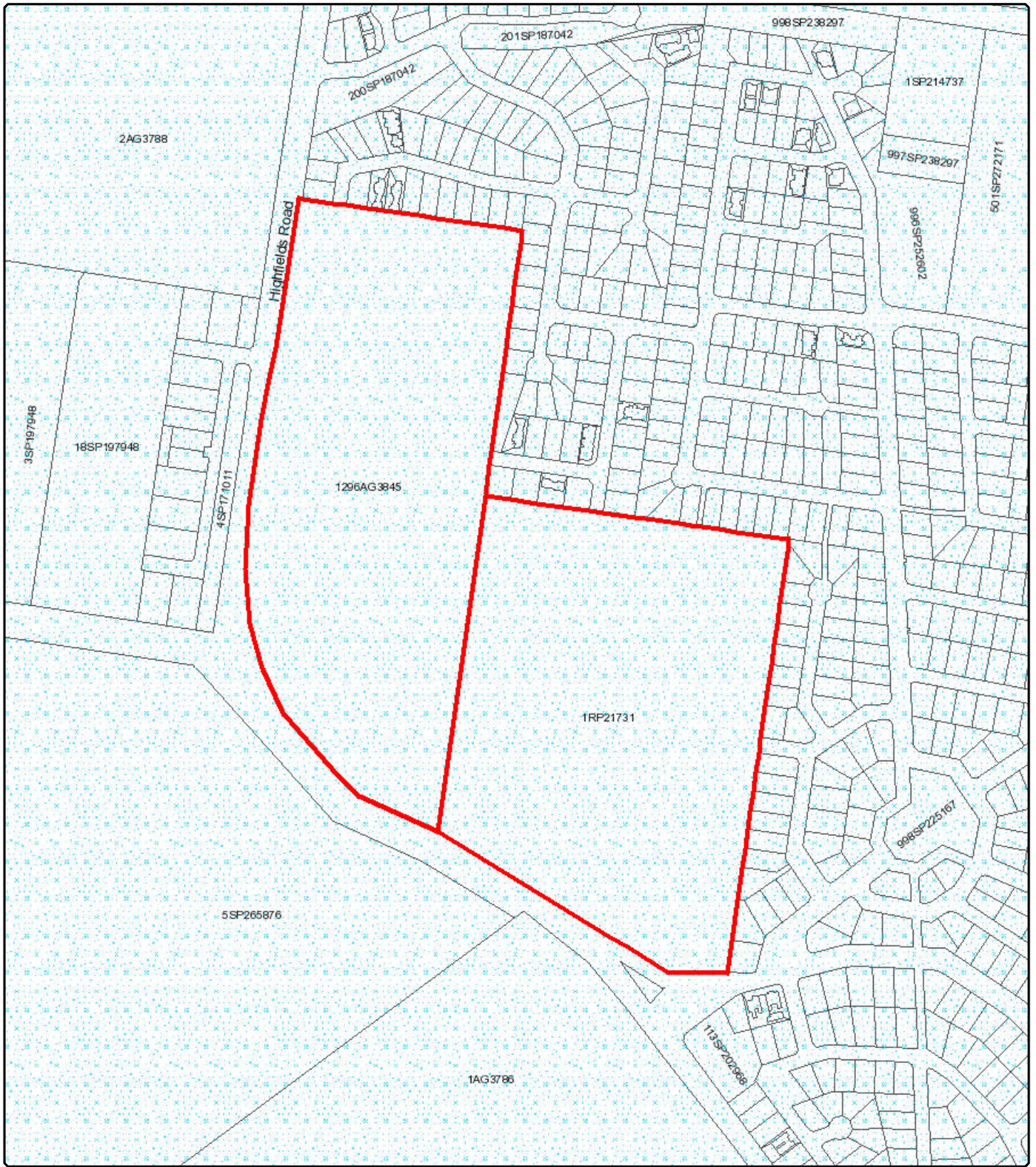
SEQ Regional Plan land use categories

- Regional Landscape and Rural Production Area
- Urban Footprint
- Rural Living Area



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State Assessment and Referral Agency

Date: 08/08/2022




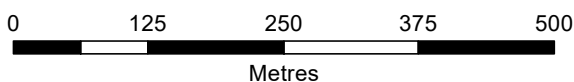
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Legend

Water resource planning area boundaries

 Water resource planning area boundaries



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State Assessment and Referral Agency

Date: 08/08/2022



Queensland Government

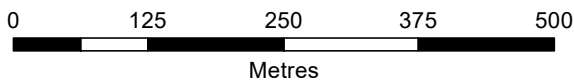
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Legend

Great artesian water resource plan area



Great artesian water resource plan area



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Housing Design Guidelines: General Provisions

DEVELOPMENT PROVISIONS

Provision	Requirement	
Site Address	127 Highfields Road, Highfields Q 4352	
Site Area	32ha	
Dwelling Density	Max. 20 dwellings per hectare (dwellings / site area)	
Internal Carriageway Width	Entry Road/Primary Route	Minimum 12m wide [6m pavement and 3m verge either side]
	Secondary Route	Minimum 9m wide [6m pavement and 1.5m verge either side]
Landscaping	<ul style="list-style-type: none"> - Minimum 7m wide open space buffer (3m of which is landscaped) to be provided along all boundaries adjoining an existing residential area. - Minimum 20% of the site to be provided as landscape and recreation spaces (with a minimum dimension of 3m). - Minimum 4m wide landscaping buffer to be provided along the Polzin Road and Highfields Road frontage of the site (excluding land required for access); 	
Waste Strategy	Each dwelling is required to provide a screened area within or outside of the building envelope for storing refuse bins (two bins per dwelling).	
Fencing	Maximum 1.8m high fencing (with minimum 30% transparency) is permitted.	
Visitor parking	1 visitor car parking space per 5 units	
Occupancy	Each dwelling will contain no more than two bedrooms	
Communal Facility	Communal Facility #1 will be delivered prior to the completion of the 70 th dwelling. Communal Facility #2 will be delivered prior to the completion of the 300 th dwelling.	

Housing Design Guidelines: Precinct Provisions

Precinct 1 - Park Living Sites

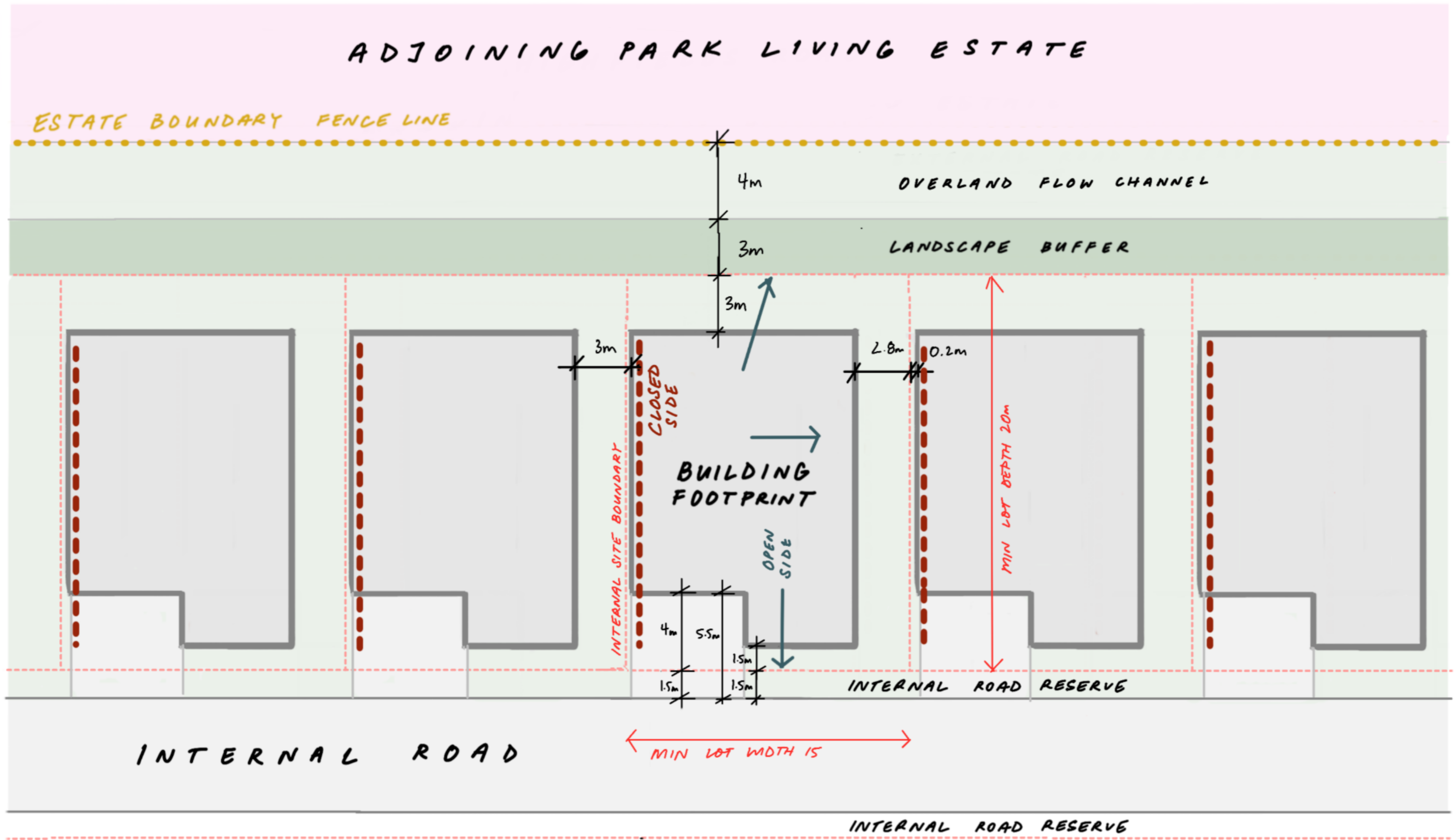
LEASE AREA PROVISIONS

Provision	Requirement
Frontage	Min. 15m
Depth	Min. 20m
Area	Min. 300m ²
Site Cover	Max. 65% of the lease area
Yield	Max. 85 dwellings

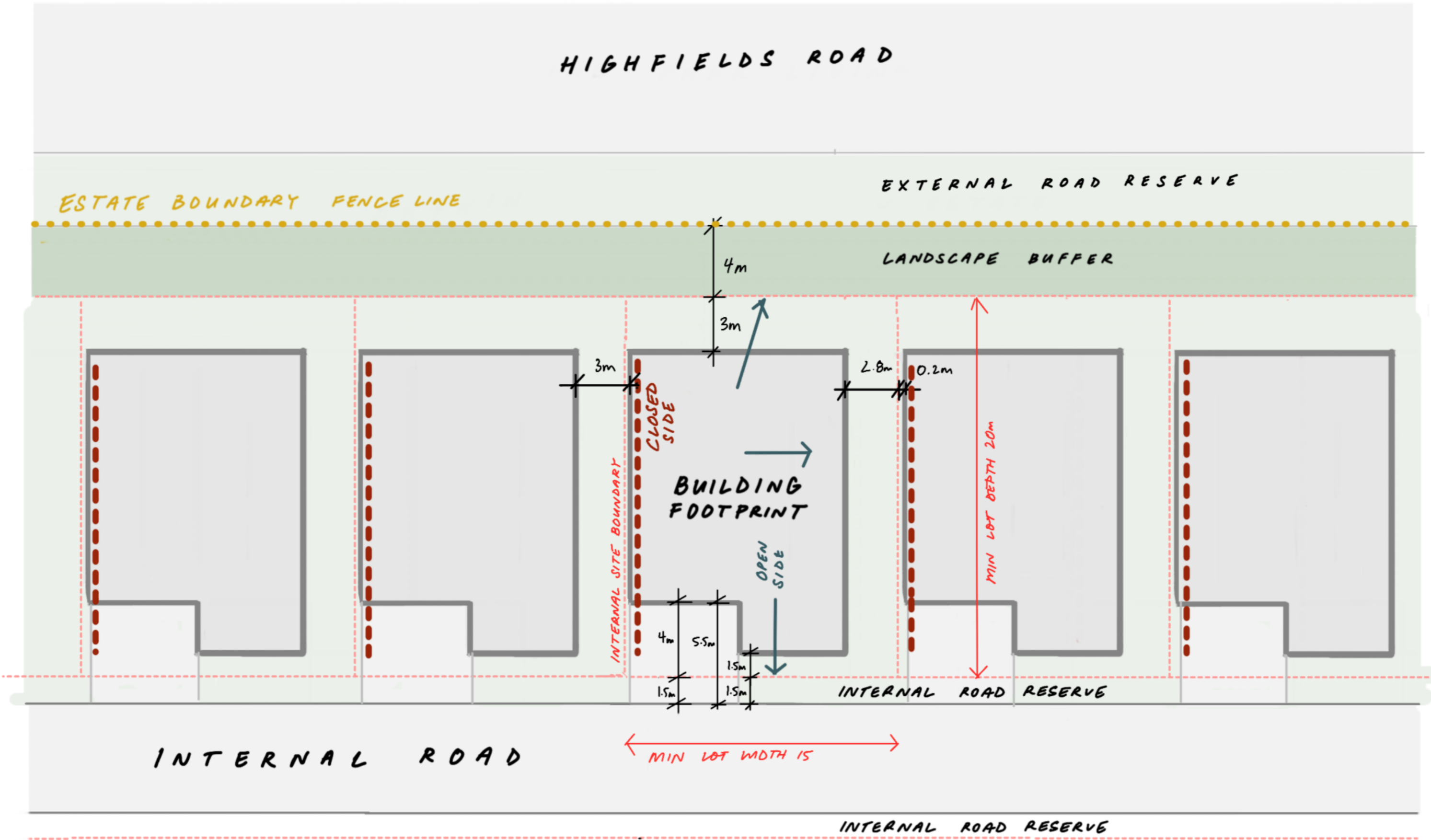
HOUSING PROVISIONS (WITHIN EACH HOUSE LEASE AREA)

Provision	Requirement
Building Height	Max height of 2 storeys and 8.5m above ground level
Minimum Setbacks to lease boundaries	Front 1.5m to habitable room 4m to the garage
	Rear 3m
	Side Open Side: 2.8m – openings parallel to site boundary permitted Closed Side: 0.2m – no openings parallel to site boundary permitted
Private Open Space	Min 12m ² courtyard/patio or open space area with a minimum dimension of 3m.
Fencing	Front Any fencing proposed in front of the home must not exceed 1.5m in height or 50% transparency
	Side & Rear 1.8m high solid fencing permitted
Car Parking	Each dwelling is to provide 1 dedicated carpark;

HIGHFIELDS - SETBACK DIAGRAM (PARK LIVING PRECINCT)



HIGHFIELDS - SETBACK DIAGRAM (PARK LIVING PRECINCT)



Housing Design Guidelines: Precinct Provisions

Precinct 2 - General Sites

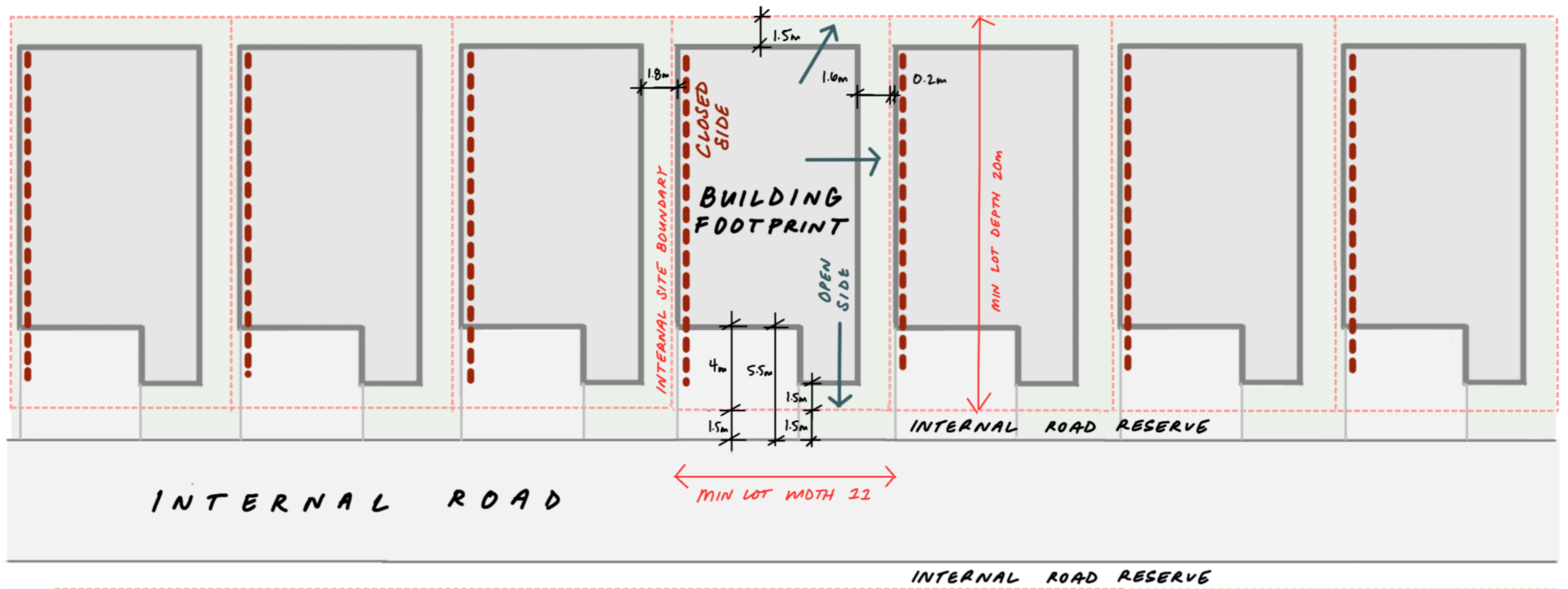
LEASE AREA PROVISIONS

Provision	Requirement
Lot Frontage	Min. 11m
Lot Depth	Min. 20m
Lot Area	Min. 220m ²
Site Cover	Max. 75%
Yield	Max. 410 dwellings

HOUSING PROVISIONS (WITHIN EACH HOUSE LEASE AREA)

Provision	Requirement
Building Height	Max height of 2 storeys and 8.5m above ground level
Minimum Setbacks to lease boundaries	Front 1.5m to habitable room 4m to the garage
	Rear Side 1.5m Open Side: 1.6m – openings parallel to site boundary permitted Closed Side: 0.2m – no openings parallel to site boundary
Private Open Space	Min 9m ² courtyard/patio or open space area with a minimum dimension of 3m.
Fencing	Front Any fencing proposed in front of the home must not exceed 1.5m in height or 50% transparency
	Side & Rear 1.8m high solid fencing permitted
Car Parking	Each home is to provide 1 dedicated carpark;

HIGHFIELDS - SETBACK DIAGRAM (GENERAL PRECINCT)



Housing Design Guidelines: Precinct Provisions

Precinct 3 – Star Living Sites

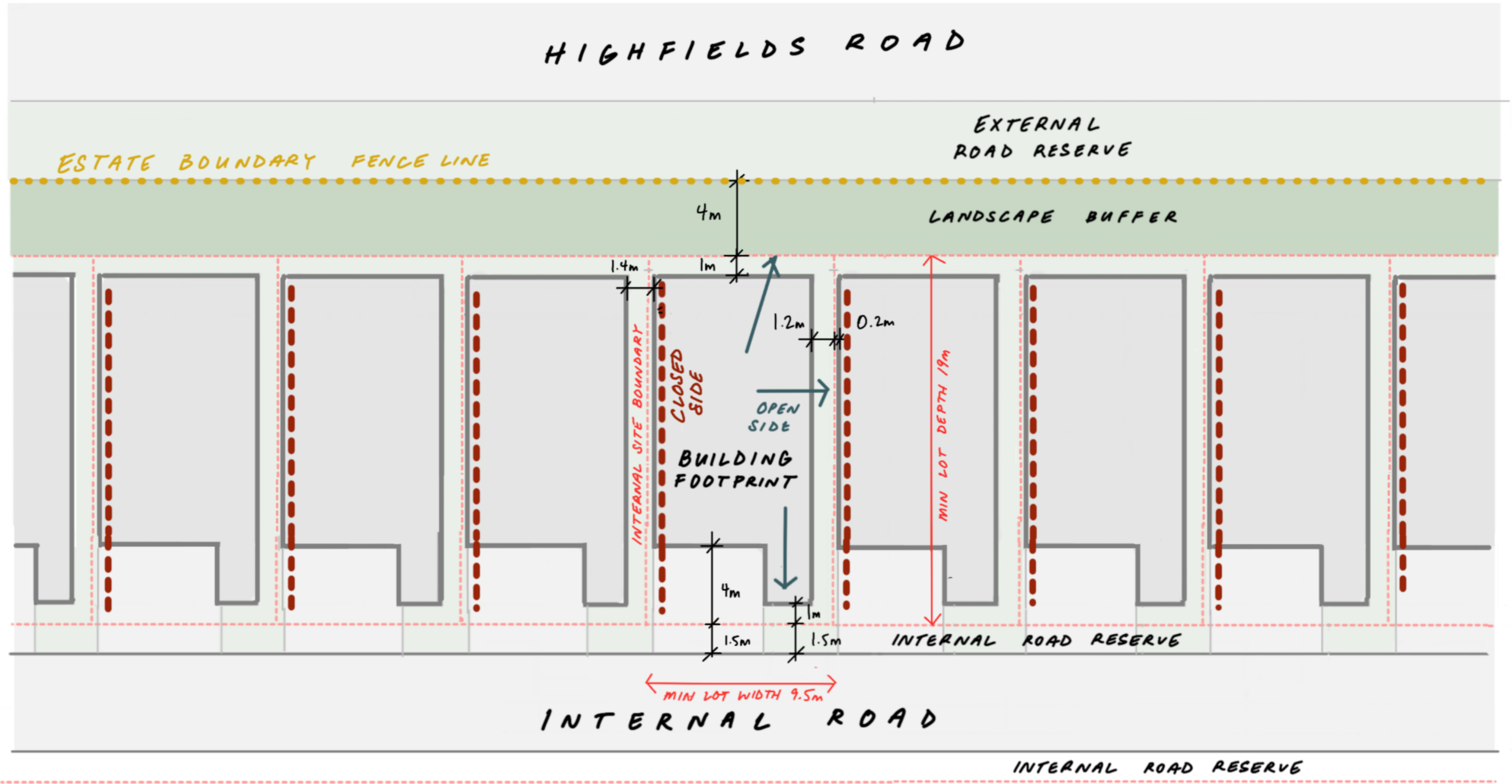
LEASE AREA PROVISIONS

Provision	Requirement
Frontage	Min. 9.5m
Depth	Min. 19m
Area	Min. 190m ²
Site Cover	Max. 75%
Yield	Max. 70 dwellings

HOUSING PROVISIONS (WITHIN EACH HOUSE LEASE AREA)

Provision	Requirement
Building Height	Max height of 2 storeys and 8.5m
Minimum Setbacks to lease boundaries	Front 1.0m
	Rear 1m
	Side Open Side: 1.2m – openings parallel to site boundary permitted Closed Side: 0.2m – no openings parallel to site boundary
Building Separation	If homes are located <1.8m apart, the home closest to the lease site boundary will need to provide fire rating in accordance with the QBCC.
Private Open Space	Min 9m ² courtyard or open space area with a minimum dimension of 3m.
Fencing	Front Any fencing proposed in front of the home must not exceed 1.5m in height or 50% transparency
	Side & Rear 1.8m high solid fencing permitted
Car Parking	Each home is to provide 1 dedicated carpark;

HIGHFIELDS - SETBACK DIAGRAM (STAR LIVING LOTS)



0 1 2 5 10
SCALE 1:200



OGE Group
Architects

Attachment D – Planning Scheme Code Response

1. Highfields, Meringandan and Meringandan West Local Plan Code
2. Low Density Residential Zone Code
3. Medium Density Residential Code
4. Environmental Standards Code
5. Landscaping Code

1. Highfields, Meringandan and Meringandan West Local Plan Code

Application

This code applies to assessable development:-

- (1) within the Highfields, Meringandan and Meringandan West Local Plan area as shown within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Highfields, Meringandan and Meringandan West Local Plan Code by the tables of assessment in Part 5 (Tables of assessment).

Context and setting

- (1) The purpose of the Highfields, Meringandan and Meringandan West Local Plan Code is to provide additional local planning requirements for the Highfields, Meringandan and Meringandan West area. The Highfields, Meringandan and Meringandan West Local Plan Code encourages incremental growth of the existing residential community of Highfields, focussed on the Highfields town centre and contained to defined boundaries that ensure that Highfields remains a physically discrete settlement from Toowoomba.. The Highfields, Meringandan and Meringandan West Local Plan Code also encourages minor expansion and consolidation of the township of Meringandan and the rural residential community of Meringandan West. The local plan sets out new road and pathway linkages to improve public transport, pedestrian and cycle, and private vehicle movements.
- (2) The provisions of this local plan prevail over the provisions of any applicable zones, to the extent of any inconsistency. Development complies with this Code where it complies with the purpose of the Code. The purpose of the Code will be achieved through the Overall Outcomes. The Performance Outcomes express the Overall Outcomes in more detail. The Acceptable Outcomes represent the preferred way of complying with the Performance Outcomes, and there may be other ways of complying with the Performance Outcomes while still meeting the purpose of the Code.
- (3) The purpose of the code will be achieved through the following Overall Outcomes:

Highfields

- a) an inter-urban break ensures that Highfields remains a physically discrete settlement from Toowoomba City;

SHG Response

Noted.

- b) development reinforces a local character for Highfields that is unique from the character of Toowoomba City and surrounding townships. Established areas of Highfields are characterised by predominantly low density housing. Newer neighbourhoods in northern Highfields will increasingly comprise greater housing diversity and at higher densities. Neighbourhoods are focussed around a town centre comprising development of greater density and mix of uses than surrounding areas, and established within a variety of urban layouts;

SHG Response

While the site is located within a newer neighbourhood in Northern Highfields and is considered appropriate for greater housing diversity and at higher density, we note that the development has been designed to maintain the character of the surrounding low density residential area. A 7m wide open space buffer (and an overall 10m setback) will be provided along the full length of the site's side boundary. Furthermore, a Park Living Precinct has been created along the Northern and Eastern boundary which provides for larger home sites (with an average area of 400m²) in order to provide a transition in scale and density to the surrounding low density residential land to the North and East of the site.

- c) development consolidates the Highfields town centre as the focal point of the Highfields District;

SHG Response

Noted. No changes are proposed to the focus of this Centre.

- d) development of the Highfields town centre is well planned, vibrant, active and integrated with surrounding neighbourhoods;

SHG Response

Noted. No changes are proposed to the existing town centre.

- e) substantial additional retail development is provided in the Highfields town centre and not at Highfields Plaza;

SHG Response

Noted. No retail development is proposed.

f) residential expansion predominantly occurs to the north and north-west of the Highfields town centre;

SHG Response

The site is located North-west of the Highfields town centre and is an appropriate residential expansion location.

g) residential developments are formed as part of neighbourhoods or create new neighbourhoods with identifiable and vibrant centres;

SHG Response

The proposed Retirement Facility will have a number of key focal points to create a vibrant over 50's lifestyle community.

h) housing of a higher density than other residential areas are encouraged within a walkable catchment of centres, generally a five minute walk or 400 - 500 metres;

SHG Response

The proposed Retirement Facility will accommodate up to 565 dwellings, with an overall density of approximately 17.7 dwellings per hectare which is only marginally higher than what would ordinarily be expected within a greenfield area (density of 15 dwellings/hectare).

i) development is predominantly located on the western side of the New England Highway to avoid fragmentation. New commercial and retail development is concentrated in the Highfields town centre or identified centres that service local catchment needs. Tourist related activities that do not adversely affect residential amenity or undermine the centres policy may be considered where adjacent to existing non-residential uses;

SHG Response

The subject site is located on the Western side of the New England Highway.

j) an integrated public transport system provides convenient connections throughout Highfields with good, efficient connections to Toowoomba City, Oakey and other key destinations in the Region. Development provides efficient and convenient access to public transport stops;

SHG Response

The development is provided with multiple pedestrian connection points to the surrounding area, both through to Highfields Road as well as through the existing road network of Camborne Street, Coverack Street, Devoran Street and Wagtail Drive, thereby allowing residents access to existing and future public transport networks.

k) the major road network for Highfields is based on the key corridors of New England Highway, Highfields Road, Woolmer Road, Cawdor Road and Meringandan Road.

SHG Response

Noted. The development does not change the function of Highfields Road as a major road.

l) the minor road network distributes local traffic and provides good connections to reinforce the higher level function of New England Highway, Highfields Road, Woolmer Drive, Cawdor Road and Meringandan Road;

SHG Response

Noted.

m) future road links proposed in the local plan code will improve internal connectivity and complement the existing road network, and establish a road link to the west of Toowoomba; and

SHG Response

The site is not identified as being subject to future road links.

n) development within the Cooby Creek Reservoir catchment does not have an adverse impact on the quantity or quality of inflows.

SHG Response

The development will be provided with an adequate stormwater management system to ensure that there are no impacts on the Cooby Creek Reservoir catchment.

Table 7.2.1:1 – Highfields, Meringandan and Meringandan West Local Plan Code - Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
General (applies to all land within the Local Plan area)		
PO1 Higher order retailing or commercial development activities only occur within the Highfields Town Centre.	AO1.1 Business activities with a Gross Floor Area greater than 1,000m ² only occur within the Highfields Town Centre.	AO1.1 Not Applicable Business activities are not proposed.

Performance outcomes	Acceptable outcomes	Response
Road Network		
PO2 Development maintains and reinforces the integrity of the main road structure formed by the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.	AO2.1 New roads associated with new development do not assume a greater importance in the road hierarchy for Highfields than the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.	AO2.1 Complies No new roads within the development assume a greater importance in the road hierarchy for Highfields than the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.
PO3 Development facilitates the establishment of a road connection (distributor or higher) from the intersection of Highfields Road and Polzin Road to Woolmer Road.	No acceptable outcome is nominated.	PO3 Not Applicable The site is not located between Highfields Road and Woolmer Road so it's not possible to facilitate this road connection.
PO4 Development facilitates the establishment of a western road link (distributor or higher) from the northern section of Highfields Road into Toowoomba.	No acceptable outcome is nominated.	PO4 Not Applicable This future road connection is not provided in close proximity to the subject site.
Where in the Low-medium Density Residential Zone		
N/A – The site is not located within the low-medium density residential zone.		
Structure and Built Form – Where in the Highfields Town Centre		
N/A – The site is not located within the Highfields Town Centre.		
Major Design Features – Where in the Highfields Town Centre		
N/A – The site is not located within the Highfields Town Centre.		
Landscaping – Where in the Highfields Town Centre		
N/A – The site is not located within the Highfields Town Centre.		
Parking and Servicing		
PO26 Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by refuse collection vehicles.	AO26.1 Centralised refuse storage areas are: (a) located at least 5m from any street frontage or any other boundary; (b) of hardstand construction; and (c) convenient to access.	AO26.1 Complies While the location of the proposed centralised refuse storage areas is not yet known, the development may be conditioned to ensure that the future refuse storage areas are: a) located at least 5m from any street frontage or any other boundary; b) of hardstand construction; and c) convenient to access.
PO27 Parking areas, servicing and access are designed and located: (a) to ensure no parking, servicing and access area, or structures are a dominant visual element on the site on which it is developed, or the streetscape; (b) to allow multiple developments to utilise common carparking areas;	AO27.1 Car parking areas, service areas and access driveways are located where they will not unduly intrude upon pedestrian use of footpaths and will not dominate the streetscape through: (a) the use of rear access lanes;	AO27.1 Complies Car parking areas, service areas and access driveways are located where they will not unduly intrude upon pedestrian use of footpaths and will not dominate the streetscape. Refer to the Traffic Impact Assessment report in Attachment H .

Performance outcomes	Acceptable outcomes	Response
(c) to service the needs of all users of the development; and (d) to avoid pedestrian, cyclist and vehicular conflict. Note: Vehicle movement networks are indicated in Figure 2c – Highfields Town Centre Precinct - Vehicle Movement.	(b) parking and service areas situated at the rear of the site or below ground level; or (c) shared driveways where reciprocal access and shared carparking and access arrangements are in place, as relevant.	
PO28 Access driveways are located where they will not detract from the active frontages of the Precinct, impact on the overall streetscape appearance or the character and amenity of public spaces and will not unduly intrude upon pedestrian use of footpaths.	AO28.1 Vehicular driveway access for carparks, refuse service and loading dock facilities of the development is not provided to developments from the 'Main Street' or other streets identified in Figure 2d– Highfields Town Centre Precinct - Pedestrian/Cyclist Network as having an active street frontage.	AO28.1 Not applicable The site is not located within the Highfields Town Centre Precinct.
	AO28.2 Loading and service bays are located at the rear of the premises or where appropriate below ground level and accessed by streets that are not identified in Figure 2d– Highfields Town Centre Precinct - Pedestrian/Cyclist Network as having an active street frontage.	AO28.1 Not applicable The site is not located within the Highfields Town Centre Precinct.
Residential Amenity		
PO29 Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.	AO29.1 Development is to ensure that: (a) Habitable rooms or private open space of a dwelling are separated by at least 9m; or (b) Outlook from windows, balconies, and terraces is screened where a direct view is available into a habitable room or private open space of a dwelling; or (c) Windows have translucent glazing or sill heights of at least 1.7m where within 9m of a habitable room or private open space of a dwelling.	AO29.1/AO29.2 Complies All future dwellings are able to be provided with adequate building separation or appropriate screening. The provisions within AO29.1 and AO29.2 may be conditioned as part of the approval.
	AO29.2 Where screening is used, it: (a) is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and (b) is permanent and fixed, and designed to blend in with the development.	
PO30 Mixed use development incorporating residential uses provides reasonable standards of identity, privacy and security for residents and their visitors.	AO30.1 Pedestrian entries are prominent when viewed from the street, are clearly defined, signposted, and well lit for safety.	AO30 Not Applicable Mixed use development is not proposed.
	AO30.2 Entries to the residential component of a mixed use development are clearly separated from non-residential entrances.	
	AO30.3 Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and separate from non-residential building users.	
	AO30.4	

Performance outcomes	Acceptable outcomes	Response
	<p>Development fronting streets, open space areas and dwellings:</p> <ul style="list-style-type: none"> (a) provides vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards; (b) locates site service facilities and refuse storage/collection areas away from residential dwelling units, and away from the frontage to a public street or park in a manner that would result in bins being directly visible from those public spaces; (c) limits service vehicle loading/unloading to between 7:00 am and 6:00 pm; and (d) designs and locates ventilation and mechanical plant that does not direct noise and odours toward nearby dwelling units. 	
<p>PO31 Development that includes a residential component is provided with private open space which:</p> <ul style="list-style-type: none"> (a) facilitates active use by residents; (b) has adequate privacy; (c) has access to direct sunlight; and (d) has convenient access from a main living area. 	<p>AO31.1 Landscape design allows for shading and sunlight to communal areas, privacy buffers between dwelling units and assists in providing microclimatic control.</p> <p>AO31.2 A minimum of 20% of the site is provided as landscape and recreation spaces each with a minimum dimension of 3m.</p> <p>AO31.3 Development includes a screened area within or outside of the building envelope for storing refuse bins.</p>	<p>AO31.1 Complies The proposed development will contain substantial landscaping (refer to the Landscape Concept Plan in Attachment J).</p> <p>AO31.2 Complies The proposed development will provide approximately 6.7ha of internal landscaping along the boundaries of the site and as part of the internal verges which represents over 20% of the site area. We also note that there will be other landscaping areas proposed as part of the development, within the detention basin, community facility lots and also within the private open space areas of the house lots themselves. Overall, there will be substantially more than 20% of the site provided for landscaping.</p> <p>AO31.3 Complies All dwellings will be provided with a screened area within or outside of the building envelope for storing refuse bins (two bins per dwelling) which may be conditioned by Council.</p>

2. Low Density Residential Zone Code

Application

This code applies to assessable development:-

- (1) within the Low Density Residential Zone as identified on the zoning maps contained within Schedule 2 (Mapping); and
- (2) identified as requiring assessment against the Low Density Residential Zone Code by the tables of assessment in Part 5 (Tables of Assessment).

Purpose and overall outcomes

- (1) The purpose of the Low Density Residential Zone code is to provide for a variety of low density dwelling types, including dwelling houses and community uses and small-scale services, facilities and infrastructure that cater for local residents. The amenity and lifestyle of residents in the Low Density Residential Zone is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to each locality. Non-residential uses are small scale and low intensity uses that service the day to day needs of the immediate local residential community and do not undermine the viability of a nearby centre.
- (2) The overall outcomes sought for the zone code are as follows:
 - a. the provision of detached dwelling houses as the primary form of housing within the zone and dual occupancy as a secondary form of housing, on a range of lot sizes greater than 500m²;
 - b. medium density forms of residential development are supported within greenfield areas in this zone where within walking distance of a local, district or major centre providing a wide range of goods, services and facilities, including provision of goods and services to meet daily convenience needs or where adjacent or opposite a district or regional park offering a high level of residential amenity.
 - c. **retirement villages are established in the Low Density Residential Zone only where they are designed to achieve a transition in scale and density from one that is consistent with the surrounding area to a more dense form consistent with a typical retirement village;**
 - d. dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;
 - e. lot reconfiguration within greenfield areas in the zone achieves a minimum dwelling yield of 15 dwellings per hectare;
 - f. new hatchet lots are not created within this zone and existing hatchet lots are occupied by a single dwelling house only;
 - g. development provides for an efficient land-use pattern and is well connected to other parts of the local government area;
 - h. development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
 - i. small scale short-term accommodation occurs only on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and in proximity to existing development of a similar nature, in buildings of a scale that is consistent with the surrounding residential area, all car parking needs can be met on site, and the use does not detract from the residential amenity of the area.
 - j. development maintains a high level of residential amenity avoiding uses that introduce adverse impacts such as excessive traffic, noise, dust, odour, lighting and other locally specific impacts;
 - k. development reflects and enhances the existing low density scale and character of the area, and is no more than 2 storeys above ground level;
 - l. development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;
 - m. development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community;
 - n. non-residential uses occur only where such uses:
 - i. primarily function to directly support the day to day convenience needs of the immediate local residential community;
 - ii. provide a local community or limited business function, and include:
 - a. Child care centre.
 - b. Club.
 - c. Community care centre.
 - d. Community use.
 - e. Educational establishment.
 - f. Emergency services
 - g. The following uses only where reuse of an existing building used for an existing business activity:
 - i. Food and drink outlet
 - ii. Shop (only convenience).
 - iii. Health care services.
 - iv. Place of worship.
 - v. Sales office.
 - vi. Veterinary services.

- o. *non-residential uses only occur within the zone where they:*
 - i. *are accessible to the immediate local residential community they serve;*
 - ii. *are located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and minimises intrusion of through traffic into local residential streets;*
 - iii. *have a built form that is compatible with surrounding residential character and amenity, including:*
 - a. *reuse of existing non-residential premises or*
 - b. *extensions and/or new buildings have height, bulk and scale consistent with intended low density residential built form intent of the zone and compatible with existing streetscape character;*
 - iv. *do not have a significant detrimental impact on the neighbourhood amenity expected within a predominantly low density residential environment having regard to sunlight and solar access, privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;*
 - v. *ensure all car parking needs can be met on site, and off-street car parking areas do not dominate the appearance in the streetscape and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.*
- p. *Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management.*
- q. *Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing.*

Table 6.2.1:1 – Low Density Residential Zone Code - Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
Caretaker's Accommodation		
N/A – A Caretaker's Accommodation is not proposed.		
Dwelling Unit		
N/A – A Dwelling Unit is not proposed.		
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building		
PO3 The non-residential use is of a small scale and intensity that is compatible with the character of the streetscape and the low density residential built form appearance of the locality.	AO3.1 The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the existing building by a maximum of 25m ² and does not reduce existing front or side setbacks; (c) is a single tenancy only; (d) has a maximum gross floor area of 200m ² ; (e) is conducted wholly within an enclosed building; and (f) does not involve outdoor dining or drive through facility.	AO3.1 Not Applicable No non-residential uses are proposed.
Non-residential Uses and building work – Noise Amenity		
PO4 The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO4.1 New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	AO4.1 Not Applicable No non-residential uses are proposed.
Non-residential Uses and building work – Privacy and Screening		
PO5 Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO5.1 A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.	AO5 Not Applicable No non-residential uses are proposed.

Performance outcomes	Acceptable outcomes	Response
	<p>A05.2 A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use.</p> <p>A053 Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.</p>	
Non-residential Uses and building work – Outdoor Lighting		
<p>PO6 Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.</p>	<p>A06.1 Outdoor lighting for non-residential uses is restricted to low level security lighting only.</p>	<p>A06 Not Applicable No non-residential uses are proposed.</p>
	<p>A06.2 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</p>	
Utilities and Stormwater		
<p>PO7 A water supply is provided that is adequate for the current and future needs of the intended use.</p>	<p>A07.1 Where within a water supply area, the development is connected to Council’s reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p>	<p>A07.1 Complies The subject site is located within a water supply area, and the development will be connected to Council’s reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure – This may be conditioned by Council as part of the approval. Refer to the Engineering Services Report in Attachment E for further details.</p>
<p>PO8 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.</p>	<p>A08.1 Where within a wastewater area, the development is connected to the Council’s reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.</p>	<p>A08.1 Complies The subject site is located within a wastewater area, and the development will be connected to Council’s reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure – This may be conditioned by Council as part of the approval. Refer to the Engineering Services Report in Attachment E for further details.</p>
<p>PO9 The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.</p>	<p>A09.1 Premises are connected to an electricity supply approved by the relevant energy regulatory authority.</p>	<p>A09.1 Complies All dwellings will be connected to an electricity supply approved by the relevant energy regulatory authority.</p>
<p>PO10 Stormwater resulting from roofed areas and impervious surfaces is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.</p>	<p>A010.1 Roof water and impervious surfaces water runoff is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p>A010.1 Complies All stormwater (Roof water and impervious surfaces water runoff) will be collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure – This may be conditioned by Council as part of the approval. Refer to the Stormwater Management Plan in Attachment G for further details.</p>

Performance outcomes	Acceptable outcomes	Response
<p>PO11 Appropriate refuse container storage areas are provided which are:</p> <p>(a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times, and waste is captured and discharges to an approved collection point.</p>	<p>AO11.1 Refuse container storage areas are provided that:</p> <p>(a) are located behind the building line and screened from public view:</p> <p>i. in a building, outbuilding or other enclosed structure; ii. screened by a minimum 1.5 m high solid fence or wall that is surrounded by minimum 1m wide landscaping (excluding container storage access point) where not adjoining a residential boundary; or; iii. screened by a minimum 1.8m high solid fence where adjoining a residential boundary</p> <p>(b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard/sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.</p>	<p>AO11.1 Complies All dwellings will be provided with an appropriate refuse container storage area (as per AO11.1), which may be conditioned by Council.</p>
Non-residential uses and building work – Access, on-site car parking and manoeuvring		
<p>PO12 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and:</p> <p>(a) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. (b) to ensure that off-street car parking areas do not dominate the appearance in the streetscape</p>	<p>AO12.1 Where not involving the reuse of an existing premises used for a business activity car parking is provided in accordance with the Transport, Access and Parking Code.</p> <p>AO12.2 Where involving re-use of premises used for a business activity:</p> <p>(a) There is no reduction in existing or previously approved on-site car parking; (b) There are no alterations to the location of existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas</p>	<p>AO12 Not Applicable No non-residential uses are proposed.</p>
Non-residential uses and building work – Landscaping		
<p>PO13 Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished</p>	<p>PO13.1 Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved on-site landscaping.</p>	<p>AO13 Not Applicable No non-residential uses are proposed.</p>

Table 6.2.1:2 – Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development where not involving Building Work (not associated with a Material Change of Use)

Performance outcomes	Acceptable outcomes	Response
Non-residential uses - Hours of Operation		
PO1	AO1.1	AO1.1 Not Applicable

Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.	No non-residential uses are proposed.
Non-residential Uses – Impact on Road Network		
PO2 Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO2.1 Non-residential uses: (a) have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road; and (b) vehicle access to the development does not occur from a local street.	AO2.1 Not Applicable No non-residential uses are proposed.

Table 6.2.1:3 – Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
Residential Development		
PO1 The zone accommodates predominantly dwelling houses and other housing forms at a low density scale and intensity	AO1.1 Uses which are consistent with the intent of the zone include: (a) dwelling house; and (b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts	PO1 Performance Outcome While it’s acknowledged that the predominant form of housing in the low density residential zone is dwelling houses and dual occupancy, we note that other housing forms are also supported, where they are provided at a low density scale and intensity. Overall Outcome c) of the low density residential zone code specifically supports the establishment of Retirement Villages within the zone where they are designed to achieve a transition in scale and density from one that is consistent with the surrounding area to a more dense form consistent with a typical retirement village. In this instance, the proposed development provides for a “Park Living Precinct” to be provided along the interface of the subject site with existing established residential areas. This precinct provides for the establishment of larger house sites (with less site cover) to provide an appropriate transition in scale and density to the surrounding, established residential area. Furthermore, a 7m wide landscaped buffer and an overall 10m wide open space area will be provided along the full length of the Eastern and Northern boundaries of the site which will provide a substantial buffer to existing residential areas to an attractive interface to the adjoining properties.
PO2 The density of accommodation activities in the Clifford Park Stables Precinct is not increased, other than where directly associated with the management of stables on the same site.	No acceptable outcome is nominated.	PO2 Not Applicable The site is not located within the Clifford Park Stables Precinct.
PO3 Short-term accommodation occurs where:	No acceptable outcome is nominated.	PO3 Not Applicable Short-term accommodation is not proposed.

<p>(a) it is of a small scale that is consistent with the intensity of development in the surrounding residential area;</p> <p>(b) adjoining or located on the opposite side of a road to existing Short-term accommodation or other Accommodation activities of a similar scale and density ;</p> <p>(c) all car parking needs can be met on site;</p> <p>(d) have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State controlled road; and</p> <p>(e) do not unduly detract from the amenity of nearby residences.</p>		
<p>Non-Residential Development</p>		
<p>PO5 Non-residential uses establish only where they:</p> <p>(a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community;</p> <p>(b) do not undermine the viability of a nearby centre and are not of a scale that impacts on the role or function centres network;</p> <p>(c) do not contribute to strip development or expansion of an existing centre;</p> <p>(d) are a of a small scale, and have low intensity operation and employment;</p> <p>(e) are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial;</p> <p>(f) do no introduce non-local traffic into a local street;</p> <p>(g) are in buildings, including extensions and alterations to an existing building, that have a low rise bulk and scale compatible with a dwelling house and consistent with the character of adjoining residential buildings and the surrounding streetscape;</p> <p>(h) do not adversely impact the amenity, safety or privacy of nearby residences.</p>	<p>No acceptable outcome is nominated.</p>	<p>PO3 Not Applicable Non-residential development is not proposed.</p>
<p>Built Form</p>		
<p>PO6 Buildings are of a height which is consistent with the intended character of the zone and overlay, and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land</p>	<p>A06.1 Buildings have a maximum height of two (2) storeys or 8.5m above ground level.</p>	<p>A06.1 Complies All buildings have a maximum height of two (2) storeys and 8.5m above ground level, which may be conditioned by Council.</p>
<p>PO7 Except for Dwelling Houses and Dual Occupancies site coverage:</p> <p>(a) maximizes setbacks;</p> <p>(b) maximizes landscaping;</p> <p>(c) ensures adequate useable outdoor areas;</p> <p>(d) ensures adequate space for vehicle movement and parking areas;</p> <p>(e) maximizes solar access for internal and external living spaces;</p>	<p>A07.1 For development up to two (2) storeys site cover does not exceed 50% of the site area.</p> <p>For development over two (2) storeys no acceptable outcome is nominated.</p>	<p>A07.1 Complies Based on the maximum site cover allowed for within each precinct, the proposed residential development will achieve the following maximum site cover:</p> <ul style="list-style-type: none"> • Precinct 1 – 65% x 3.39ha = 2.20ha • Precinct 2 – 75% x 11.4ha = 8.55ha • Precinct 3 – 75% x 1.43ha = 1.07ha

<p>(f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties.</p>		<ul style="list-style-type: none"> Total Site Cover: 11.82ha (37%) <p>While the proposed community facilities are also likely to contribute to the proposed site cover, even if 100% of the community facility areas are included in the above calculation (1.129ha), the development will still only have a maximum site cover of ~40.5%, which complies with AO7.1.</p>
<p>PO8 Impervious site coverage:</p> <p>(a) ensures development maximizes onsite infiltration and minimizes the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hardstand; (c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space.</p>	<p>AO8.1 Impervious areas of the site do not exceed 60% of the site area.</p>	<p>AO8.1 Complies In addition to the maximum site cover calculation above, the only other impervious areas that are proposed relate to the internal roads and car parking areas, which equate to the following areas:</p> <ul style="list-style-type: none"> Internal roads/visitor parking = 4.766ha; Van storage area = 0.329ha <p>Therefore, the proposed impervious areas within the development are conservatively estimated to be a maximum area of 18.0ha or 56% of the site, which complies with AO8.1.</p>
<p>PO9 The front building setback is consistent with the prevailing front setbacks in the street.</p>	<p>AO9.1 Where the site has frontage to a collector or local road, buildings are set back from that frontage:</p> <p>(a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m.</p> <p>AO9.2 Where the site has frontage to a road other than a collector or local road:</p> <p>(a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code. (b) non-residential buildings are set back from that frontage 6m.</p> <p>AO9.3 Where involving non-residential use, buildings are set back a minimum 6m from the road frontage.</p>	<p>AO9.1 – AO9.3 Complies All of the proposed dwellings fronting Highfields Road or Polzin Road will be setback 5m from the front boundary, which includes a 4m landscaped buffer to the proposed house sites and a 1m “rear” setback for the future dwellings (specified as part of the proposed Design Guidelines) – refer to Figure 1 below.</p>



Figure 1 – Landscaping cross section of house sites fronting Highfields Road and Polzin Road showing that a 4m front setback will be provided

PO10

Side and rear building setbacks:

- (a) enhance the appearance and character of streets and buildings;
- (b) are appropriate to the scale of the development and the intended low density character of the zone or precinct in which the site is located;
- (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;
- (d) are sufficient to minimise overshadowing and overlooking of adjoining premises;
- (e) provide adequate separation and buffering between residential and nonresidential premises; and
- (f) maximise opportunities for landscaping

AO10.1

Buildings are set back from a side boundary:

- (a) Ground Floor (up to 3.5m high) – 1.5m; and
- (b) First floor (up to 7.5m high) – 2m;
- (c) Above 7.5m – 3m; or
- (d) the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.

AO10.2

Buildings are set back:

- (a) a minimum of 3m from a rear boundary; or
- (b) the distance equivalent to of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall

AO10.1 – AO10.4 Complies

The proposed development will be setback at least 10m from the side/rear boundaries of the site, which includes a 7m wide landscaped buffer to the proposed house sites and 3m “rear” setback to the future dwellings within these house lots (specified as part of the proposed Design Guidelines), which significantly exceeds the minimum setback requirements of AO10.1 – AO10.4 – refer to **Figure 2** below.

extends into the site, the setback is measured from the base or top of the retaining wall.

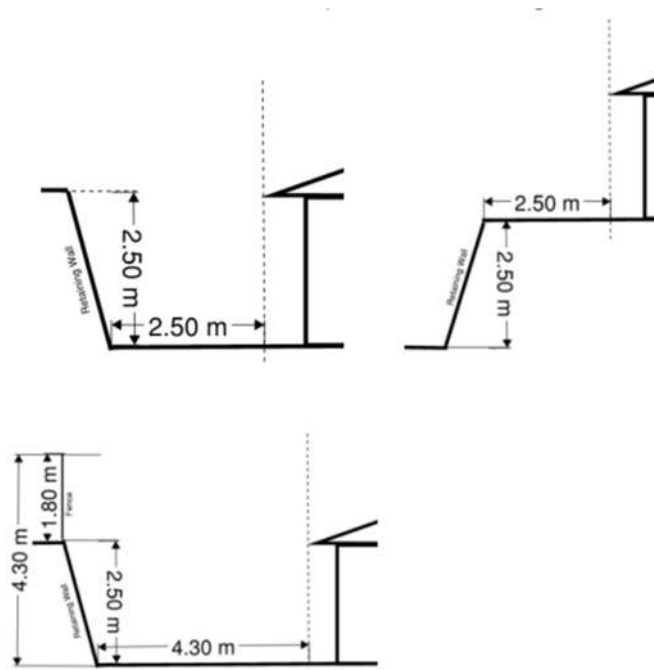


Figure 1

For non-residential development:

AO10.3

Buildings are set back a minimum of 2.5m from a side boundary.

AO10.4

Buildings are set back from a rear boundary whichever is the greater –

- (a) a minimum of 3m; or.
- (b) The distance equivalent to the cumulative height of the retaining wall and fence on the rear boundary. Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.

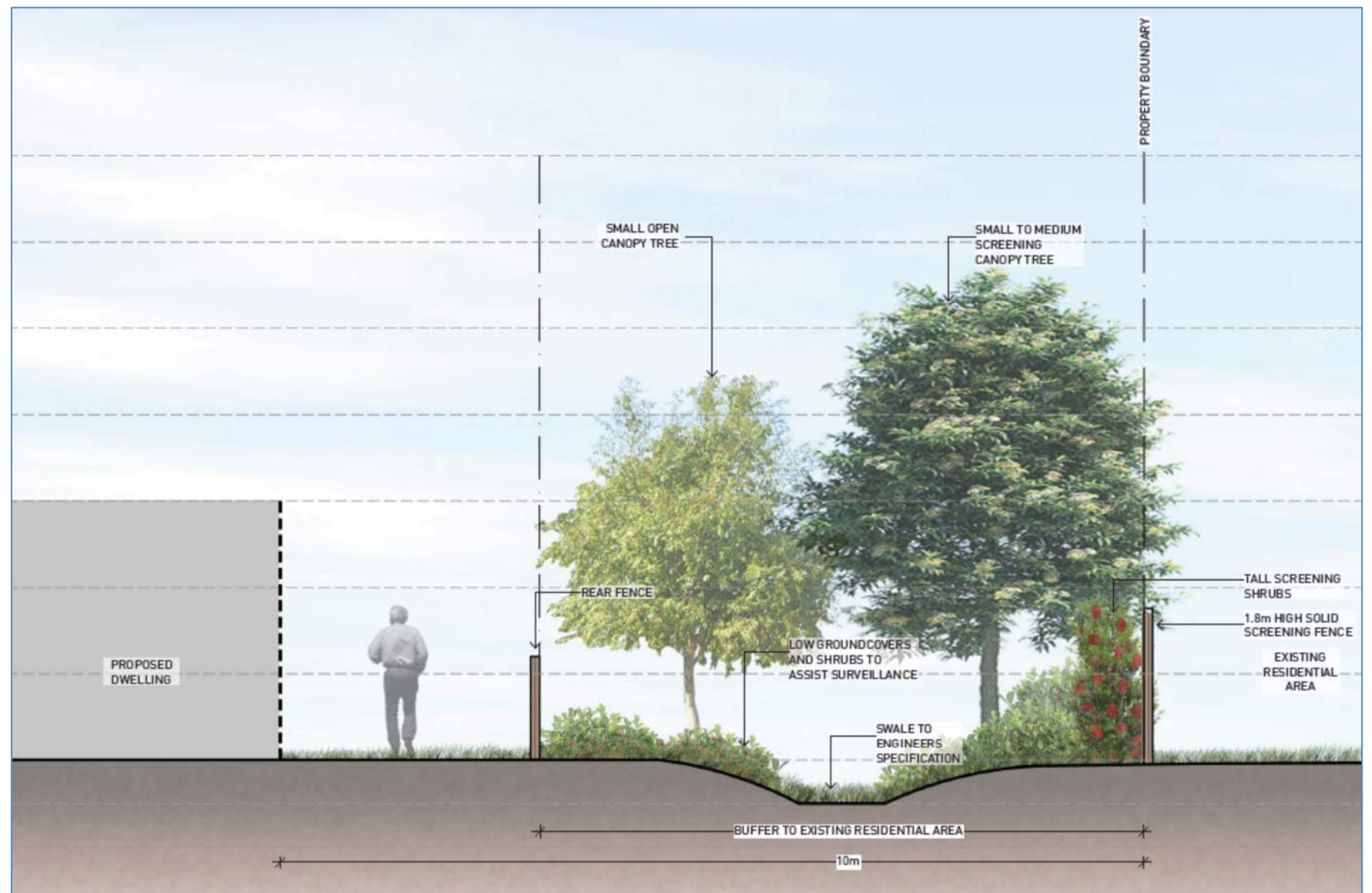


Figure 2 – Landscaping cross section of house sites facing the adjoining residential land, showing that a 10m setback will be provided

PO11

The development is designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to the following:

- (a) built form;
- (b) open space;
- (c) landscaping;
- (d) the public realm;
- (e) parking and access;
- (f) solar access;
- (g) views and outlook;
- (h) setbacks;
- (i) height;
- (j) scale and bulk; and
- (k) provision of services

In partial compliance with the performance outcome:

AO11.1

A minimum 1m wide landscaping strip is provided for the full length of the driveway and parking areas where parallel to a boundary common with a residential premises.

Note: Such landscaping areas must not be compromised by the maneuvering areas required for the vehicle.

AO11.1 Complies

A 7m wide landscaping strip is provided along the common boundary of all adjoining residential premises, which significantly exceeds the requirement of AO11.1.

<p>PO12 Non-residential use buildings, including extensions or additions, exhibit design elements that are characteristic of and compatible with surrounding houses in the streetscape including:-</p> <p>(a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ; (d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours</p> <p>Editor's note – examples of façade treatment to avoid expanses of blank surface may include (but is not limited to):</p> <ul style="list-style-type: none"> • windows are provided in any building façade facing the street or other public and communal space; • awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design. 	<p>No acceptable outcome is nominated</p>	<p>PO12 Not applicable No non-residential uses are proposed. Furthermore, any community facility buildings will be setback a considerable distance from any public street.</p>
<p>PO13 Where appropriate, development facilitates active transport and open space connections through the neighbourhood.</p>	<p>No acceptable outcome is nominated</p>	<p>PO13 Not applicable Given the nature of the proposed use (as a gated Retirement Facility), it is not appropriate for public pedestrian connections to be provided through the site. However, residents within the proposed facility will be provided with multiple pedestrian connection points to the surrounding area.</p>
<p>PO14 The site layout responds sensitively to adjoining land uses as well as on-site and surrounding topography, drainage patterns, utility services, access, built forms and vegetation such that:</p> <p>(a) any hazards or nuisance to people or property on the site or offsite are avoided; (b) any earthworks are minimised and design alternatives are prioritised over earthworks; (c) natural drainage lines are retained; (d) existing vegetation is retained or replaced; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening a separation to adjoining development.</p>	<p>No acceptable outcome is nominated</p>	<p>PO12 Complies The proposed development responds to the natural contours of the site where possible, while ensuring that road grades within the site are generally <5% to ensure that a walkable neighbourhood is provided. The earthworks have also been specifically designed to ensure that no retaining walls exceeding 1m in height <u>above</u> ground level are provided along any boundary shared with an existing residential lot to ensure that the amenity of all adjoining properties are maintained.</p>
<p>Amenity and Safety</p>		
<p>PO15 Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.</p>	<p>No acceptable outcome is nominated.</p>	<p>PO15 Complies All of the proposed dwellings will be separated 1.8m – 2.4m from each other which will ensure that a high level of residential amenity is able to be maintained, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.</p>

		Furthermore, a 7m wide landscaping buffer (and an overall 10m setback) will be provided to all external site boundaries, which will ensure that the amenity of all adjoining properties are able to be maintained. Any areas within the site that may generate higher than normal acoustic levels (i.e. the proposed community facilities) are all located centrally within the site and will be setback a considerable distance (>50m) from any nearby sensitive land use.
<p>PO16 Site layout, building design and landscaping facilitates the security of people and property having regard to:</p> <p>(a) opportunities for casual surveillance of and sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</p> <p>(b) exterior building design and orientation which promote safety;</p> <p>(c) adequate definition of uses and public and private ownership;</p> <p>(d) adequate lighting;</p> <p>(e) appropriate way-finding mechanisms (e.g. signage);</p> <p>(f) minimisation of entrapment locations; and</p> <p>(g) building entrances, loading and storage areas being well lit and lockable after hours</p>	<p>AO16.1 Setbacks are provided from all boundaries in accordance with acceptable outcome AO10.2;</p>	<p>AO16.1 – AO16.4 Complies The built form provisions proposed as part of the Design Guidelines in Attachment C ensure that all future dwellings will be oriented close to the internal road network to ensure that there are opportunities for casual surveillance of and sightlines to areas of the site accessible to other residents. All dwellings will be provided with private open space areas that have adequate access to sunlight and lighting and landscaping features proposed as part of the development will facilitate the security of people and property.</p>
	<p>AO16.2 The development does not introduce lighting which is inconsistent with a residential area;</p>	
	<p>AO16.3 Sunlight access for the private open space or habitable rooms on adjoining properties or private open spaces on the subject site is not reduced to less than 3 hours between 9am and 3pm on June 21, or</p>	
	<p>AO16.4 Where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.</p>	
<p>PO17 Development is designed to incorporate graffiti-prevention measures.</p>	<p>AO17.1 Building design and layout incorporates the following features where practical:</p> <p>(a) designs with an absence of ‘natural ladders’;</p> <p>(b) minimal unbroken vertical surface areas; and</p> <p>(c) graffiti-deterrent surface treatments</p>	<p>AO17.1 Complies The future dwellings can comply with AO17.1 which may be conditioned as part of the approval.</p>
<p>PO18 Development for non-residential uses provides landscaping that:</p> <p>(a) is consistent with the dominant landscape character appearance of the streetscape in an established area and intended in the zone and character overlay in which the site is located;</p> <p>(b) provides an attractive interface between the use, the streetscape and adjoining residential uses</p> <p>(c) provides and maintains:</p> <ol style="list-style-type: none"> i. the privacy and amenity for adjoining residential uses ii. sight lines and overlooking to public spaces and the street to enable casual surveillance 	<p>AO18.1 Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.</p>	<p>AO18.1 Complies While no non-residential development is proposed as part of this application, the development will provide a minimum 4m wide landscaping strip along the full length of the site’s frontage.</p>

<p>iii. a clearly defined pedestrian entry point for visitors and customers that is separated from the driveway; (iv) established trees (including street trees) and other significant existing vegetation.</p>		
<p>PO19 Development for non-residential uses provide car parking and loading and servicing areas that:</p> <p>(a) are located to minimise impact on any adjoining residential premises (b) are located behind the building, and hardstand areas do not dominate the streetscape; (c) prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building; (d) are integrated into the building design and include screening and buffering to reduce negative impact on adjoining residential uses</p>	<p>No acceptable outcome is nominated.</p>	<p>PO19 Not applicable No non-residential uses are proposed.</p>
<p>PO20 Development for a sensitive use on land within 250m of land within the medium impact industry zone must not result in air, noise or odour emissions that impact on human health, amenity and wellbeing.</p>	<p>AO20.1 The use is designed to ensure that:</p> <p>(a) the indoor noise objectives set out in the Environmental Projection (Noise) Policy 2008 are met; and (b) the air quality objectives in the Environmental Protection (Air) Policy 2008, are met.</p> <p>Note: Design measure that may assist in achieving the acceptable outcome may include:</p> <p>(a) landscaping; (b) setbacks; (c) the orientation of buildings away from the industrial area; and (d) barriers, mounds and fencing; and/or screening.</p>	<p>AO20.1 Complies While the majority of the subject site will be located more than 250m from an existing medium impact industry zone, a small section of the proposed development will be located within 250m of the existing medium impact industry zone located on the opposite side of Highfields Road. However, we note the following:</p> <ul style="list-style-type: none"> • The site is already setback ~110m from this land and is buffered by existing industrial buildings and open space (refer to Figure 3 below); • A 4m wide landscaping strip and a 1.8m high solid fence is proposed along the full length of the Highfields Road frontage of the site which will provide additional visual and noise attenuation; • While the nearby medium impact industry land has the potential to accommodate land uses which may result in the release of air, noise or odour emissions, it is important to note that there are no existing approvals over the site (other than a subdivision approval to create 16 industrial allotments). Furthermore, the subject site is located within the low density residential zone so even if a land use was proposed within the nearby industrial area that had the potential to generate external emissions (i.e medium impact industry), the planning scheme (specifically the Environmental Standards Code) has provisions which ensure that any future industrial development does not result in air emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008 – noting that this would be the case whether the subject site is developed or not. <p>Overall, the proposed development is considered to be located a sufficient distance from the nearby medium impact industry zone to avoid any air,</p>

noise or odour impacts associated with any future uses within this nearby industrial land.

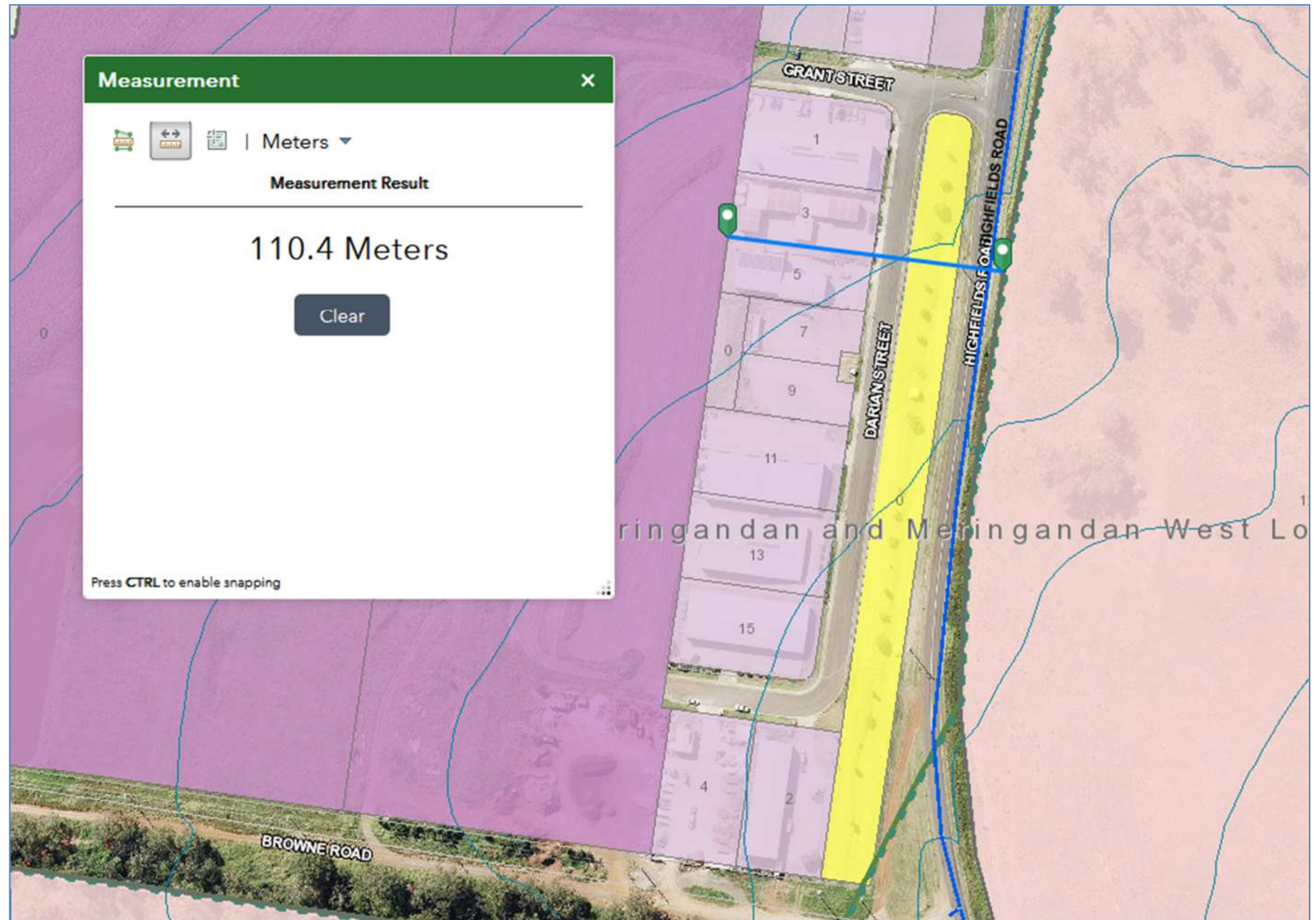


Figure 3 – Proximity of the medium impact industry zone to the subject site

PO21
Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.

No acceptable outcome is nominated.

PO21 Complies
The site is not located near a railway corridor.

Development involving Animal Keeping (where for Stables) in the Clifford Park Stables Precinct

N/A – The site is not within the Clifford Park Stables Precinct, nor will it be involving animal keeping

Development in the Park Residential Precinct

N/A – The site is not located within the Park Residential Precinct.

3. Medium Density Residential Code

Application

This code applies to assessable development:

- (1) Identified as requiring assessment against the Medium Density Residential Code by the categories of development and assessment tables in Part 5 – Tables of Assessment

Purpose and overall outcomes

(1) The purpose of the Medium Density Residential Code is to guide the development of the following uses to ensure that medium density residential development creates pleasant, safe and attractive living environments while facilitating a range of housing types that sensitively blend with existing streetscapes and neighbourhoods and facilitate increased population within proximity to major centres:

- (a) Dual Occupancy
- (b) Dwelling House (where on a hatchet lot which is 450m² or greater)
- (c) Multiple Dwelling.
- (d) Nature-based Tourism.
- (e) Non-resident Workforce Accommodation.
- (f) Relocatable Home Park.
- (g) Residential Care Facility.
- (h) Retirement Facility.
- (i) Resort Complex.
- (j) Rooming Accommodation.
- (k) Short-Term Accommodation.
- (l) Tourist Park.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) the character, scale and density of development are commensurate with the purpose and overall outcomes of the zone and (where applicable) zone precinct in which the development is propose;
- (b) Dual occupancy development is integrated within residential neighbourhoods in a dispersed manner, distributing density in a way that has regard to the existing/intended character of the neighbourhood and zone in which it is located;
- (c) The design and layout of the development:
 - i. Enhances access to housing diversity, offering choice to different household types and individuals to suit residents through different life-cycle stages;
 - ii. Reflects and contributes to the qualities of the local streetscape and Toowoomba’s Grden City character;
 - iii. Responds to the site’s natural and built context, such as orientation, topography, vegetation and climate and nearby buildings’ aesthetic qualities such as their scale, form and materials;
 - iv. Has a density appropriate for a site and its context in keeping with existing or preferred transitional neighbourhood character;
 - v. Provides design elements that reflect and enhance local character and identity and strengthens site features such as views, heritage values and significant vegetation;
 - vi. Provides an appropriate scale in terms of the bulk and height relative to the scale of the street and surrounding buildings (in keeping with the existing or preferred transitional neighbourhood character);
 - vii. Maintains neighbourhood amenity and does not create unacceptable impacts on surrounding premises
 - viii. Achieves an appropriate built form for a site and building in terms of building alignment and proportions;
 - ix. Provides safe and equitable access for pedestrians and vehicles;
 - x. Facilitates a high level of residential amenity, including provision of adequate safety, privacy, access to sunlight and open space within the site and to adjacent properties; and
 - xi. Incorporates high-quality landscaping that contributes to the desired character of the area and recognises that landscape and buildings operate as an integrated and sustainable system.

Table 9.3.7:1 – Medium Density Residential Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
Where a Dual Occupancy		
AO1.1 – AO21.1		
N/A – A Dual Occupancy is not proposed.		

Performance outcomes	Acceptable outcomes	Response
Where a Dwelling House on a Hatchet Lot		
AO22.1 – AO24.1		
N/A – The proposed development does not involve a dwelling house on a hatchet lot.		

Table 9.3.7:2 – Medium Density Residential Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
<p>PO1</p> <p>The development is designed in a manner that responds to the sites opportunities and constraints and to the broader urban and streetscape contexts.</p> <p><i>Note: Development should be designed and documented by a suitably qualified professional (i.e. architect or building designer). Details of professional qualifications should be noted on drawings submitted with any development application</i></p>	<p>AO1.1</p> <p>The design of the development considers and responds to:</p> <p>(a) Site specific qualities including:</p> <ol style="list-style-type: none"> i. site topography and slope (contours at a minimum of 1m intervals); ii. Views iii. solar aspect and access; iv. prevailing breezes v. existing buildings on the site; vi. site access vii. services viii. identification of buildings to be demolished; ix. existing vegetation (locations to be surveyed and the diameter of the trunk at 1m above ground level shown. On highly buttressed trees the extent of buttressed roots is to be shown); x. proposed position of new buildings overlaid <p>(b) Nearby features including:</p> <ol style="list-style-type: none"> i. opportunities for on street visitor car parking; ii. buildings on adjoining land iii. important views from neighbouring properties iv. features and character of adjoining land and buildings including doors & windows v. street fixtures; <p>(c) Local qualities and amenities including:</p> <ol style="list-style-type: none"> i. available public transport; and ii. nearby amenities such as parks, shops. 	<p>AO1.1 Complies</p> <p>The proposed development has been designed in a manner that responds to the site’s opportunities and constraints and to the broader urban and streetscape contexts. Specifically, the proposed layout was based around the following considerations:</p> <ul style="list-style-type: none"> • Vehicular access locations were determined based on safe site distances and other traffic engineering considerations; • Where possible, the internal road network and orientation of house sites was based around the natural contours of the site and the ability to maximise access to natural sunlight, while ensure a legible grid pattern is established for wayfinding purposes; • The creation of a Park Living Precinct around the Northern and Eastern boundary of the site to provide for larger housing sites where adjoining existing residential areas in order to provide an appropriate transition in density between the proposed development and existing low density residential area; • Opportunities for dense landscaping buffers to be provided to the adjoining land to soften the appearance of the development’s interface with existing properties while providing residents with an attractive natural landscape; • An environment which allows for the safe and efficient movement of pedestrians and vehicles through the site, with internal low speed roads (5kph) operating as shared zones and low road gradients of generally <5% to encourage active transport around the development; and • Maximum visibility throughout the development with low to medium level landscaping treatments utilised throughout to provide safety for residents when driving and walking;
	<p>AO1.2</p> <p>Site design retains all existing street trees.</p> <p><i>Note: See Figures 1 and 2.</i></p>	<p>AO1.2 Complies</p> <p>The subject site is almost fully cleared with only a scattering of existing trees located near the North-west corner of the site. The retention of these trees was investigated, although most of these existing trees are required to be removed in order to accommodate the proposed Regional Detention Basin. However, we note that there are no earthworks proposed to the West of the detention basin (refer to Figure 3 below). Therefore, the existing vegetation within this area could be retained.</p>

Performance outcomes

Acceptable outcomes

Response



Figure 3 – Potential vegetation retention area (in green)

Performance outcomes	Acceptable outcomes	Response
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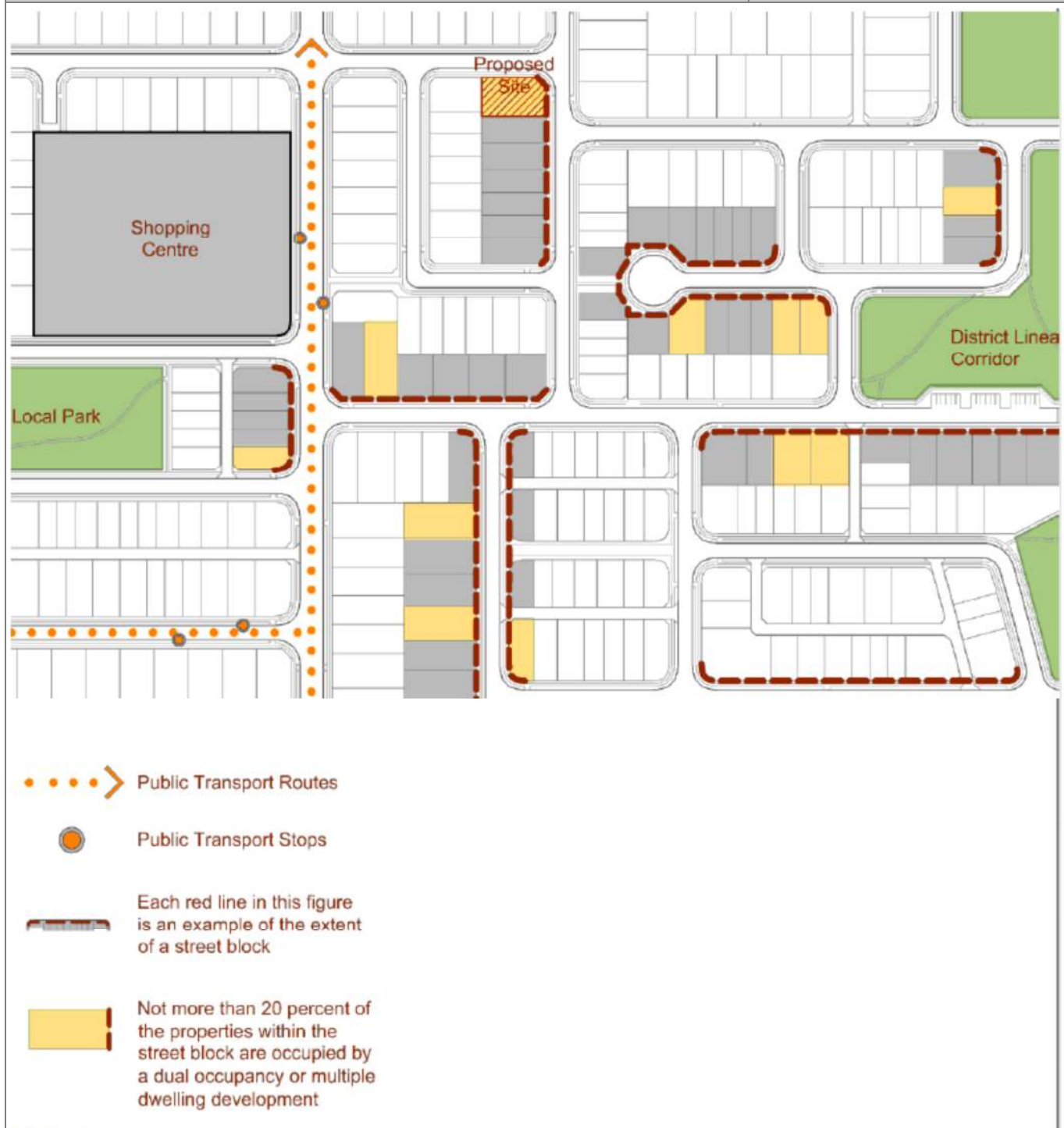


Figure 1

PO2
Development responds to the slope of the land in the siting, design and form of buildings and structures to minimise requirements for cut and fill.

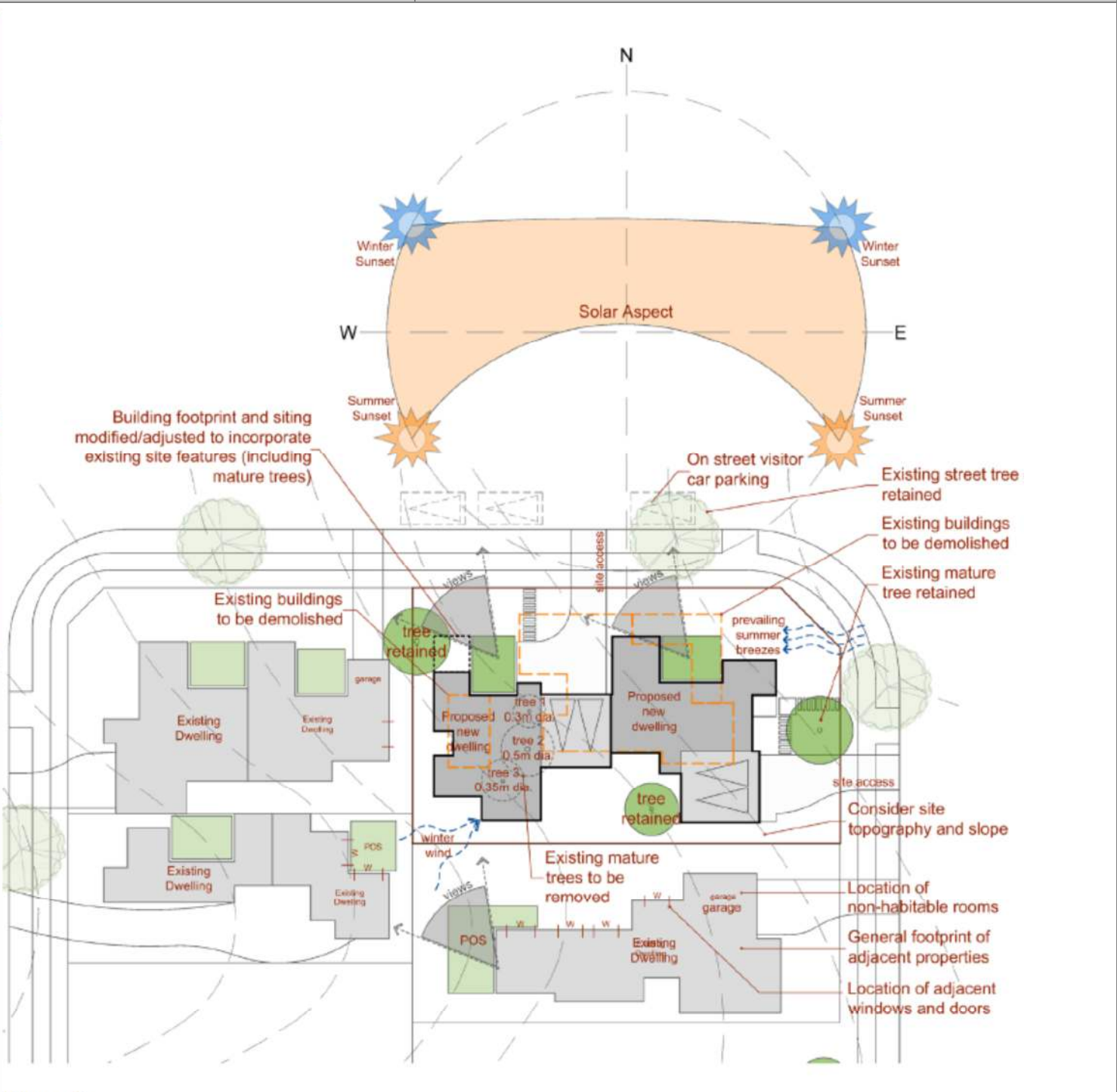
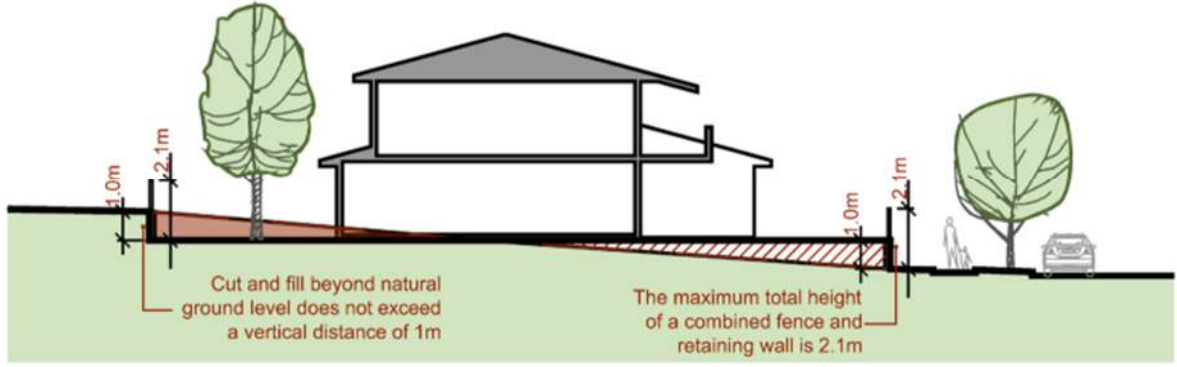
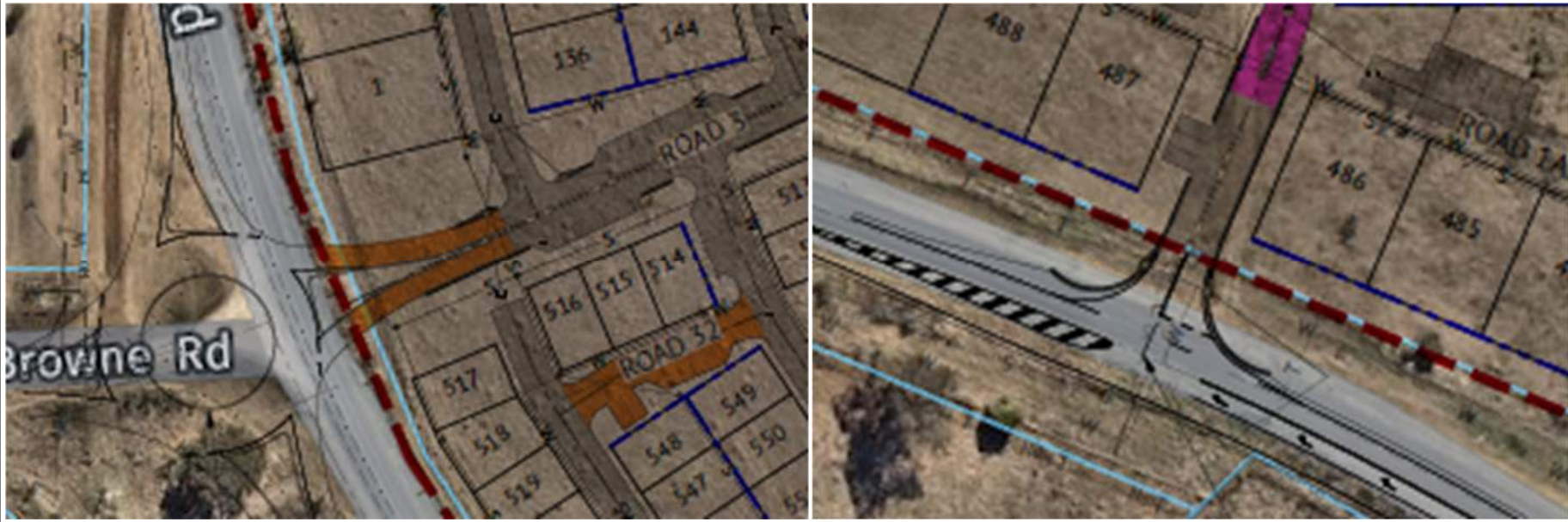


Figure 2

AO2.1
Cut and fill beyond natural ground level does not exceed a vertical distance of 1m, unless contained within building walls and in accordance with the requirements outlined in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. The extent of cut and fill must be shown on the proposed site plan and elevations.

AO2.2

AO2.1 – AO2.2 Performance Outcome
As illustrated in the proposed Engineering Services Report in **Attachment E**, due to the steep contours in parts of the site, it is necessary to provide earthworks that exceed 1m in height. This is generally required to facilitate the construction of level building pads, achieve the target 5% longitudinal road grade and create the regional detention basin, given the elevation change of approximately 51m from the north-western to south-eastern corners of the site. The final bulk earthworks will be designed to achieve a

Performance outcomes	Acceptable outcomes	Response						
	Batters and earth-retaining structures are constructed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	cut/fill balance, thus reducing the need for off-site importing or exporting. This will minimise both infrastructure and social impacts in terms of reduced construction and haulage activity.						
<p style="text-align: center;">  </p> <p style="text-align: center;">Figure 3</p>		<p>The bulk earthworks design has been undertaken to ensure that none of the adjoining properties along the eastern and northern boundaries will be adversely impacted regarding visual amenity. The earthworks interface with the existing private residential properties either has no retaining walls along the boundary or the provision of cut retaining walls so that any future dwellings will be situated below NGL from the neighbour’s perspective.</p> <p>No earthworks are required outside of the development site. Most of the proposed retaining walls are 0m-3m in height and have been situated between rear allotment boundaries, with the aim of hiding these from view and ensuring the road to allotment interface is as practicable as possible.</p>						
<p>PO3 Development is designed to facilitate the retention of any existing street tree adjacent to the site.</p>	<p>AO3.1 Development does not compromise or require the removal of any street tree.</p>	<p>AO3.1 Complies No earthworks are required outside of the development site and there are no existing street trees located where the proposed access roads are proposed (refer to Figure 4 below). Therefore, the proposed development is not anticipated to require the removal of any existing street trees.</p>						
	 <p style="text-align: center;">Figure 4 – Aerial photo showing no street trees located in proximity to the proposed access roads</p>							
<p>PO4 Development: (a) provides for the on-site infiltration of stormwater and minimises the additional burden on drainage infrastructure</p>	<p>AO4.1 The impervious site cover does not exceed Table 1:</p> <table border="1" data-bbox="1032 1801 1923 1900"> <thead> <tr> <th colspan="2" data-bbox="1032 1801 1923 1858">Table 1</th> </tr> <tr> <th data-bbox="1032 1858 1478 1900">Average building height</th> <th data-bbox="1478 1858 1923 1900">Maximum impervious site cover</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Table 1		Average building height	Maximum impervious site cover			<p>AO4.1 Not Applicable Maximum impervious site cover areas are specified in AO8.1 of the Low Density Residential Zone Code, which overrides AO4.1.</p>
Table 1								
Average building height	Maximum impervious site cover							

Performance outcomes	Acceptable outcomes		Response
(b) minimise the visual impact of hard surface areas; and (c) respect the existing or preferred neighbourhood character and responds to the features of the site.	If more than 50% of the proposed dwellings are 1 storey	70%	
	If more than 50% of the proposed dwellings are 2 storeys	65%	
	If more than 50% of the proposed dwellings are 3 or more storeys	60%	
	AO4.2 No more than 50% of the front setbacks area is impervious		
	AO4.3 Site cover does not exceed rates specified in Table 2.		AO4.3 Not Applicable Maximum site cover is specified in AO7.1 of the Low Density Residential Zone Code, which overrides AO4.3.
	Table 2		
	Dwelling Height	Maximum site cover	
	If more than 50% of the proposed dwellings are 1 storey	50%	
	If more than 50% of the proposed dwellings are 2 storeys	45%	
	If more than 50% of the proposed dwellings are 3 storeys	40%	
	If more than 50% of the proposed dwellings are 4 storeys or more	35%	
Note: see Figure 4			

Performance outcomes	Acceptable outcomes	Response
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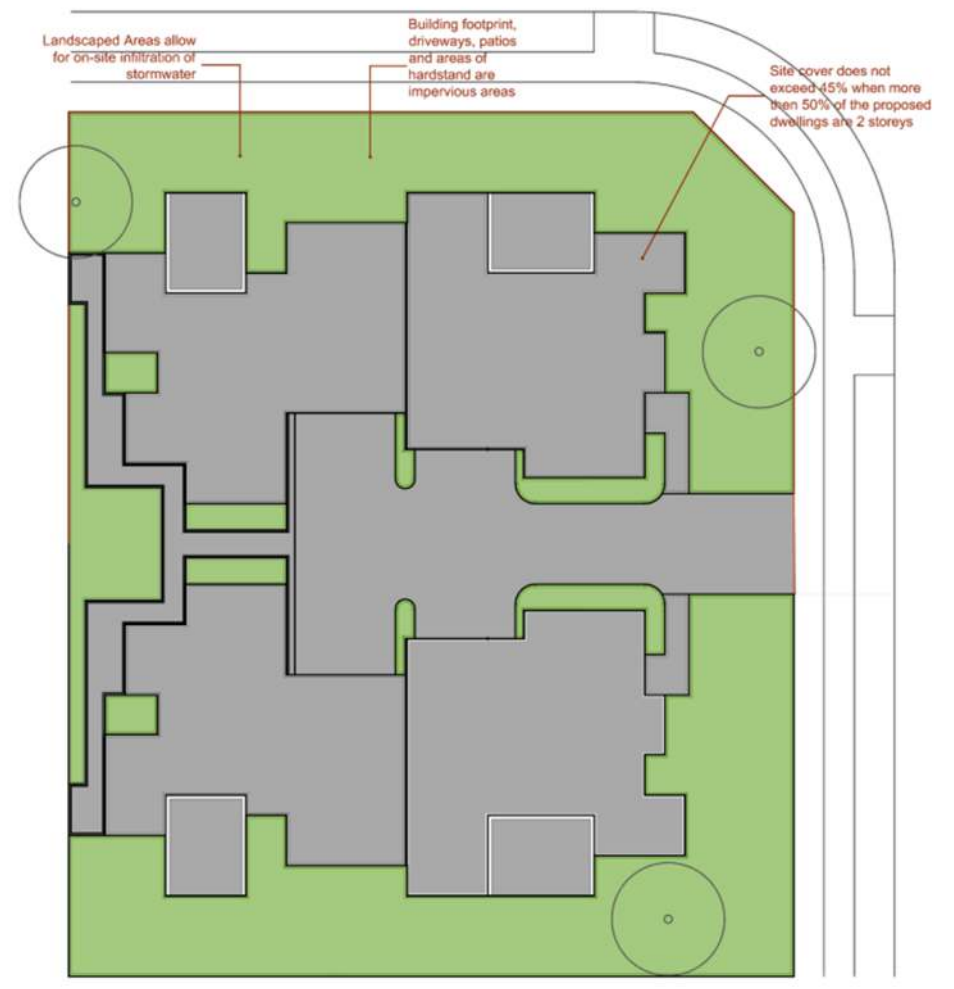



Figure 4

Performance outcomes	Acceptable outcomes	Response																		
<p>PO5 Areas of hardstand required for parking and pathways:</p> <p>(a) are minimised,</p> <p>(b) Incorporate generous landscaping:</p> <ol style="list-style-type: none"> To promote a garden streetscape character, and Minimise visual impacts of views to hardstand areas for occupants and the public, particularly in the front garden 	<p>AO5.1 Landscaped areas are provided in accordance with Table 3:</p> <table border="1" data-bbox="1041 302 1914 827"> <thead> <tr> <th colspan="3" data-bbox="1041 302 1914 344">Table 3</th> </tr> <tr> <th data-bbox="1041 344 1329 386">Building height</th> <th colspan="2" data-bbox="1329 344 1914 386">Minimum landscaped area</th> </tr> <tr> <td data-bbox="1041 386 1329 680"></td> <td data-bbox="1329 386 1626 680">Where 80% or more of the front setback is landscaped area additional landscaping for the balance of site must be a minimum of:</td> <td data-bbox="1626 386 1914 680">where less than 80% of the front setback area is landscaped additional landscaping for the balance of the site must be a minimum of:</td> </tr> </thead> <tbody> <tr> <td data-bbox="1041 680 1329 722">1-2 storeys</td> <td data-bbox="1329 680 1626 722">10% site area</td> <td data-bbox="1626 680 1914 722">15% site area</td> </tr> <tr> <td data-bbox="1041 722 1329 764">3 storeys</td> <td data-bbox="1329 722 1626 764">12.5% site area</td> <td data-bbox="1626 722 1914 764">17.5% site area</td> </tr> <tr> <td data-bbox="1041 764 1329 827">4+ storeys</td> <td data-bbox="1329 764 1626 827">15% site area</td> <td data-bbox="1626 764 1914 827">20% site area</td> </tr> </tbody> </table> <p>Note: Landscaped areas included in the calculations consist of garden beds and lawn areas throughout the site with a width of no less than 1.5m;</p> <p>Excludes all paved and other impervious areas such as driveways, patios, terraces, car parking spaces and bin and other utility areas.</p> <p>See Figure 5.</p>	Table 3			Building height	Minimum landscaped area			Where 80% or more of the front setback is landscaped area additional landscaping for the balance of site must be a minimum of:	where less than 80% of the front setback area is landscaped additional landscaping for the balance of the site must be a minimum of:	1-2 storeys	10% site area	15% site area	3 storeys	12.5% site area	17.5% site area	4+ storeys	15% site area	20% site area	<p>AO5.1 Complies</p> <p>Other than where required to provide vehicular or pedestrian access to the site, 100% of the frontage of the site will be landscaped with a minimum dimension of 4m. Therefore, additional landscaping for the balance of the site needs to exceed 10% of the site area.</p> <p>As per the development statistics on the proposed plan in Attachment B, 6.68ha of the site will be provided as landscaping, which includes the landscaping buffers proposed along the front and side boundaries of the site as well as landscaping within the proposed internal road verges.</p> <p>Excluding the landscaping proposed along the frontage of the site (which is ~0.4ha in area (1.02km x 4m), there will be ~6.3ha of landscaping provided within the site, or ~20% of the site area. We note that this figure excludes landscaping areas provided within the individual house sites and landscaping proposed within the future community facility lots. It also excludes landscaping areas that will be provided as part of the future detention basin. Overall, there will significantly more than 10% of the site provided as landscaping (excluding the landscaping provided along the frontage of the site).</p>
Table 3																				
Building height	Minimum landscaped area																			
	Where 80% or more of the front setback is landscaped area additional landscaping for the balance of site must be a minimum of:	where less than 80% of the front setback area is landscaped additional landscaping for the balance of the site must be a minimum of:																		
1-2 storeys	10% site area	15% site area																		
3 storeys	12.5% site area	17.5% site area																		
4+ storeys	15% site area	20% site area																		
 <p>Figure 5</p>																				

Performance outcomes	Acceptable outcomes	Response										
<p>PO6 The front building setback is consistent with the prevailing front setbacks of other residential buildings in the street.</p> <p><i>Note: The prevailing setback of the street is determined by the setbacks of the residential buildings on any lot along the road within 100m of the site.</i></p>	<p>AO6.1 Buildings are setback from the road frontage: (a) within 10% of the average front setback of existing residential buildings within 100m of the site; or (b) where there is no adjoining buildings the front setback is provided in accordance with Table 4.</p> <table border="1" data-bbox="1032 457 1917 898"> <thead> <tr> <th colspan="2" data-bbox="1032 457 1917 506">Table 4</th> </tr> <tr> <th data-bbox="1032 510 1478 552">Building element</th> <th data-bbox="1478 510 1917 552">Minimum setback</th> </tr> </thead> <tbody> <tr> <td data-bbox="1032 556 1478 640">Solid building wall (other than a garage)</td> <td data-bbox="1478 556 1917 640">4.0m</td> </tr> <tr> <td data-bbox="1032 644 1478 766">Solid building wall (where for a garage)</td> <td data-bbox="1478 644 1917 766">5.5m</td> </tr> <tr> <td data-bbox="1032 770 1478 898">Permeable or non-enclosed elements (e.g porch, verandah, balcony or carport)</td> <td data-bbox="1478 770 1917 898">3.5m (or 3m where secondary road frontage)</td> </tr> </tbody> </table> <p>Note: see figure 6</p>	Table 4		Building element	Minimum setback	Solid building wall (other than a garage)	4.0m	Solid building wall (where for a garage)	5.5m	Permeable or non-enclosed elements (e.g porch, verandah, balcony or carport)	3.5m (or 3m where secondary road frontage)	<p>AO6.1 Complies Given the site is ~32ha in area, with ~1.2km of street frontage, the future dwellings along the frontage of the site will have minimal relationship with the existing dwellings. Therefore, it is more appropriate to provide setbacks in accordance with Table 4.</p> <p>In this instance, a 4m wide landscaping buffer is proposed along the full frontage of the site, which ensures that all future dwellings will be setback at least 4m from the front boundary. Furthermore, all house sites fronting Highfields Road or Polzin Road face away from these roads so the future garages for these houses will face the internal road network. Therefore, the proposed development complies with Table 4 in AO6.1.</p>
Table 4												
Building element	Minimum setback											
Solid building wall (other than a garage)	4.0m											
Solid building wall (where for a garage)	5.5m											
Permeable or non-enclosed elements (e.g porch, verandah, balcony or carport)	3.5m (or 3m where secondary road frontage)											

Performance outcomes	Acceptable outcomes	Response
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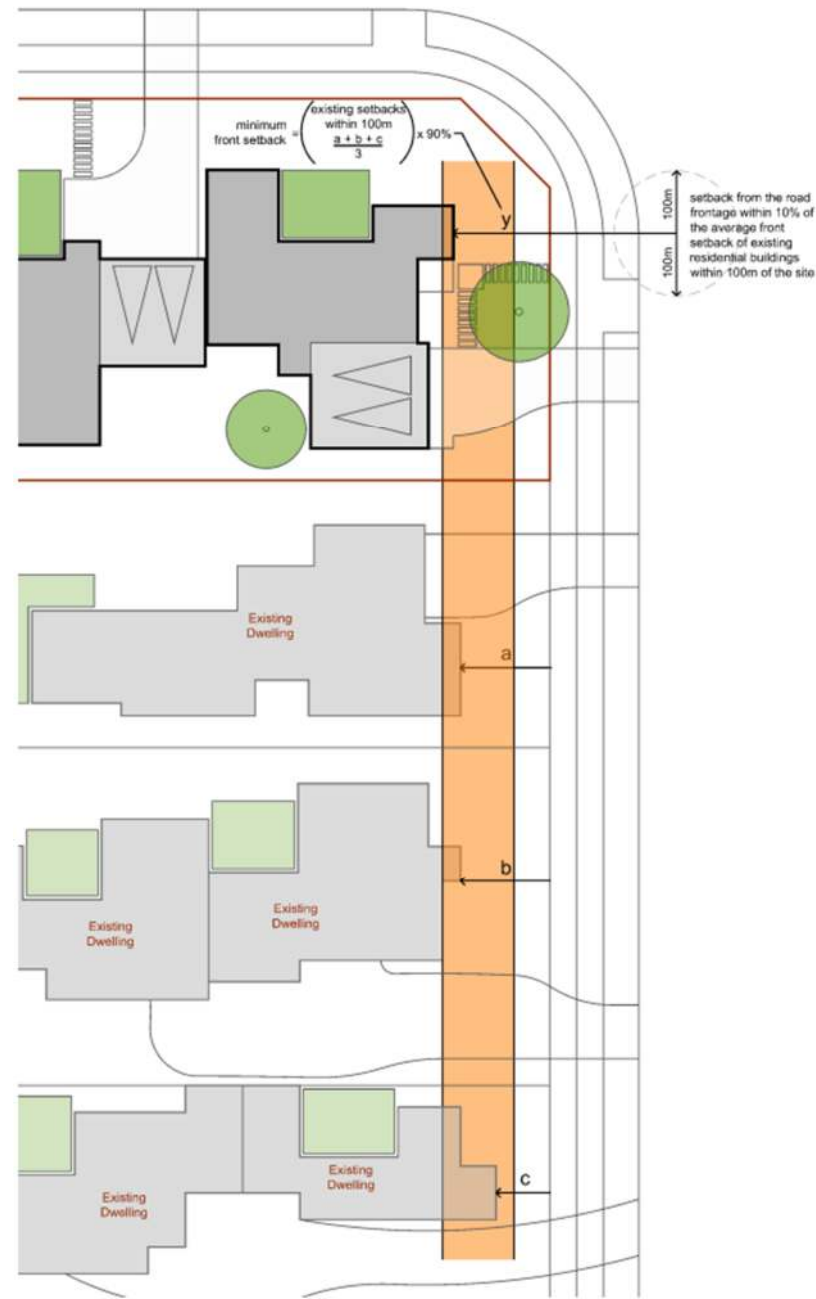


Figure 6

<p>PO7 Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) are appropriate to the scale of the development and the intended character of the zone and/or precinct or local plan in which the site is located; (b) Provide for adequate daylight for habitable rooms and open space areas for buildings on adjoining the site; and (c) Are sufficient to minimise overshadowing and overlooking of adjoining premises. 	<p>In partial fulfilment of the performance outcome</p> <p>AO7.1 Any part of a building built to a side boundary:</p> <ul style="list-style-type: none"> (a) must not exceed a maximum height of 3.5m (b) must not exceed a maximum length of 9m; (c) must be a minimum distance of 2.4m from any other wall built to the side boundary (whether on the site or an adjoining site) or be joined to another built to boundary wall if on an adjoining site; and (d) must not exceed a maximum total length of 50% of the side boundary. <p>OR</p>	<p>AO7.1 Complies No built to side boundary walls are proposed. All future dwellings will be setback 10m from the side/rear boundaries of the site as per the proposal plans in Attachment B and the proposed design guidelines in Attachment C, which significantly exceeds the minimum setbacks specified in AO7.1 to AO7.4.</p>
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Performance outcomes	Acceptable outcomes	Response
	<p>A07.2 Buildings are set back from side boundaries in accordance with the following:</p> <p>(a) For lots with frontages less than 20m:</p> <ul style="list-style-type: none"> i. 1.2m for any part of the building up to 3.5m high; and ii. 2m for any part of the building above 3.5m high. <p>(b) For lots with frontages greater than 20m:</p> <ul style="list-style-type: none"> i. 1.8m for any part of the building up to 3.5m high; and ii. 2.4m for any part of the building above 3.5m high. <hr/> <p>A07.3 Buildings are set back from the rear boundary a minimum of 2m</p> <hr/> <p>A07.4 Development ensures that solar access to habitable rooms and private open space of adjoining premises: -</p> <p>(a) achieves a minimum of 3 hours of sunlight between 9am and 3pm on June 21; or</p> <p>(b) is not further reduced where existing solar access is less than that specified in (a).</p> <p>Note: See figure 7.</p>	

Performance outcomes	Acceptable outcomes	Response
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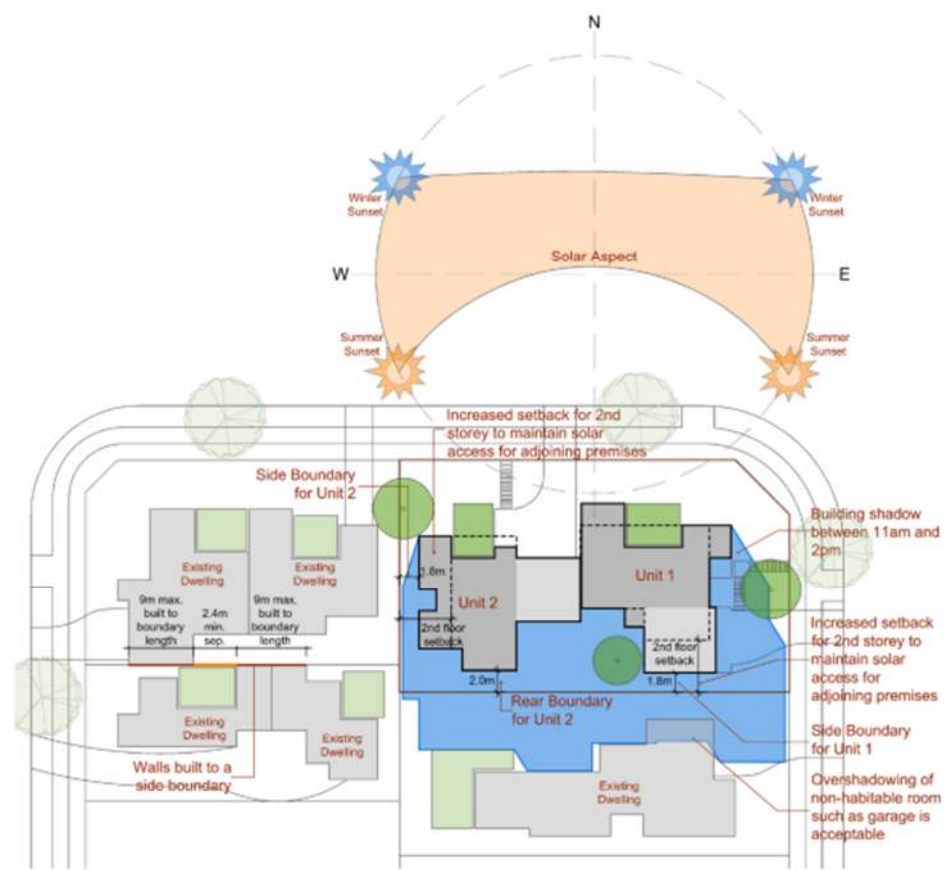


Figure 7

PO8
Development provides adequate and suitable communal and private open space to meet the needs of occupants for privacy, relaxation and entertainment and accommodate visitors.

AO8.1
Development provides communal and private open space in accordance with Table 5

Table 5			
No. of Dwellings	Min. Communal Open Space per Dwelling	Min. Ground Floor Private Open Space per Dwelling	Min. Private Open Space above Ground Floor per Dwelling
1-10	0m ²	16m ²	8m ²
11-15	20m ²	16m ²	8m ²
16+	25m ²	16m ²	8m ²

PO8 Performance Outcome
As per the proposed design guidelines in **Attachment D**, all future dwellings will be provided with 9m² – 12m² of private open space (with a minimum dimension of 3m), in the form of an external courtyard or patio.

While this is less than that specified in Table 5 and Table 6 (16m² with a minimum dimension of 4m), the proposed private open space area considered appropriate for a number of reasons.

The private open space areas specified in AO8.1 are the same for all development assessable against the Medium Density Residential Code, which includes Multiple Dwellings and Dual Occupancy and doesn't differentiate based on the size of the proposed dwellings. In this instance, each dwelling will contain a maximum of 2 bedrooms and generally

Performance outcomes	Acceptable outcomes	Response																							
	<p>AO8.2 Communal and private open space has a minimum dimension in accordance with Table 6.</p> <table border="1" data-bbox="1041 302 1914 758"> <thead> <tr> <th colspan="3" data-bbox="1041 302 1914 344">Table 6</th> </tr> <tr> <th data-bbox="1041 344 1329 396">Type</th> <th data-bbox="1329 344 1620 396">Area</th> <th data-bbox="1620 344 1914 396">Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="1041 396 1914 443" style="text-align: center;">Private Open Space</td> </tr> <tr> <td data-bbox="1041 443 1329 499">Ground Floor</td> <td data-bbox="1329 443 1620 499">16m²</td> <td data-bbox="1620 443 1914 499">4m*</td> </tr> <tr> <td data-bbox="1041 499 1329 556">First Floor</td> <td data-bbox="1329 499 1620 556">8m²</td> <td data-bbox="1620 499 1914 556">2.7m*</td> </tr> <tr> <td colspan="3" data-bbox="1041 556 1914 613" style="text-align: center;">Communal Open Space</td> </tr> <tr> <td data-bbox="1041 613 1329 669" rowspan="2" style="text-align: center;">All</td> <td data-bbox="1329 613 1620 669"><100m²</td> <td data-bbox="1620 613 1914 669">5m</td> </tr> <tr> <td data-bbox="1329 669 1620 758">100m²+</td> <td data-bbox="1620 669 1914 758">Length to breadth ratio of 2:5:1</td> </tr> </tbody> </table> <p>*Min length required for both length and width</p> <p>AO8.3 Private open space is:</p> <ul style="list-style-type: none"> (a) is oriented to receive at least three hours of sun between 9am and 3pm on 21 June. (b) directly accessible from a living area or kitchen; (c) fenced or landscaped to achieve privacy for occupants; (d) clear of bins, clothes lines, hot water systems, air conditioning units, above ground water tanks and associated infrastructure and other forms of ancillary equipment; and (e) not located within the front setback area. <p>Note: See Figure 8</p>	Table 6			Type	Area	Minimum Dimension	Private Open Space			Ground Floor	16m ²	4m*	First Floor	8m ²	2.7m*	Communal Open Space			All	<100m ²	5m	100m ² +	Length to breadth ratio of 2:5:1	<p>accommodate only 1 – 2 people. Furthermore, given the demographic of the residents, smaller backyards and private open space areas are generally preferred in order to provide low-maintenance backyards.</p> <p>Finally, the applicant (Ingenia Communities) prides their developments on delivering the highest quality recreational spaces for their residents to encourage social interaction and healthy lifestyles, which includes a wide variety of community facilities (based on the particular needs/desires of residents), including (but not limited to): swimming pools, tennis courts, pickleball courts, bowling greens, community clubhouses, libraries, art studios etc. The proposed development will provide two separate community facility areas (with a total area of 1.13ha), as well as a dedicated community garden located in the South-east corner of the site with an area of approximately 0.4ha. These 3 precincts are 1.53ha in area alone (representing 27m² of communal open space per dwelling), which exceeds the minimum requirements of AO8.1. However, we note that there are also other communal open space areas throughout the site which are accessible to residents.</p> <p>Overall, the proposed development provides substantially more community facilities, open space and recreational opportunities than is required under the planning scheme and is considered to meet and exceed the needs of occupants for privacy, relaxation and entertainment and accommodate visitors.</p>
Table 6																									
Type	Area	Minimum Dimension																							
Private Open Space																									
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First Floor	8m ²	2.7m*																							
Communal Open Space																									
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	100m ² +	Length to breadth ratio of 2:5:1																							

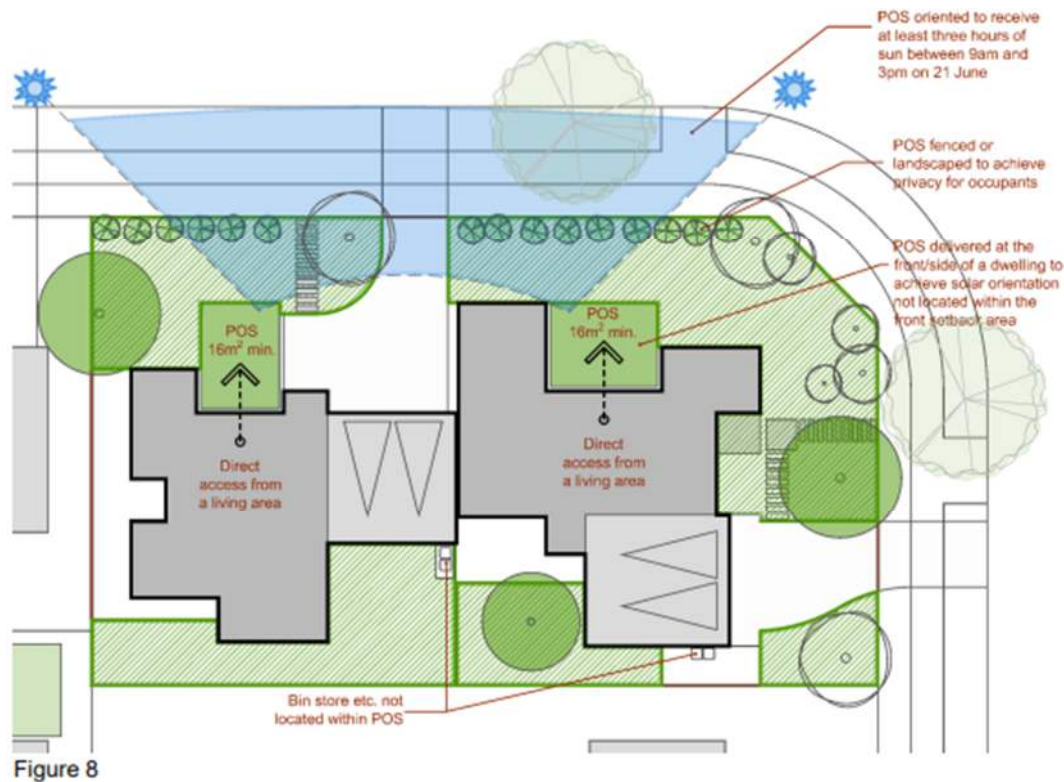


Figure 8

PO9
All car parking is designed to accommodate a standard car (B85 vehicle for occupant car parking and B99 vehicle for visitor car parking) and:

- (a) is clearly identifiable and of adequate dimensions;
- (b) incorporates adequate manoeuvring area to parking spaces (including carports and garages); and
- (c) incorporates a clear, safe and effective circulation system.

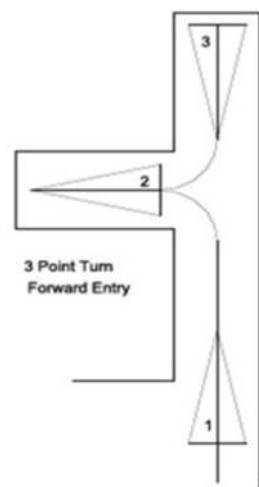


Figure 9

AO9.1
Design of the site layout must ensure a B85 vehicle (as defined in AS 2890.1:2004 Parking facilities - Off-street car parking) is able to enter an enclosed garage or visitor car park in a single forward manoeuvre and exit in a single reverse manoeuvre prior to departing the site in a forward direction.

AO9.2
Design of the site layout must ensure a B99 vehicle (as defined in AS 2890.1:2004 Parking facilities - Off-street car parking) is able to enter a visitor car park in a single forward manoeuvre and exit in a single reverse manoeuvre prior to departing the site in a forward direction.

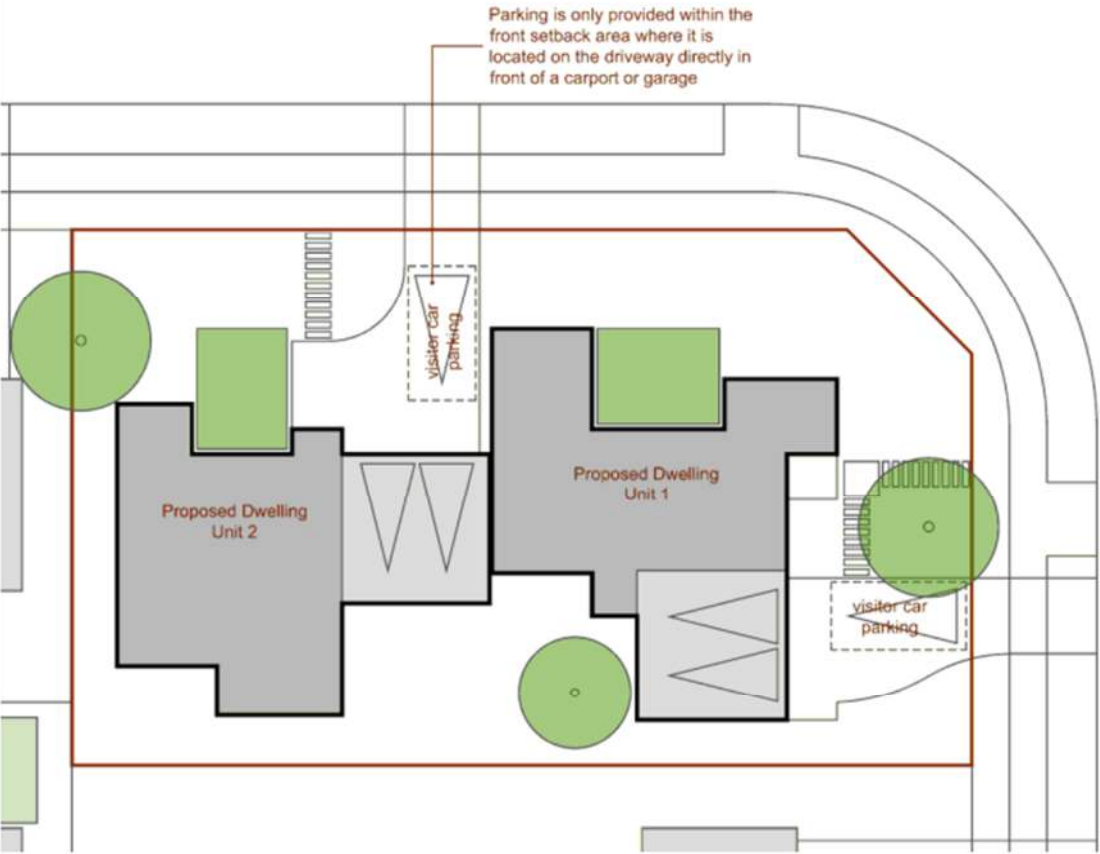
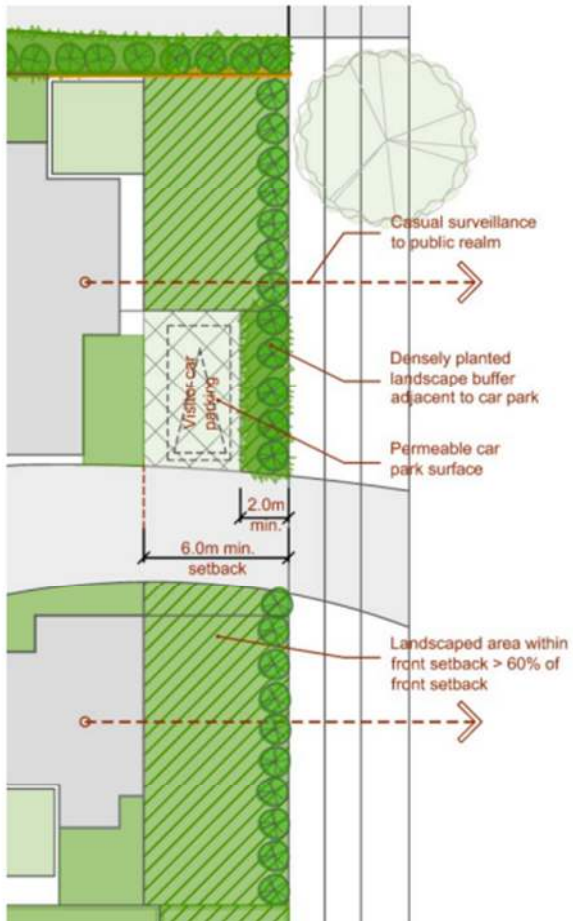
Note: See figure 9

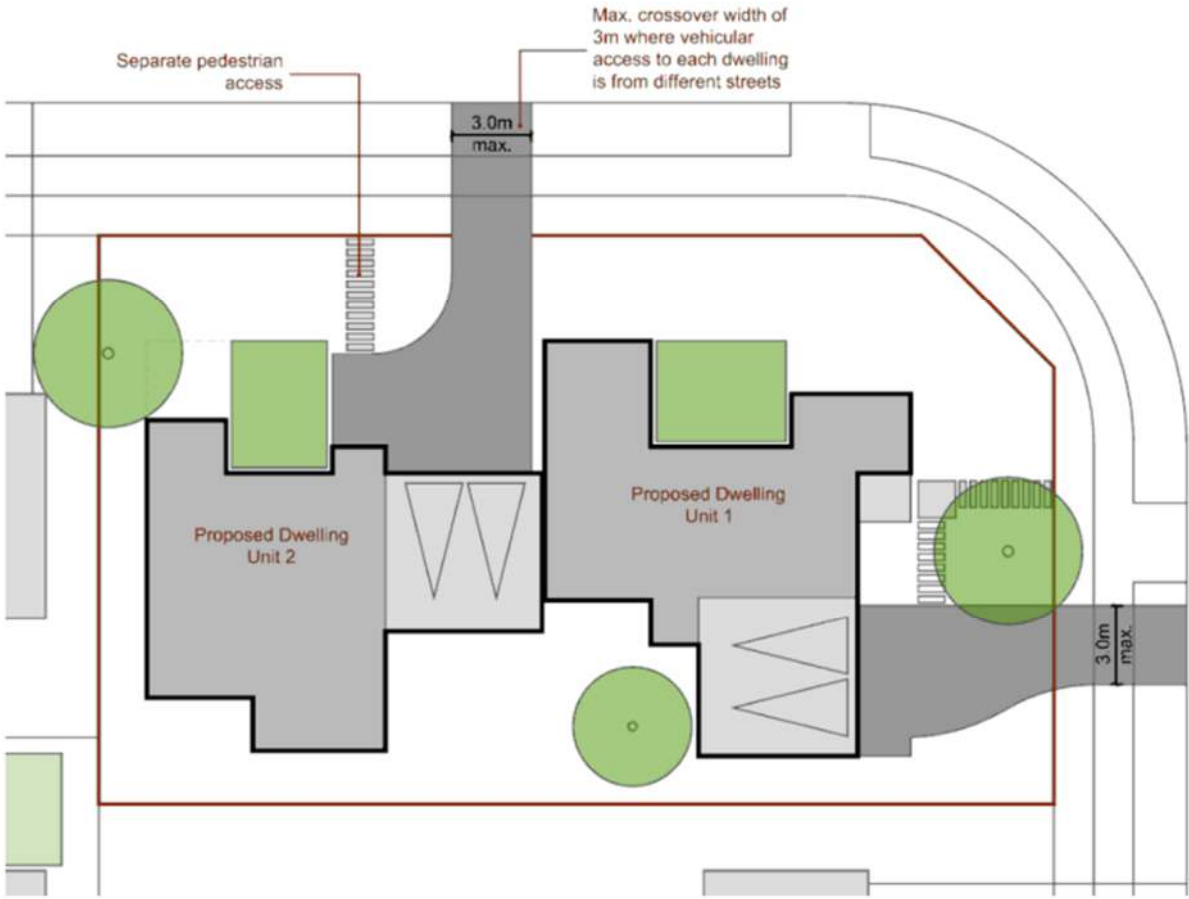
AO9.3
Each parking space has minimum dimensions as per Table 7:

Table 7	
Parking Space	Minimum Dimensions
Single uncovered parking space (with at least 400mm clearance between either side of the parking space and the nearest wall.)	5.4 metres long by 2.6 metres wide
Single uncovered parking space (with less than 400mm clearance	5.4 metres long by 3 metres wide

AO9.1 – AO9.3 Complies
Details in relation to access and manoeuvring is provided as part of the Traffic Impact Assessment report in **Attachment H**. In relation to the design of the car accommodation for the future dwellings, the development may be conditioned to ensure compliance with AO9.1 – AO9.3.

Performance outcomes	Acceptable outcomes		Response
	between either side of the parking space and the nearest wall.)		
	Single carport	5.4 metres long by 3 metres wide	
	Double carport	5.4 metres long by 5.8 metres wide	
	Single garage	6.4 metres long by 3 metres wide internally	
	Double garage	6.4 metres by 6.4 metres wide internally	
<p>PO10 Development provides resident and visitor car parking which is integrated into the site and building design and:</p> <p>(a) Does not negatively impact the amenity of the site, adjoining sites or streetscape;</p> <p>(b) Is not a prominent visual feature from the street or other public spaces; and</p> <p>(c) Contributes to the establishment of a garden setting by avoiding large areas of visible hardstand.</p>	<p>AO10.1 Parking is only provided within the front setback area where it is:</p> <p>(a) uncovered and located on a driveway directly in front of a carport or garage; or</p> <p>(b) the front setback is a least 6m, and</p> <p>(c) the car park surface is permeable;</p> <p>(d) a minimum 2m wide densely planted landscape buffer is provided between the car park and the front boundary for the full length of the car park;</p> <p>(e) the location of the car park does not compromise the ability of the dwelling to provide casual surveillance of the public realm; and</p> <p>(f) at least 60% of the front setback area is landscaped area.</p>	<p>AO10.1 Complies No parking is proposed within the front setback area</p>	
	<p>AO10.2 Where car parking is provided below ground:</p> <p>(a) Access ramps are not located within 6m of the street boundary and do not exceed an opening width of 6m; and</p> <p>(b) Entry to the site for pedestrians is provided separate from vehicle entries by way of a safe, well lit and clearly identifiable pathway or gatehouse;</p>	<p>AO10.2 Complies No parking is proposed below ground level.</p>	
	<p>AO10.3 All car parking:</p> <p>(a) is clearly signposted; and</p> <p>(b) is freely available for use by to the applicable occupants and visitors of the development</p> <p>Note: see figure 10 and 11</p>	<p>AO10.3 Complies All car parking areas will be adequately signposted and available for occupants and visitors, which may be conditioned as part of the approval.</p>	

Performance outcomes	Acceptable outcomes	Response
 <p>Figure 10</p>	 <p>Figure 11</p>	
<p>PO11 Safe and equitable access for both pedestrians and vehicles is provided, to and from buildings and the street whilst minimising the extent and number of driveways.</p>	<p>In partial fulfilment of the performance outcome:</p> <p>AO11.1 Vehicular access from the street is provided via a single shared driveway with a maximum crossover width of 5m</p> <p>AO11.2 Where the site abuts a lane vehicle access is provided from the lane.</p> <p>Note: See figure 12</p>	<p>PO11 Performance Outcome Given the size of the proposed development, it is considered appropriate to provide two access roads into the development site. Given the site has almost 1.2km of frontage to Highfields Road and Polzin Road, the development is considered to minimise the extent and number of driveways to the development, while providing safe and equitable access for both pedestrians and vehicles. We note that cul-de-sac heads are proposed for Wagtail Drive, Devoran Street, Coverack Street and Camborne Street as part of the proposed development, which allows for these roads to be completed/constructed. No direct vehicle access to these existing roads is proposed (other than RV access to the site provided through Camborne Street), which will ensure that minimal additional traffic is provided to the external minor road network.</p>

Performance outcomes	Acceptable outcomes	Response
<p>Figure 12</p> 	<p>AO12.1 Habitable room windows of a dwelling are separated a minimum of 9m from a habitable room window or private open space of another dwelling on the same or an adjoining site.</p> <p>OR</p> <p>AO12.2 Where there is a direct view within 9m into a habitable room or private open space of another dwelling on the same or an adjoining site:</p> <ul style="list-style-type: none"> (a) The elements with the view such as windows, balconies, or terraces of a dwelling must be screened in accordance with AO13.3; or (b) The Windows have translucent glazing up to or sill heights of at least, 1.5m from the internal floor level; or (c) A solid fence or masonry wall with a minimum height of 1.5m is positioned between the elements with the view. <p>AND</p> <p>AO12.3 Where screening is used, it:</p>	<p>AO12.1 – AO12.3 Complies The provisions of AO12.1 – AO12.3 may be conditioned by Council as part of the approval to ensure that any required screening of the future dwellings is provided.</p>
<p>PO12 The privacy of residents of the development or adjoining premises is protected when they are inside a dwelling or in a private open space area.</p>		

Performance outcomes	Acceptable outcomes	Response
	<p>(a) is a solid translucent screen or a louvre perforated panel, trellis or the like that has a maximum of 50% open to solid ratio; and</p> <p>(b) is a fixed, permanent element of a design that complements the style, detailing and materials of the development.</p> <p>Note: See Figure 13.</p>	

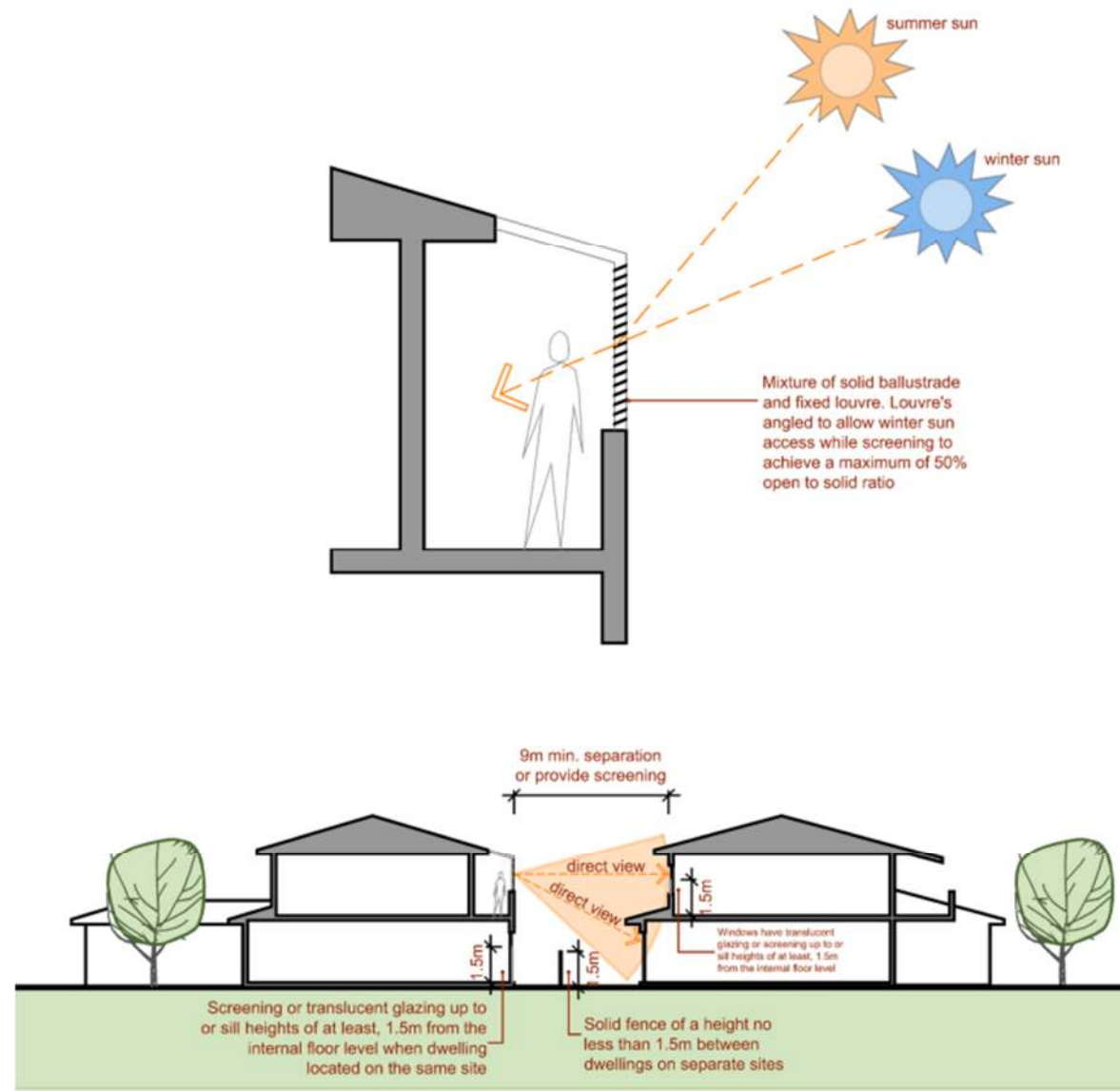


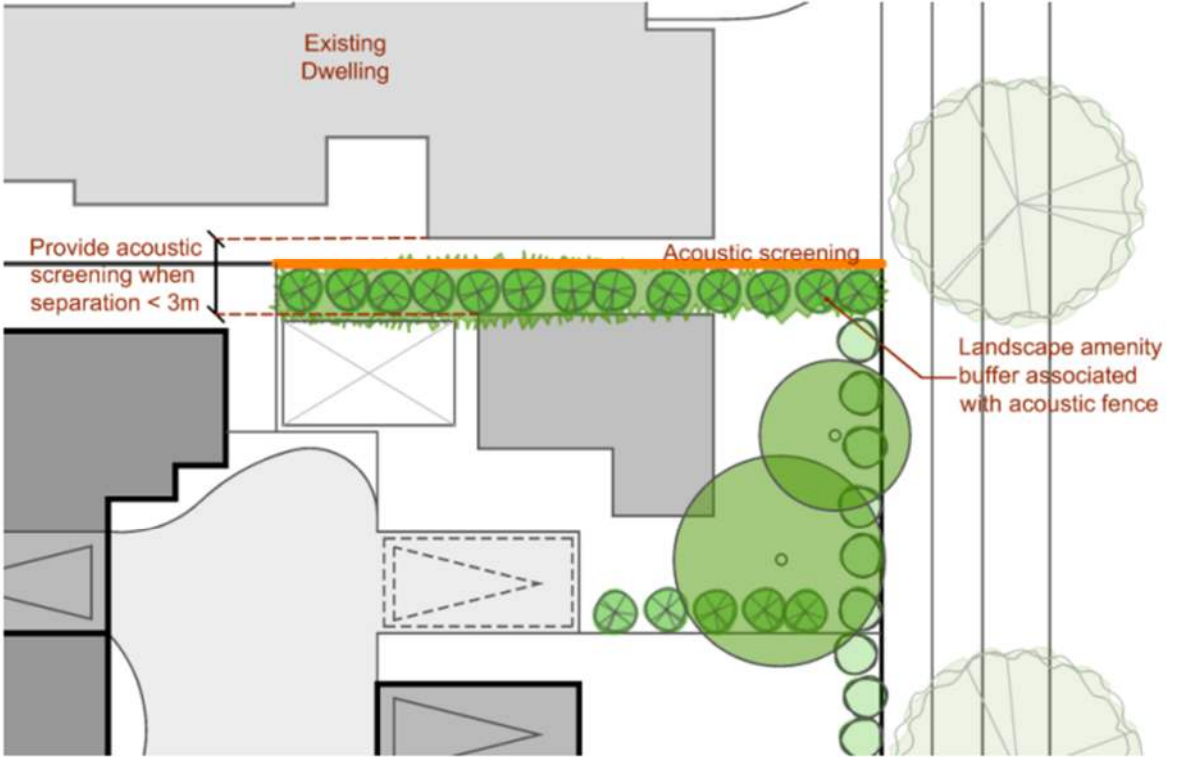
Figure 13

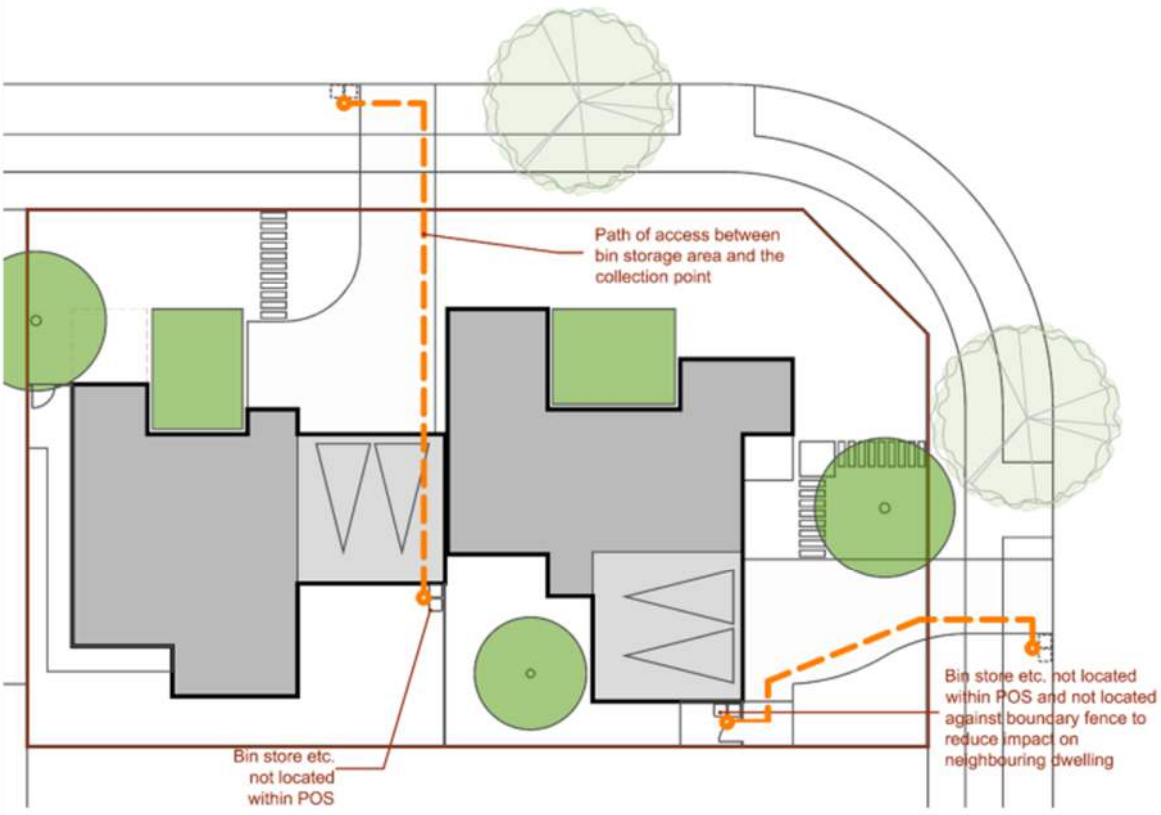
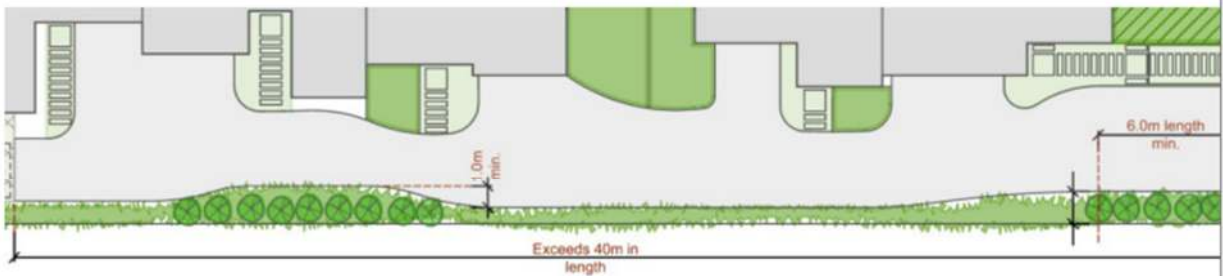
<p>PO13 The development is designed so that occupants are not adversely affected by adjoining non-residential uses.</p>	<p>In partial fulfilment of the performance outcome AO13 A 1.8m high solid screen fence and 2m wide vegetated buffer is provided along any section of the site boundary that is common with vehicle movement and/or parking areas associated with a non-residential use on an adjoining site.</p>	<p>AO13 Complies The only part of the proposed development that proposed vehicle movement areas or parking close to the side boundary of the site is the RV storage area. A 3m wide landscaping buffer is proposed next to this and a 1.8m high fence can be provided along the boundary of the site, in compliance with AO13.</p>
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Performance outcomes	Acceptable outcomes	Response
<p>PO14 Noise from the development does not unreasonably impact on existing or likely future dwellings on nearby land.</p>	<p>AO14.1 For developments of six (6) dwellings or more, vehicle movement areas are located a minimum of 3m from any adjoining dwellings.</p>	<p>AO14.1 Complies As above, the only vehicle movement areas near the boundary of the site relates to the RV parking area which be buffered by a 3m wide landscaping strip.</p>
	<p>AO14.2 Swimming pools, BBQs, dining areas and other recreational facilities located within communal open areas are located a minimum of 3m from adjoining dwellings.</p> <p>OR</p>	<p>AO14.2 Complies All community facilities associated with the proposed development will be setback more than 3m from future dwellings within the development as well as existing dwellings external to the site.</p>
	<p>AO14.3 Provide acoustic screening in accordance with an acoustic engineer's design where vehicle movement or recreational areas are located closer than 3m to any adjoining dwellings.</p> <p><i>Note: A minimum 1.5m vegetation buffer will be required with any acoustic fence to provide amenity. (See Figures 14 and 15.)</i></p>	<p>AO14.3 Not applicable No vehicle movement areas are proposed closer than 3m to an adjoining dwelling.</p>



Figure 14

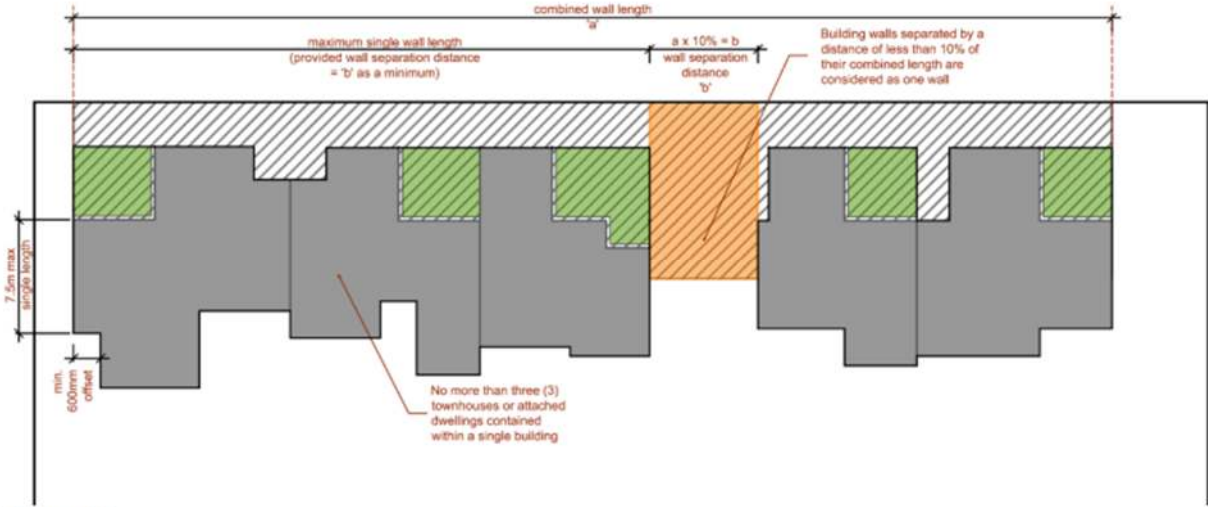
Performance outcomes	Acceptable outcomes	Response
 <p>Figure 15</p>	<p>AO16.1 Bin storage is:</p> <ul style="list-style-type: none"> (a) not located within the minimum private open space area required for the development; (b) not located within 2m of any fresh air intake of any dwelling on the premises or adjoining premises; and (c) if in an area which is accessible by more than one dwelling, is clearly identified as the storage area for the relevant unit/dwelling. <p>AO16.2 A path of access is provided between any bin storage area and the collection point which:</p> <ul style="list-style-type: none"> (a) is a minimum of 1.2m wide; (b) is clear of any obstruction (i.e. retaining wall, landscaping, hot water tank); (c) does not traverse through any habitable room (other than a garage); (d) provides an at grade path of access (i.e. no steps); and (e) is no longer than 30m. <p>Note: See figure 17</p>	<p>AO16.1 – AO16.2 Complies The approval can be conditioned to comply with these requirements.</p>
<p>PO16 Bin storage and access to the collection point is provided in a manner which is convenient, hygienic and will not result in an amenity impact on any use onsite or adjoining the premises.</p>		

Performance outcomes	Acceptable outcomes	Response
	 <p>Figure 17</p>	
<p>PO17 Long, unvaried driveways to property boundaries are avoided and do not detract from the local streetscape.</p>	<p>AO17.1 Driveways are setback from side boundaries a minimum of 1.5m for the first 6m and 750mm thereafter incorporating a continuous densely planted landscape strip between the edge of the driveway and side boundary.</p> <p>AO17.2 Driveways that exceed 40 metres in length must incorporate a change of alignment of a minimum of 1m</p> <p>Note: See figure 18</p>	<p>AO17.1 – AO17.2 Complies There are no driveways proposed close to the boundaries of the site.</p>
<p>Figure 18</p>		
<p>PO18 Buildings are designed to a high aesthetic standard providing: (a) prominent features towards the street frontage;</p>	<p>In partial fulfilment of the performance outcome: AO18.1 Buildings: (a) where at the front of the site, are oriented to and address the street;</p>	<p>AO18.1 Complies As Highfields Road is a major road with no direct access to this road allowed, it has been necessary to orient the house sites/future dwellings away from this road, with vehicular access and the primary pedestrian access located next to the internal access road. However, all dwellings</p>

Performance outcomes	Acceptable outcomes	Response
<p>(b) detailing and finishes appropriate to the scale, quality and character of the street and to help differentiate between dwellings;</p> <p>(c) opportunities for informal surveillance of the street and other public spaces;</p> <p>(d) clear and visible entries; and</p> <p>(e) elements that complement or enhance the character of the local neighbourhood.</p>	<p>(b) have front entries that provide full weather protection and where within 10m of any street, have clearly defined front entries that are visible from the street;</p> <p>(c) where within 10m of any street; have one or more habitable rooms facing the street boundary that have windows or doors with a minimum area of clear glazing of 0.25m² for each linear metre of street frontage; and</p> <p>(d) are designed to deliver depth in the façade facing the street or public space with a variation not less than 2m deep for a minimum 50% of the building width at ground level</p> <p>Note: See figure 19</p>	<p>fronting this road will still contain habitable spaces and windows facing Highfields Road so there will be a degree of casual surveillance available to this road, noting that this outcome is generally consistent with established residential allotments nearby that front this road (refer to Figure 5 below).</p>
		

Performance outcomes	Acceptable outcomes	Response
	 <p data-bbox="1418 1178 2407 1209"><i>Figure 5 – Existing dwellings/lots fronting Highfields Road but oriented away from the road</i></p>	

Performance outcomes	Acceptable outcomes	Response
	<p>Figure 19</p>	
<p>PO19 Development incorporates typical domestic detailing to achieve a residential scale living environment with aesthetic standards and amenity for occupants similar to those of single dwellings in the neighbourhood.</p>	<p>In partial fulfilment of the performance outcome</p> <p>AO19.1 The maximum single wall length of a building is 32m with offsets of 600mm minimum provided every 7.5m;</p> <p><i>Note: Building walls separated by a distance of less than 10% of their combined length are considered as one wall. (See Figure 20.)</i></p> <p>AO19.2 Building bulk is minimised through articulation and other measures, including the provision of at least one (1) element from at least three (3) of the following element groups:</p> <ul style="list-style-type: none"> (a) verandahs, porches, pergolas or balconies; (b) roof overhangs; (c) window hoods/screens; (d) awning and shade structures; or (e) 600mm vertical gutter offset to create roof articulation. <p>AO19.3 Townhouses or attached dwellings have :</p> <ul style="list-style-type: none"> (a) no more than three (3) dwellings contained within a single building; (b) a minimum of 4.5m separation between buildings. 	<p>AO19.1 Complies No future buildings are expected to have a wall length longer than 32m. All future dwellings will be substantially articulated, which may be conditioned as part of the approval.</p> <p>AO19.2 Complies This may be conditioned for all future dwellings to ensure compliance with AO19.2.</p> <p>AO19.3 Not applicable No townhouses or attached dwellings are proposed.</p>

Performance outcomes	Acceptable outcomes	Response
<p>Figure 20</p> 		
<p>PO20 Facades include a variety of colours, finishes and textures based on those found in houses within the surrounding streetscape and appropriate to the desired character of the area</p>	<p>In partial fulfilment of the performance outcome: AO20.1 Building facades incorporate:</p> <ul style="list-style-type: none"> (a) external elements and treatments that are of a high quality finish, durable and need minimal maintenance; (b) at least three (3) distinct textures to finishes or surfaces not including roof, rainwater goods, glazing, joinery, doors, garage doors or soffits; and (c) colours and textures that are similar with the colours and textures of adjoining buildings. 	<p>AO20.1 Complies The proposed development is expected to provide 6 – 10 different housing designs with a variety of facades. The requirements of AO20.1 may be conditioned as part of this approval to ensure that a variety of colours, finishes and textures are provided for all future dwellings.</p>
<p>PO21 Development provides landscaping that contributes to the landscape character, shade and the micro-climate of the neighbourhood and site through the retention of existing significant trees on the site</p>	<p>In partial fulfilment of the performance outcome: AO21.1 Landscape design plans for the subject site are prepared by a Registered Landscape Architect and lodged with the application for development approval.</p> <p>AO21.2 Existing mature trees:</p> <ul style="list-style-type: none"> (a) are retained where assessed by a qualified arborist as healthy and sound and not a potential risk to people and property, and having a life expectancy greater than 10 years; and (b) are integrated into the site design and protected from disturbance. <p><i>Note: An arborist report will be required to demonstrate assessment of mature trees and include advice for their protection from disturbance during construction.</i></p> <p><i>Note: Retained mature trees are eligible to contribute to minimum tree provision requirements within AO22.3.</i></p> <p>OR</p>	<p>AO21.1 Complies Refer to the landscape concept plan in Attachment J, which was prepared by a registered landscape architect.</p> <p>AO21.2 – AO21.4 Complies As outlined above, it is anticipated that some existing mature vegetation is able to be retained within the proposed detention basin area (refer to Figure 3 above), subject to detailed design. If required, the development is also able to provide an additional two canopy trees. All new plant species will be selected appropriately.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO21.3 New canopy trees capable of achieving a height of at least five (5) metres and canopy spread of at least six (6) metres at maturity are provided at the following rate:</p> <p>(a) one (1) per site with a frontage of less than 25 metres; and (b) two (2) per site with a frontage of 25m or more.</p> <p>AO21.4 Plant species selection complements the local landscape character, is long lived, has non-invasive roots and suited to the site drainage, soil and climatic conditions.</p> <p><i>Note: New street trees should be provided in accordance with Toowoomba Regional Council Street Tree Master Plan</i></p>	
<p>PO22 The treatment of fencing and retaining walls in all situations reinforces the high quality, amenity and safety of the development.</p> <p><i>Note: Details demonstrating compliance with the performance outcome should be included in the landscape design drawings submitted with any development application.</i></p>	<p>AO22.1 The maximum total height of a combined fence and retaining wall is 2.1m, as measured from the finished surface level.</p> <p>AO22.2 Where a combined fence and retaining wall is located on the front boundary, the fence has a minimum transparency of 30% when viewed from in front of the fence (at 90 degree angle to the fence).</p> <p>AO22.3 Retaining walls and fences are constructed of high quality materials and contribute to residential amenity</p> <p>AO22.4 Any fence on the front boundary has a minimum 30% transparency when viewed from in front of the fence (at 90 degree angle to the fence).</p> <p><i>Note: Where retaining walls are set off the property boundary by a minimum of 600mm, they are not considered to be combined with the fencing. (See Figure 21.)</i></p>	<p>AO22.1 Performance Outcome As some of the proposed retaining walls within the site exceed 1m in height, it will be necessary to provide a retaining wall and fence that exceeds 2.1m (as measured from the finished surface level).</p> <p>AO22.2 Not applicable No retaining walls are proposed along the front boundary of the site.</p> <p>AO22.3 Complies All retaining walls and fences will be constructed of high quality materials which may be conditioned as part of this approval.</p> <p>AO22.4 Complies No fencing is proposed along the front boundary of the site. As per the proposed landscape concept plans in Attachment J, the proposed front fencing will be recessed 4m and located behind the proposed landscaping buffer.</p>

Performance outcomes	Acceptable outcomes	Response
<div data-bbox="617 268 1584 569" data-label="Image"> </div> <p data-bbox="468 617 581 646">Figure 21</p>		
<p data-bbox="142 667 219 697">PO23</p> <p data-bbox="142 709 1032 814">Front fencing contributes to privacy, screening, security, and street character while maintaining a visual relationship between dwellings and public spaces.</p> <p data-bbox="142 863 1032 968"><i>Note: Details demonstrating compliance with the performance outcome should be included in the landscape design drawings submitted with any development application.</i></p>	<p data-bbox="1032 667 1130 697">AO23.1</p> <p data-bbox="1032 709 1923 772">Fences located on a front property boundary or a common boundary with an adjacent park or within the front setback area:</p> <ul data-bbox="1032 800 1923 947" style="list-style-type: none"> (a) have a maximum height of 1.2 metres; or (b) have a maximum height of 1.5 metres and a minimum transparency of 30% when viewed from in front of the fence (at 90 degree angle to the fence). <p data-bbox="1032 1010 1923 1073">Note: In instances where the fence is located in conjunction with a retaining wall refer PO23.</p>	<p data-bbox="1923 667 2139 697">AO22.4 Complies</p> <p data-bbox="1923 709 2786 856">No fencing is proposed along the front boundary of the site. As per the proposed landscape concept plans in Attachment J, the proposed front fencing will be recessed 4m and located behind the proposed landscaping buffer.</p>
<p data-bbox="142 1100 1626 1129">This section of the table is from the Temporary Local Planning Instrument 01/2022 – Housing Supply Assistance Measures</p>		
<p data-bbox="142 1163 219 1192">PO24</p> <p data-bbox="142 1205 1032 1478">Stormwater discharge from the site is to a lawful point of discharge as defined in the Queensland Urban Drainage Manual (QUDM), without the use of pumped or charged pipe systems, and not to private land other than to an easement for stormwater purposes befitting the site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control. Note: Land over which Council has tenure or control does not include Council’s open space network.</p>	<p data-bbox="1032 1163 1130 1192">AO24.1</p> <p data-bbox="1032 1205 1130 1234">The site:</p> <ul data-bbox="1032 1262 1923 1919" style="list-style-type: none"> a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or b) has a natural surface with an elevation that is higher than Council’s stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development; or d) Uses a pumped pipe system designed and certified by an RPEQ to discharge stormwater to the kerb and channel of the adjoining road; and e) Design of the pumped pipe system meets the following requirements: <ul style="list-style-type: none"> i. there is a gravity flow across the road reserve from the property boundary to the street gutter to preclude the possibility of street water backflow; ii. if malfunction or overflows occur the flows do not cause an actionable nuisance; 	<p data-bbox="1923 1163 2139 1192">AO24.1 Complies</p> <p data-bbox="1923 1205 2786 1268">Refer to the proposed Stormwater Management Pan in Attachment G which provides details in relation to stormwater management.</p>

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> iii. redundancy for pumps and power supply in case of mains supply failure; iv. incorporation of failure notification; v. storage volumes equate to 50mm of rain on impervious surfaces; vi. a check of road capacity and existing drainage system is required to demonstrate that there are no adverse impacts; vii. the pump capacity has the ability to empty the storage volume within 10hrs or less; and viii. the system is designed to eliminate mosquito nuisance. <p>f) A maintenance plan for the pumped pipe system is provided and incorporated into any Community Management Statement for the development.</p>	
<p>PO25 Where a Relocatable Home Park or Tourist Park the development site has an appropriate area and configuration to accommodate home or van sites, as well as adequate landscape and recreation areas, ancillary amenities and facilities, car parking and service areas.</p>	<p>No acceptable outcome is nominated</p>	<p>PO25 Not applicable While a Relocatable Home Park or Tourist Park is not proposed as part of this application, the proposal plans demonstrate that development site has an appropriate area and configuration to accommodate future dwelling sites, as well as adequate landscape and recreation areas, ancillary amenities and facilities, car parking and service areas.</p>

4. Environmental Standards Code

Application

This code applies to assessable development:

(1) Identified as requiring assessment against the Environmental Standards Code by the categories of development and assessment tables in Part 5 – Tables of Assessment

Purpose and overall outcomes

(1) The purpose of the Environmental Standards Code is to appropriately manage the environment impacts of development in relation to outdoor lightning, odour, noise, dust, waste management and general air emissions.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Potential environmental impacts are identified and measures put in place to ensure that those impacts are appropriately managed; and
- (b) Potential environmental impacts are mitigated to maintain the health and amenity of accommodation activities and other sensitive land uses.

Table 9.4.2:1 – Environmental Standards Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
Outdoor Lighting		
PO1 Development does not unacceptably reduce the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces as a result of light spill. Development does not unacceptably reduce the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces as a result of light spill.	AO1.1 No outdoor lighting is proposed as part of the development.	AO1.1 – AO1.6 Complies Appropriate lighting will be provided as part of the proposed development, which may be conditioned as part of the approval. There are some vehicle movement areas within the proposed site that may have the potential for vehicle headlight impacts on the existing adjoining properties – refer to image below. However, these vehicle movement areas will be setback >13m from the adjoining residential boundary and will be screened by a 7m wide vegetated buffer as well as a 1.8m high boundary fence which ensures that there are no adverse amenity impacts on adjoining properties due to vehicle headlights.
	OR AO1.2 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian Standard 'AS4282-1997 control of the obtrusive effects of outdoor lighting'.	
	AO1.3 For sporting fields and sporting courts the technical parameters, design, installation, operation and maintenance comply with the requirements of Australian Standard AS4282- 1997 – Control of the obtrusive Effects of Outdoor Lighting and a compliance statement by a lighting designer has been provided in accordance with the Australian Standard (Section 4).	
	AO1.4 Where light spillage outside of the property boundary is likely to result in levels above those mentioned in AO1.3 the applicant has provided a lighting proposal and impact assessment (environmental and amenity) as part of the application which has demonstrated that the lighting will not create nuisance issues for surrounding sensitive receptors.	
	AO1.5 For private sporting courts the lighting system: <ul style="list-style-type: none"> (a) is baffled or shielded to ensure that a light source is not directly visible from a Habitable Room window of an adjoining Dwelling; and (b) the luminaire does not exceed a height of 8m above the court surface. 	

Performance outcomes	Acceptable outcomes	Response
	AO1.6 The alignment of streets, driveways and servicing areas avoid vehicle headlight impacts on adjacent residential dwellings.	
PO2 Outdoor lighting (excluding street lighting, normal residential lighting and low level security lighting) situated in excess of 4m above ground level does not jeopardise the safety or well-being of any pedestrian, cyclist or motorist. Light emissions do not reduce the ability of transport system users to see essential details of the route ahead, including signalling systems and signage.	AO2.1 Outdoor lighting situated in excess of 4m above ground level is provided in accordance with Australian Standard AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements.	AO2.1 Complies Outdoor lighting situated in excess of 4m above ground level will be provided in accordance with Australian Standard AS1158.1.1:2005 – Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements, which may be conditioned by Council.
PO3 Outdoor Lighting does not cause unreasonable disturbance or cause detrimental impacts to any significant natural environment	AO3.1 The vertical illumination emanating from the outdoor lighting does not exceed one (1) lx on land within the Environmental Significance Overlay.	AO3.1 Not applicable The site is not located within the Environmental Significance Overlay.
PO4 Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed to proactively address possible obtrusive light nuisance.	AO4.1 Proposed sensitive land uses adjoining existing lawful non-residential uses with significant lighting for community purposes, security or safety reasons are designed in a manner to mitigate any light nuisance impacts from the existing lawful use by establishing: (a) shielding or louvers on windows facing the light source; (b) orientating buildings and bedrooms so that external lighting does not impact on residents during night time hours; and (c) utilising earth embankments, landscaping or other physical measures to shield existing light sources.	AO4.1 Not applicable The site doesn't adjoin any existing non-residential uses.
Odour		
PO5 Development does not unreasonably affect the amenity and environmental quality of environs, especially of any nearby residential premises or public spaces due to odour impacts.	AO5.1 The development does not involve activities that create odorous air emissions.	AO5.1 – AO5.3 Complies The proposed residential development does not involve any activities that create air emissions.
	OR	
	AO5.2 The development does not result in air emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008.	
	AO5.3 The development will not result in the release of noxious or offensive odours beyond the boundary of the site that cause environmental nuisance at any odour sensitive place, i.e. sufficient buffering is available within the development site itself to dissipate odour issues. Note: An Odour Assessment Report provided with the application may be necessary to demonstrate compliance with AO5.3..	

Performance outcomes	Acceptable outcomes	Response						
<p>PO6 Lot reconfigurations for residential or other environmentally sensitive land uses do not encroach upon existing or approved uses that may detrimentally impact upon the amenity of those proposed uses in terms of odour nuisance.</p>	<p>AO6.1 Lots for residential or other environmentally sensitive land uses are not located within the distances from specific uses outlined in Table 9.4.2:2 at the end of this code.</p> <p>AO6.2 Where lots for residential or other environmentally sensitive land uses are located within the distances from specific existing uses outlined in Table 9.4.2:2, an Odour Assessment Report has been provided to demonstrate that the development will achieve the following thresholds therefore minimising odour nuisance.</p> <table border="1" data-bbox="1181 590 1774 972"> <thead> <tr> <th data-bbox="1181 590 1478 716">Existing Use/Activity</th> <th data-bbox="1478 590 1774 716">Odour Level at Sensitive Receiving Environment</th> </tr> </thead> <tbody> <tr> <td data-bbox="1181 716 1478 842">All activities</td> <td data-bbox="1478 716 1774 842">2OU/m³ 3 minute average, 99.5th percentile.</td> </tr> <tr> <td data-bbox="1181 842 1478 972"></td> <td data-bbox="1478 842 1774 972">4OU/m³ 3 minute average, 99.9th percentile.</td> </tr> </tbody> </table>	Existing Use/Activity	Odour Level at Sensitive Receiving Environment	All activities	2OU/m ³ 3 minute average, 99.5th percentile.		4OU/m ³ 3 minute average, 99.9th percentile.	<p>AO6.1 – AO6.2 Not applicable The site is not located within the separation distances of the following uses:</p> <ul style="list-style-type: none"> • Cropping Land • Landfill • Transfer Station • Sewerage Works • Poultry Farms • Extractive Industry • Piggery • Feedlots • Cattle Dips and Yards • Kennels • Abattoirs • Dairy Bails and Yards • Motor Sport Facilities • Stock Saleyards • Forestry
Existing Use/Activity	Odour Level at Sensitive Receiving Environment							
All activities	2OU/m ³ 3 minute average, 99.5th percentile.							
	4OU/m ³ 3 minute average, 99.9th percentile.							
<p>PO7 Putrescibles waste generated as a result of the development does not cause odour nuisance issues for adjoining land uses.</p>	<p>AO7.1 The development ensures that all putrescibles waste will be stored in a manner that prevents odour nuisance and fly breeding and will be disposed of at intervals not exceeding seven (7) days.</p>	<p>AO7.1 Complies All waste from the site will be stored and disposed of appropriately, which may be conditioned.</p>						
<p>Noise</p>								
<p>PO8 The generation of noise from the premises does not cause Environmental Harm or Nuisance to adjoining properties or other noise sensitive land uses.</p> <p>(a) Development:</p> <ol style="list-style-type: none"> i. is located in an appropriate zone; ii. proposes best practice design and construction materials (in relation to noise attenuation); and iii. proposes operational practices that will minimise noise nuisance for adjoining sensitive land uses. 	<p>AO8.1 The development will achieve the following noise levels (when measured at the nearest sensitive receiver):</p> <ol style="list-style-type: none"> (a) Background (L90) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm (measured at the facade of the sensitive land use); (b) Background (L90) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am (measured within bedrooms assuming open windows); (c) Background (L90) for continuous noise sources (measured at the facade of the sensitive land use between 7:00 am and 10:00 pm and within bedrooms assuming open windows from 10:00 pm – 7:00 am); and (d) maximum limit LAmax 45dB(A) inside dwellings; and <p>The development will achieve the Acoustic Quality Objectives listed within the Environmental Protection (Noise) Policy 2008.</p> <p>HOWEVER</p>	<p>AO8.1 Complies While an acoustic report has not been prepared for the proposed development, given the nature and scale of the proposed development, the noise criteria specified in AO8.1 is not anticipated to be exceeded, noting the following:</p> <ul style="list-style-type: none"> • The proposed development involves the creation of a Park Living precinct along the external boundaries of the site which provides for larger dwelling sites (with an average lot size of 400m²). Therefore, any noise associated with these dwellings would be typical with what is reasonable expected within a low density residential environment; • Furthermore, a 7m wide landscaped buffer (and an overall 10m setback) will also be provided along the full length of the external side boundary of the site (together with a 1.8m high solid fence) so any noise impacts associated with the development will be minimised. 						

Performance outcomes	Acceptable outcomes	Response																				
	<p>AO8.2 Where a development is unable to meet noise levels specified in AO8.1 an acoustic assessment has been undertaken by a suitably qualified and skilled person which demonstrates that the development will not result in environmental nuisance at any existing or likely future residential premises (within a 10 year planning horizon).</p>	<ul style="list-style-type: none"> All communal activity areas within the development (that have the potential to generate noise) are setback a considerable distance from the adjoining residential area. The Community Facility area #1 will be setback approximately 180m from the nearest sensitive use, while the Community Facility #2 will be setback approximately 50m from the nearest sensitive uses (and will be buffered by landscaping and future buildings); <p>Overall, the generation of noise from the premises will not cause environmental harm or nuisance to adjoining properties or other noise sensitive land uses.</p>																				
<p>PO9 Development (other than licensed premises operating under a Liquor Licensing Approval) proposing the use of amplified sound equipment is designed, constructed and operated in a manner that is sensitive to the impacts of high and low frequency noise on adjoining sensitive land uses.</p>	<p>AO9.1 Where development (other than licensed premises operating under a Liquor Licensing Approval) proposes the use of amplified sound equipment, existing background octave band centre frequencies have been assessed and the development proposes the following maximum sound pressure criterion:</p> <table border="1" data-bbox="1092 852 1843 1329"> <thead> <tr> <th colspan="2">Frequency - Hz - "A" Weighted</th> </tr> <tr> <th></th> <th>31</th> <th>63</th> <th>125</th> <th>250</th> <th>500</th> <th>1K</th> <th>2K</th> <th>4K</th> </tr> </thead> <tbody> <tr> <th>Background Level SPL dB(A)</th> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> <td>L₉₀ + 5dB(A)</td> </tr> </tbody> </table>	Frequency - Hz - "A" Weighted			31	63	125	250	500	1K	2K	4K	Background Level SPL dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	<p>AO9.1 Complies The requirements of AO9.1 may be conditioned as part of the approved development.</p>
Frequency - Hz - "A" Weighted																						
	31	63	125	250	500	1K	2K	4K														
Background Level SPL dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)	L ₉₀ + 5dB(A)														
<p>PO10 Proposed sensitive land uses in close proximity to existing lawful land uses involving significant noise emissions such as entertainment venues, child care centres, industrial zones or other commercial premises are designed and constructed in a manner that achieves acoustic amenity for the users of the development.</p>	<p>AO10.1 The development is designed to achieve the internal noise criterion (Acoustic Quality Objectives) for the particular use as specified within the Environmental Protection (Noise) Policy 2008.</p> <p>AO10.2 Where the proposed sensitive land use is not listed in the Environmental Protection (Noise) Policy 2008, the development is designed and constructed to meet the internal sound level design criterion contained in Australian Standard AS2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors</p> <p>AO10.3 Where the sensitive land use is within or adjoining entertainment venues utilising amplified music the applicant has undertaken an acoustic</p>	<p>AO10.1 – AO10.3 Complies The site is not located in close proximity to existing lawful land uses that involve significant noise emissions.</p> <p>While part of the site is located in proximity to existing industrial zones on the opposite side of the Highfields Road, the development may be conditioned to provide a report demonstrating that all future dwellings are able to achieve the required internal noise criterion.</p>																				

Performance outcomes	Acceptable outcomes	Response
	assessment of existing background octave levels and designed the sensitive land use component to mitigate the impacts of low frequency noise (particularly between 31.5Hz and 125Hz).	
<p>PO11 Proposed sensitive land uses adjoining Council controlled arterial roads (other than designated 'Transport Noise Corridors') are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.</p>	<p>Where development involves a sensitive land use adjoining a Council controlled arterial road other than designated 'Transport Noise Corridors':</p> <p>AO11.1 The development is designed and constructed in a manner that achieves the internal noise Acoustic Quality Objectives listed within the Environmental Protection (Noise) Policy 2008.</p> <p>AO11.2 The siting of buildings and selection of construction materials complies with the specifications of Australian Standard AS3671- 1989 Acoustics – Road traffic noise intrusion – Building siting and construction.</p>	<p>AO11 Not applicable The site does not adjoin a Council controlled Arterial Road.</p>
<p>PO12 Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government are designed and constructed in a manner that provides acoustic amenity for users/residents of the development.</p>	<p>AO12.1 Proposed sensitive land uses adjoining 'Transport Noise Corridors' as designated by State or Local Government comply with the Queensland Development Code Mandatory Part (MP) 4.4 'Buildings in a Transport Noise Corridor' for all habitable rooms adjoining the corridor.</p>	<p>AO12.1 Not applicable The site does not adjoin a State Transport Noise Corridor.</p>
<p>PO13 Air conditioning units, refrigeration units and any other form of mechanical ventilation or extraction systems do not adversely impact on the acoustic amenity of surrounding sensitive land uses.</p>	<p>AO13.1 Plant of this nature is not elevated, is acoustically shielded (if necessary) and will not be audible at adjoining sensitive receivers.</p> <p>AO13.2 Roof-top mounted plant and equipment is located away from surrounding sensitive land uses and is acoustically shielded to achieve a nil increase in background noise levels (L90) at the nearest sensitive receiver.</p>	<p>AO13.1 Complies No elevated or roof mounted plant is proposed, which may be conditioned by Council.</p>
<p>PO14 The construction phase of the development does not cause adverse acoustic impacts on surrounding sensitive receivers.</p>	<p>AO14.1 Building work (including excavation and filling) is only conducted between the hours of 6:30 am and 6:30 pm Monday to Saturday (excluding public holidays).</p> <p>AO14.2 Where building work is proposed outside of the acceptable timeframe of 6:30 am to 6:30 pm (Monday – Saturday) the applicant has supplied a 'construction management plan' which adequately addresses noise mitigation measures.</p>	<p>AO14.1 – AO14.2 Complies The approval may be conditioned to achieve compliance with AO14.1 – AO14.2.</p>
<p>PO15 Private sporting courts do not create acoustic amenity issues for surrounding sensitive receivers</p>	<p>AO15.1 Private sporting courts are not used between 10:00 pm and 7:00 am.</p> <p>AO15.2 Mechanical equipment such as ball throwing machines which create audible noise at the nearest sensitive receiver is not used between 7:00 pm and 7:00 am.</p>	<p>AO15.1 – AO15.2 Complies While it's likely that some private sporting courts will be provided, they will not be in use between 10pm and 7am, which may be conditioned by Council.</p>

Performance outcomes	Acceptable outcomes	Response
PO16 Vibration from the development does not affect the amenity of surrounding sensitive land uses or cause environmental harm or nuisance.	AO16.1 The development does not result in vibration impacts outside of the development site.	AO16.1 – AO16.2 The development is not expected to result in any significant vibration impacts.
	AO16.2 Where vibration may impact on surrounding sensitive land uses, the proponent has provided a vibration impact assessment or alternatively included vibration within an environmental impact report for the site which demonstrates that the level of vibration will not cause adverse amenity impacts or cause environmental harm or nuisance at any sensitive land use surrounding the development.	
Dust		
PO17 The construction phase of the development prevents or mitigates (to an acceptable level) the release of dust particles which have potential to cause environmental nuisance to adjoining sensitive receivers (including sensitive receivers along haulage routes during excavation and filling operations).	AO17.1 Off-site release of dust particles will be strictly managed to ensure that dust emissions do not travel beyond the property boundary and environmental nuisance does not occur.	AO17.1 – AO17.4 Complies Appropriate dust mitigation/suppression will be implemented during construction, which may be conditioned as part of the approval.
	AO17.2 Areas of exposed fill, excavation and unsealed accesses on the site are watered regularly (particularly during periods of high or constant wind) to reduce dust generation.	
	AO17.3 Areas of fill and excavation are graded, compacted and planted and/or mulched immediately after the dumping operation is complete.	
	AO17.4 Stockpiles of aggregate, sand or other materials brought onto the site are sprayed with water (or treated with an alternative method) to minimise dust nuisance. The frequency of water spraying is increased during hot, dry periods or where wind conditions are such that a dust nuisance is likely to occur. Stockpiles are located away from adjoining sensitive land uses. <i>Note: Where excavation and filling exceeds 1,000 cubic metres the development has submitted a 'construction management plan' which adequately addresses dust mitigation measures. Measures must include strategies such as progressive rehabilitation and complaints processes.</i>	
PO18 Haulage activities associated with excavation and filling are managed to prevent environmental nuisance issues.	AO18.1 Haulage routes are selected on the basis of using the most suitable road surface to prevent dust generation and minimising the number of dwellings or other sensitive land uses affected by potential dust nuisance.	AO18.1 Complies Haulage routes to and from the site will be selected on the basis of using the most suitable road surface to prevent dust generation and minimising the number of dwellings or other sensitive land uses affected by potential dust nuisance, which may be conditioned as part of the approval.
PO19 Water used for dust suppression activities does not itself create environmental harm	AO19.1 Water approved as a method for controlling dust emissions must not be used in a manner that enables contaminated water to enter any stormwater system or natural drainage corridor outside of the site boundaries.	AO19.1 Complies Appropriate dust suppression will be utilised, which may be conditioned as part of the approval.

Performance outcomes	Acceptable outcomes	Response
<p>PO20 The ongoing operation of the development site does not create dust nuisance for adjoining landholders.</p>	<p>AO20.1 Areas within the site that are frequently used for vehicular purposes are imperviously sealed</p>	<p>AO20.1 – AO20.5 Complies Appropriate dust suppression will be utilised, which may be conditioned as part of the approval.</p>
	<p>AO20.2 Industry-specific activities undertaken on site that create dust are performed in an enclosed shed or other structure with suitable dust extraction and filtration systems</p>	
	<p>AO20.3 Grain facilities are equipped with semi enclosed grain receival hoppers fitted with dust extraction and filtration systems. All conveyor belts and bulk grain processing equipment are enclosed to prevent dust emission. Bunker storage without dust extraction is only permitted whereby the release of dust will not impact on surrounding sensitive receivers.</p>	
	<p>AO20.4 All development likely to generate any significant amount of dust must have an adequate water supply available at all times in order to undertake proactive dust reduction measures e.g. watering of access roads.</p>	
	<p>AO20.5 Development that is likely to create ongoing significant dust issues has submitted a 'site based management plan' which adequately addresses dust mitigation measures.</p>	
<p>PO21 Proposed sensitive land uses are adequately separated from existing lawful land uses likely to generate dust emissions such as landfill sites, quarries, cropping land, motor sport facilities and other similar dust generating activities.</p>	<p>AO21.1 Sensitive land uses achieve the separation distances from the nominated uses specified in Table 9.4.2:2.</p>	<p>AO21.1 Complies There are no land uses nearby that have the potential to generate dust emissions.</p>
<p>PO22 Development does not result in dustfall quantities that are likely to impact on the health of surrounding sensitive receivers.</p>	<p>AO22.1 Dustfall averaged over an annual period of time does not exceed 133mg/m²/day when measured at the nearest sensitive receiver.</p>	<p>AO22.1 Complies The proposed residential development is not likely to create any significant amount of dust.</p>
<p>General Emissions</p>		
<p>PO23 Air emissions resulting from development do not cause environmental harm (including environmental nuisance)</p>	<p>AO23.1 The development does not result in air emissions that exceed any of the acceptable levels specified within the Environmental Protection (Air) Policy 2008.</p>	<p>AO23.1 – AO23.3 Complies The proposed development will not generate any significant air quality emissions.</p>
	<p>AO23.2 Where a type of air emission is not listed within the Environmental Protection (Air) Policy 2008 the proponent can demonstrate that the level of emission is in compliance with Australian ambient air quality standards; or If Australian standards do not exist, an ambient air quality standard from another country or organisation may be used with appropriate justification.</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>AO23.3 Where a development is proposing to generate and release air emissions in excess of current air quality emission standards the proponent will provide an 'air quality impact assessment' which adequately addresses the impact of the release and provides justification as to why the industry cannot mitigate the levels further.</p>	
<p>PO24 Child Care Centres are well located to avoid any harmful impacts from air pollution.</p>	<p>AO24.1 Maximum concentrations of air pollutants do not exceed those recommended by the National Health and Medical Research Council.</p>	<p>AO24.1 Not applicable A childcare centre is not proposed.</p>
<p>PO25 Proposed sensitive land uses are adequately separated from existing lawful land uses that produce air emissions.</p>	<p>AO25.1 Sensitive land uses in relation to air emissions are not located within the separation distances specified in Table 9.4.2:2.</p>	<p>AO25.1 Not applicable The site is not located within the separation distances of the following uses:</p> <ul style="list-style-type: none"> • Cropping Land • Landfill • Transfer Station • Sewerage Works • Poultry Farms • Extractive Industry • Piggery • Feedlots • Cattle Dips and Yards • Kennels • Abattoirs • Dairy Bails and Yards • Motor Sport Facilities • Stock Saleyards <p>Forestry</p>
<p>PO26 Electromagnetic radiation levels from telecommunications and other facilities do not pose health risks to the community.</p>	<p>AO26.1 Emission levels from equipment and infrastructure comply with the relevant industry standards as demonstrated through an approved written statement or certification provided by the carrier to council i.e. Electromagnetic Energy report.</p>	<p>AO26.1 Not applicable No telecommunication facilities are proposed.</p>
<p>PO27 Air emission vents or stacks are sited appropriately to ensure that surrounding land uses are not exposed to concentrated levels of air contaminants</p>	<p>AO27.1 Car park exhaust stacks are located away from adjoining sensitive receivers</p> <p>AO27.2 Emissions are discharged vertically and have an exit velocity of at least 10m/second.</p> <p>AO27.3 Spray booth exhaust stacks are at least 8m in height or 4m higher than the adjoining ridgeline of a neighbouring building (if the building is within 40m of the emission point), whichever is the greater.</p>	<p>AO27.1 – AO27.4 Complies No basement car parking is proposed.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO27.4 Tank venting for hydrocarbon fuel storage and LP Gas is located in accordance with AS1940- 2004 The Storage and handling of flammable and combustible liquids (for hydrocarbons) and AS1596:2008 The Storage and Handling of LP Gas.</p>	
Waste Management		
<p>PO28 The development (excluding high rise buildings in excess of three (3) stories) is designed to ensure that waste storage and collection can be undertaken in a manner that complies with Council’s Technical Guidelines for New Developments Waste Storage and Collection Requirements.</p>	<p>AO28.1 For commercial premises and industry activities (other than those premises utilising Council’s wheelie bin waste collection program):</p> <ul style="list-style-type: none"> (a) general waste and recycling containers are located within the curtilage of the property in an area that enables the waste collection truck to pick up the containers while entering and leaving the premises in a forward gear; (b) a container storage area is dedicated that is large enough to cater for the expected volume of general waste and recycling; (c) storage areas are screened either behind a building or using screening materials or landscaping to a minimum height of 1.5m; (d) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is roofed and bunded, contains an impervious surface, is in close proximity to a hose cock and is graded and drained to either a wastewater system connection (requiring a trade waste approval) where sewer is available or in sewerred areas, storage areas are drained to an area of significant landscaping, waste water treatment device or water quality improvement system e.g. Bioretention; (e) where bulk bins (or alternative combined waste and recycling containers exceeding 2 cubic metres) are proposed the bin storage area is designed to enable bins to be washed out within the storage area and drained to a sewer system (requiring trade waste approval) within sewerred areas or area of significant landscaping, water treatment device or water quality improvement system e.g. Bioretention in non-sewerred areas; and (f) bin storage areas do not pose amenity issues for surrounding sensitive receivers, including odour during storage periods or noise issues resulting from collection programs. <p>AO28.2 For a Multiple Dwelling of three (3) – six (6) units the development satisfies one of the following criteria:</p> <ul style="list-style-type: none"> (a) a minimum road frontage is available within the immediate road reserve adjoining the development in order to place the required number of waste and recycling containers out for collection (2 x 240L wheelie bins per tenement) when calculated at 1m/bin e.g. a development requiring eight (8) bins must have at least 8m of useable road reserve (in terms of 	<p>AO28.1 – AO28.4 Complies The proposed development (including the internal road network) is designed to ensure that waste storage and collection can be undertaken in a manner that complies with Council’s Technical Guidelines for New Developments Waste Storage and Collection Requirements. On-site waste collection is anticipated to be undertaken via bulk bins, positioned intermittently throughout the site. Refer to the traffic impact assessment report in Attachment H and the Engineering Services Report in Attachment E for further details.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>bin collection, excluding a 1m clearance around power poles and any area below a street trees canopy where bins cannot be collected);</p> <p>OR</p> <p>(b) the complex includes a communal bin storage area, whereby the body corporate will implement internal procedures requiring residents to progressively fill bins and only place full bins out for collection; and</p> <p>(c) each tenement has an approved bin storage area that will not create amenity issues for surrounding sensitive land uses; and</p> <p>(d) bin storage areas are screened behind buildings for amenity purposes; and</p> <p>(e) storage areas are not within dwellings (including garages) and it is not necessary to take the bins through dwellings (including garages) for collection purposes; and</p> <p>(f) a hose cock is located in close proximity to the storage location to enable bins to be cleaned; and</p> <p>(g) where a rear storage area is not possible bins are stored in a minimum 1.5m high screened area in the front of the dwelling(s);</p> <p>OR</p> <p>(h) screened communal storage areas (to a minimum height of 1.5m) are proposed which contain an impervious floor, hose cock and grading/drainage towards a grassed area or other porous surface.</p> <hr/> <p>AO28.3 For a Multiple Dwelling above six (6) units the development satisfies one of the following criteria:</p> <p>(a) The development incorporates 'internal collection' of either bulk bins or wheelie bins (in accordance with the waste management guideline that accompanies the environmental standard);</p> <p>OR</p> <p>(b) Communal bin storage areas contain a roof, bunding and bin 'washing' provisions in the form of either a sewer connection (requiring trade waste approval) or where no sewer is available a connection to a waste water treatment device, drain to an area of significant landscaping or drain to a water quality improvement device e.g. Bioretention system is acceptable;</p> <p>OR</p> <p>(c) Where 'internal collection' is proposed the internal design complies with the waste management guideline that accompanies this environmental standard and a certification from a registered RPEQ has been provided to</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>demonstrate that manoeuvrability is acceptable for an appropriately sized refuse vehicle</p> <p>AO28.4 Commercial premises utilising Council's wheelie bin waste collection service to dispose of commercial waste:</p> <ul style="list-style-type: none"> (a) utilise a maximum of four (4) wheelie bins i.e. less than 1 cubic metre; (b) store bins within the curtilage of the property in a designated area in close proximity to a hose cock, whereby any adjoining sensitive land uses will not experience amenity issues i.e. odour; (c) store bins on an impervious surface; (d) place bins on the road reserve for a maximum period of 24 hours during collection programs; and (e) store bins in an area that is screened from public view either in a building, behind a building or within a purpose built screened storage area within a 1.5m minimum height. 	
<p>PO29 Development for a Community Residence, Residential Care Facility or Retirement Facility utilising communal bin storage areas ensure that residents have reasonable access to waste containers, where the development is for aged care purposes.</p>	<p>AO29.1 For development involving a Community Residence, Residential Care Facility or Retirement Facility, bin storage areas are located within reasonable proximity to all units, in accordance with Council's Environmental Guideline</p>	<p>AO29.1 Complies On-site waste collection is anticipated to be undertaken via bulk bins, positioned intermittently throughout the site. While the exact location of bin storage areas is yet to be determined, these will be located a reasonable distance for all dwellings, which may be conditioned as part of the approval.</p>
<p>PO30 High rise (in excess of three (3) storeys) residential developments and joint commercial and residential developments are designed to enable best practice waste management principles to be applied.</p>	<p>AO30.1 The applicant has provided a waste management plan that as a minimum has addressed the following issues:</p> <ul style="list-style-type: none"> (a) likely waste quantity and waste type to be generated on site on a weekly basis; (b) likely recycling quantities to be generated on a weekly basis; (c) waste container and recycling container (type and volume) requirements for the residential component (based on 240L of general waste and 240L of recycling per unit) and the commercial component (if applicable); (d) waste storage area locations; (e) dual waste chutes for general waste and recycling; (f) bin room specifications and hygiene practices for waste handling areas, chutes, waste containers and other applicable equipment; (g) collection arrangements and manoeuvring diagrams (including overhead clearances); (h) waste minimisation practices; (i) use of compactors; (j) an impact assessment of waste management practices on any surrounding sensitive land uses; 	<p>AO30.1 Not applicable The proposed development does not involve a high rise residential development or a mixed use development.</p>

Performance outcomes	Acceptable outcomes	Response
	(k) air extraction fans, refrigeration or associated devices for refuse storage areas to prevent odour, particularly where putrescibles are stored; and (l) clinical and related waste storage and collection issues (if applicable).	
<p>PO31 Demolition and building activities actively involve waste minimisation and waste avoidance principles including the promotion of recycling and re-use.</p>	<p>AO31.1 The development will be carried out in accordance with the waste management hierarchy outlined in the Technical Guideline for New Developments Waste Storage and Collection Requirements⁵¹ and the applicant has nominated the quantity and type of materials that will be disposed of to landfill.</p>	<p>AO31.1 Complies This may be conditioned by Council as part of the approval.</p>
<p>PO32 Development that involves the generation of 'clinical and related waste' as per the definition of the Technical Guideline for New Developments Waste Storage and Collection Requirements is designed to adequately cater for legislative storage and collection requirements</p>	<p>Where involving development that involves the generation of 'clinical and related waste' as per the definition of the Technical Guideline for New Developments Waste Storage and Collection Requirements.</p> <p>AO32.1 The storage of 'clinical and related waste' is in accordance with the Technical Guideline for New Developments Waste Storage and Collection Requirements⁵⁴ with storage locations being demonstrated on submitted site/floor plans.</p> <p>AO32.2 The development has proposed a method of disposing of 'clinical and related waste' and has demonstrated that an applicable waste collection vehicle is able to manoeuvre on site, while entering and leaving the premises in a forward gear.</p>	<p>AO32.1 – AO32.2 Not applicable The development does not involve the disposal of clinical and related waste.</p>
<p>PO33 Residential development involving 'internal collection' of either bulk bins or wheelie bins is designed to a standard that enables heavy vehicle access and manoeuvring whilst providing safety to residents and the protection of infrastructure.</p>	<p>AO33.1 The development is designed and certified by a RPEQ and complies with the requirements outlined in Council's Technical Guidelines for Waste Storage and Collection Requirements for New Developments, including:</p> <ul style="list-style-type: none"> (a) appropriate manoeuvring is adequate with vehicles being able to enter and exit the property in a forward gear; (b) overhead clearance is adequate for the applicable refuse vehicle; (c) road surface is appropriate for a HRV; (d) side clearance is appropriate for wheelie bin collection; (e) collection areas are appropriate for either bulk bins or wheelie bins; (f) minimum road width of 5.5m; and (g) internal road networks enable the refuse vehicle to traverse the site without resident safety being jeopardised. 	<p>AO33.1 Complies Vehicle swept paths have been prepared demonstrating that an WCV is able to safely manoeuvre through the site.</p>
<p>PO34 Development involving refuse storage and collection external to Council's waste contract utilise waste containers and hygiene practices that prevent odour issues and remove harbourage opportunities for vermin and mosquitoes.</p>	<p>AO34.1 The applicant will utilise the following control measures:</p> <ul style="list-style-type: none"> (a) putrescibles waste will be removed from the property at intervals not exceeding seven (7) days (putrescibles will be refrigerated where possible and appropriate); 	<p>AO34.1 Complies This may be conditioned as part of the approval.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>(b) tight fitting lid assemblies will be utilised on all waste containers to prevent the pooling of rainwater, thus minimising mosquito breeding opportunities; and</p> <p>(c) bins will be secured to ensure that vermin and pest animals do not have access to a potential food source; and</p> <p>(d) ins will be cleaned on an 'as needed' basis if odour is identified as an issue.</p>	

5. Landscaping Code

Application

This code applies to assessable development:

(1) Identified as requiring assessment against the Landscaping Code by the categories of development and assessment tables in Part 5 – Tables of Assessment

Purpose and overall outcomes

(1) The purpose of the landscaping Code is to facilitate which is an integral component of urban design, contributing to the creation or enhancement of quality places and spaces.

(2) The purpose of the code will be achieved through the following overall outcomes:

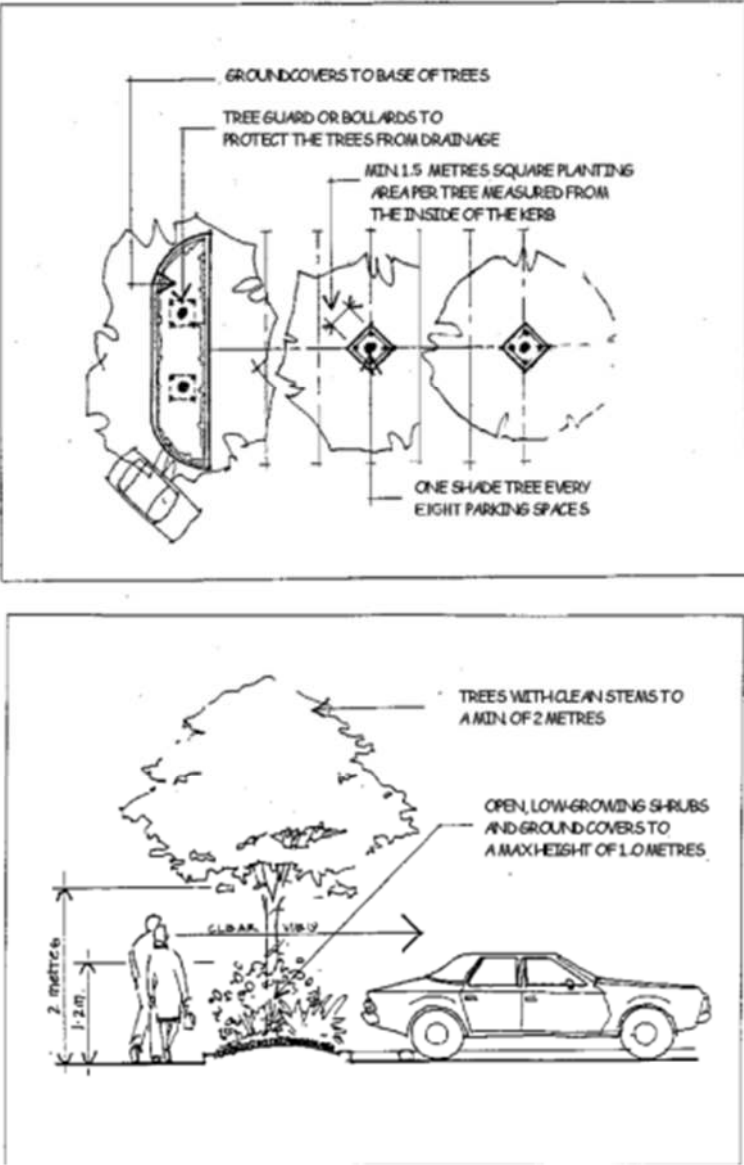
- (a) Landscaping assists in the creation of aesthetically pleasing, safe, comfortable and functional environments for people to work, live and visit;
- (b) Landscaping is suitable for its intended function and is responsive to site and environmental conditions
- (c) Existing significant vegetation and ecological values are retained and protected, to the extent practicable;
- (d) Landscaping is integrated with the overall design of a development, and contributes to a coherent streetscape and the desired local character; and
- (e) Landscaping is established in a manner that ensures the viability of species utilised and cost effective maintenance

Editors note: - Landscape works within or directly adjacent to a State-controlled road corridor required approval from the Department of Transport and Main Roads in accordance with the Transport Infrastructure Act 1994 and TMR Engineering Policy- Directions and Guides – Policy Number EP143 Landscapes

Table 9.4.4:1 – Landscaping Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
PO1 Landscape design is developed by a suitably qualified landscape professional and demonstrates an integrated approach to planning/development issues and documents both hard and soft works proposed for the development.	AO1.1 Landscape documentation is prepared by the landscape professional identified in Table 9.4.4:2	AO1.1 Complies The proposed landscape concept plan in Attachment J was prepared by a suitably qualified consultant.
PO2 Landscape construction is undertaken by a suitably qualified landscape professional.	AO2.1 Landscape construction is carried out by a member of the Queensland Association of Landscape Industries.	AO2.1 Complies This may be conditioned as part of the approval.
PO3 Landscape design reflects the local context and incorporates cohesive and desirable aspects of the prevailing landscape character. (Desirable aspects are those considered necessary to maintain and enhance the character, setting and/or ambience, and ecological values of the location.)	AO3.1 Where a street or locality has an identifiable character derived from existing vegetation, similar or identical plant species are used.	AO3.1 – AO3.4 Complies This may be conditioned as part of the approval.
	AO3.2 Existing desirable landscape elements and treatments are incorporated into landscaping to integrate the development into the existing character of the area.	
	AO3.3 Existing site trees are integrated into the development	
	AO3.4 Species selection is reflective of cool temperate species	

Performance outcomes	Acceptable outcomes	Response
<p>PO4 Where the development involves the creation of a new road street tree planting is undertaken having consideration of:</p> <ul style="list-style-type: none"> (a) the hierarchy and function of the street; (b) selection of appropriate species; (c) avoidance of conflict between the street tree and utilities and services within the road reserve; (d) soil conditions; (e) existing street trees; (f) solar access; and (g) driveway access. 	<p>Where the development involves the creation of a new road:</p> <p>AO4.1 Street planting is carried out in accordance with the requirements of SC6.2 PSP No.2 Engineering Services Infrastructure Roads and Drainage.</p> <p>AO4.2 Species and materials are used that minimise the use of potable water</p> <p>AO4.3 Street tree planting is in accordance with PSP No.8 – Street Trees.</p>	
<p>PO5 Fencing design and acoustic barriers:</p> <ul style="list-style-type: none"> (a) are compatible with the existing streetscape and proposed development type; and (b) provide visual interest and address the street. 	<p>AO5.1 Front fences longer than 15m and greater than 1,400mm in height are visually fragmented with recesses at least 1.2m deep and 1.2m wide at 15m intervals, planted with at least one tree and groundcovers.</p> <p>AO5.2 All planting and recesses along a fence are located within the property boundary and planting recesses are accessible from within the site.</p> <p>AO5.3 Where the acoustic fencing is required by the planning scheme it is designed by an acoustic engineer and incorporated a minimum 3m vegetated buffer on either side of the fence with vegetation having mature height equal to or above the height of the acoustic fencing.</p>	<p>AO5.1 – AO5.3 Complies This may be conditioned as part of the approval.</p>
<p>PO6 Location, design and provision of planting in carparks and internal roadways achieve a high degree of shade, amenity and safety.</p>	<p>AO6.1 Landscaping visually fragments and shades carparking areas with regular tree planting in individual planting bays evenly distributed throughout the car parking area at the rate of one planted bay per eight (8) carparking spaces.</p> <p>AO6.2 Individual planting bays have a minimum dimension of 1,500 x 1,500mm with permeable surface treatments and are flush with the finished surface levels of the car park.</p> <p>AO6.3 No raised kerbing is provided around planting bays. Wheel stops or bollards are used to delineate planting bays where necessary and finished carpark surface levels fall towards planting areas.</p>	<p>AO6.1 – AO6.4 Complies This may be conditioned as part of the approval.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>A06.4 Planting bays incorporate ground covers less than 1,000mm height that allow unobstructed surveillance.</p> 	
<p>PO7 Location and habit of tree planting must not interfere with the function and accessibility of any adjacent utility services.</p>	<p>A07.1 Species mature height and siting must not interfere with or compromise overhead and underground utility assets including stormwater inlet pits.</p> <p>A07.2 Tree planting must be minimum of 2m from any mains water easements and offset 4m from any sewer main or inspection chamber.</p>	<p>A07.1 – A07.2 Complies This may be conditioned as part of the approval.</p>
<p>PO8 Maintenance access points must be considered and accommodated for in the site planning and design process.</p>	<p>A08.1 Access by appropriate maintenance or utility vehicles must be demonstrated with ground surface treatments that are stable and usable in all weather.</p> <p>A08.2 Functional maintenance vehicle circulation and access gates to be provided.</p>	<p>A08.1 – A08.2 Complies This may be conditioned as part of the approval.</p>

Performance outcomes	Acceptable outcomes	Response
<p>PO9 On-site stormwater harvesting is to be maximised for irrigating landscaping in development with reuse measures and amelioration of stormwater impacts provided.</p>	<p>AO9.1 Landscape design takes advantage of the flow of water along overland flow paths.</p> <p>AO9.2 Landscaping is used to help maximise opportunities for on-site stormwater infiltration by</p> <ul style="list-style-type: none"> (a) minimising impervious surfaces and incorporating semi-permeable paving products; (b) falling hard surfaces towards pervious surfaces such as turf or mulched areas (c) maximise opportunities for turf and planting areas; (d) align planting areas parallel to contours to slow the flow of surface water; and (e) ensure planting palette comprises canopy tree species <p>AO9.3 Provision for drainage is incorporated through treatments such as subsurface drains, swales, ponds and infiltration cells.</p> <p>AO9.4 Sediment and erosion control measures are provided.</p> <p>AO9.5 Planter boxes on podiums and building forecourts are plumbed to stormwater.</p>	<p>AO9.1 – AO9.5 Complies This may be conditioned as part of the approval.</p>
<p>PO10 Landscape design is integrated with any existing urban design theme within the surrounding area and coordinates paving, planting, street furniture, lighting, signage and other elements to reflect that theme and assist in the creation of a sense of place.</p>	<p>No acceptable outcome nominated</p>	<p>PO10 Complies This may be conditioned as part of the approval.</p>
<p>PO11 Design of pedestrian paths and places reinforces the desired character of the area and/or place and includes features to enhance their use that are of universal design to ensure non-discriminatory access and use.</p>	<p>AO11.1 Design complies with AS1428 parts 1, 2, 3, and 4 – Design for Access and Mobility</p>	<p>AO11.1 Complies This may be conditioned as part of the approval.</p>
<p>PO12 Risks to personal safety and the potential for vandalism and fear are reduced through landscape design that has been informed by Crime Prevention Through Environmental Design (CPTED) principles in relation to:</p> <ul style="list-style-type: none"> (a) Surveillance (b) Access control (c) Territorial reinforcement (d) Space management 	<p>Landscape design incorporates the following design measure:</p> <p>AO12.1 The attractiveness of crime targets is minimised by providing opportunities for effective surveillance through: clear sight lines from private to public space, reducing concealment or entrapment opportunities, public facilities (toilets, shelters etc) located to promote use, dual access points, avoiding blind corners, and lighting where appropriate.</p> <p>AO12.2 Barriers are used to attract, channel or restrict the movement of people by: clear spatial definition and legibility, optimising opportunity for public</p>	<p>AO12.1 Complies This may be conditioned as part of the approval.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>interaction, visually permeable screens and fencing, appropriate use of mechanical measures that correspond to actual risk.</p> <p>AO12.3 Reinforcing definition of territory and ownership of private , semi-public and public spaces through: clear design cues for use and activities, transitions and boundaries between public and private, design that encourages public interaction and ownership, legible universal signage.</p> <p>AO12.4 Space Management: ensuring that public spaces are appropriately utilised and maintained by the use of vandal- and graffiti- resistant materials, easily accessed and maintained fixtures.</p>	