



DEVELOPMENT APPLICATION

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Development Permit – Reconfiguring a Lot

TOOWOOMBA
REGIONAL COUNCIL

Boundary Realignment (2 into 2 Lots)

4-6 Fairholme Street, Mount Loffy

PLANNING REPORT

MAY 2026

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(2 into 2 Lots)

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EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	4-6 Fairholme Street, Mount Lofty
Real Property Description	Lot 3 RP143424 and Lot 5 RP169406
Area of Site	3,012m ²
Road Frontage	Fairholme Street
Easements	Easement A RP169406
Registered Owners	Lot 3: Damian Mark Mills & Tiffany Katrina Wicks Lot 5: Joanne Patricia Killick

PLANNING INSTRUMENTS

Regional Plan	South East Queensland and Darling Downs Regional Plans
Regional Plan Designation	Urban Footprint
Planning Scheme	<i>Toowoomba Regional Planning Scheme 2012</i>
Zone	Low Density Residential Zone
Zone Precinct	General Precinct
Overlays	<ul style="list-style-type: none"> • Airport Environs Overlay • Bushfire Hazard Overlay • Environmental Significance Overlay
Existing Use	Dwelling House on each allotment.
Current Approvals	Nil (as available on Council's Development.i)

APPLICATION OVERVIEW

Application	Development Application
Approval Sought	Development Permit
Development Type	Reconfiguring a Lot
Development Description	Boundary Realignment (2 into 2 Lots)

Level of Assessment	Impact Assessable
Relevant Referral	Nil

PROPOSED DEVELOPMENT

Existing Number of Lots	Two (2)
Proposed Number of Lots	Two (2)
Lot Sizes	<p>Lot 3 RP143424:</p> <ul style="list-style-type: none"> Existing: 1,009m² Proposed: 1,190m² <p>Lot 5 RP169406:</p> <ul style="list-style-type: none"> Existing: 2,003m² Proposed: 1,821m²
Access Handle Dimensions	<p>Width: 6m (existing)</p> <p>Length: 48.8m</p> <p>Area: 292.8m²</p>
Vehicular Access	Each lot and existing Dwelling House will retain the existing vehicle access arrangement to Fairholme

APPLICANT DETAILS

Applicant	<p>Damian Mills</p> <p>c/- Precinct Urban Planning</p> <p>PO Box 3038</p> <p>TOOWOOMBA QLD 4350</p>
Contact Person	<p>James Williams</p> <p>Phone: 07 4632 2535</p> <p>Mobile: 0481 127 412</p> <p>Email: james@precinctplan.com.au</p>
Our Reference	2026-202

1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a Development Permit for Reconfiguring a Lot for Boundary Realignment (2 into 2 Lots) on land at 4-6 Fairholme Street, Mount Lofty, described as Lot 3 RP143424 and Lot 5 RP169406 including Easement A RP169406 (**the site**). The proposed development involves rearranging the boundaries of a lot and accordingly comprises Reconfiguring a Lot under Schedule 2 of the *Planning Act 2016* (**the Act**).

This town planning report addresses the merits of the development having regard to the provisions of the *Planning Act 2016* and the *Toowoomba Regional Planning Scheme 2012*. This planning report has been prepared on behalf of the applicant, Damian Mills.

This Development Application for a Development Permit for Reconfiguring a Lot is Impact Assessable development under the *Toowoomba Regional Planning Scheme 2012*. The following report demonstrates the suitability of the proposal within the locality and its compliance with the relevant provisions of the *Toowoomba Regional Planning Scheme 2012*.

2.0 SITE AND LOCALITY

2.1 SITE

The site is located at 4-6 Fairholme Street, Mount Lofty, described as Lot 3 RP143424 and Lot 5 RP169406 including Easement A RP169406 (**the site**). The site is located within the suburb of Mount Lofty and is approximately 2.8km north-east of the Toowoomba CBD. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of rectangular configuration comprising two (2) separate but contiguous titles with a total site area of 3,012m². The site has primary frontage to Fairholme Street. The configuration of the site is illustrated in **Figure 2**.

FIGURE 1 - LOCALITY PLAN

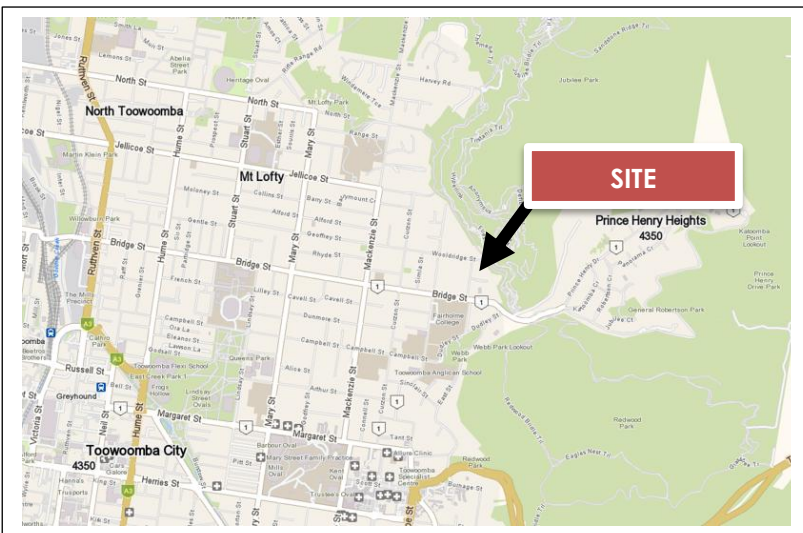
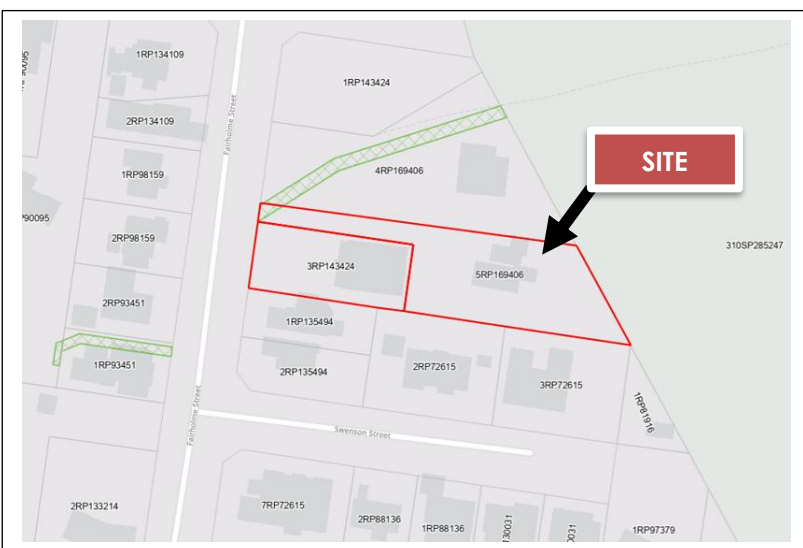


FIGURE 2 - CADASTRAL PLAN



Improvements on the site include a Dwelling House and ancillary structures on each allotment. The features of the site and surrounding land uses are illustrated in **Figure 3**.

FIGURE 3 - AERIAL IMAGERY



2.2 SITE CHARACTERISTICS

The site is characterised by the following features:

- The site has sole frontage to Fairholme Street which comprises a two-lane unmarked bitumen sealed carriageway with concrete kerb and channel on both sides of the road reserve. Fairholme Street is identified as a "Local" road on Council's Road Hierarchy.
- Lands in the locality drain in a northerly direction towards tributaries of Little Oak Creek. Little Oak Creek is located approximately 1km north-east of the site and comprises the area's primary drainage feature.
- The site experiences a gradual decline in land elevation between the southern and northern boundaries of the site; refer to **Figure 4**. The highest point of the site is located adjacent to the southern boundary at approximately 625m AHD, with the lowest point of the site located adjacent to the northern boundary at approximately 617m AHD. This translates to a fall in natural ground level of approximately 8m across the site.
- The site is predominately clear of mature vegetation and does not contain mapped areas of remnant vegetation or ecological significance.
- The site is burdened by Easement A RP169406 located in the north-western corner of the site. The easement is for the purposes of stormwater drainage.

- The site is serviced by Council's reticulated water supply, sewerage and stormwater drainage infrastructure; refer to **Figure 4**. The site is serviced by reticulated electricity and telecommunications supply networks.

FIGURE 4 - CONTOUR AND INFRASTRUCTURE MAPPING

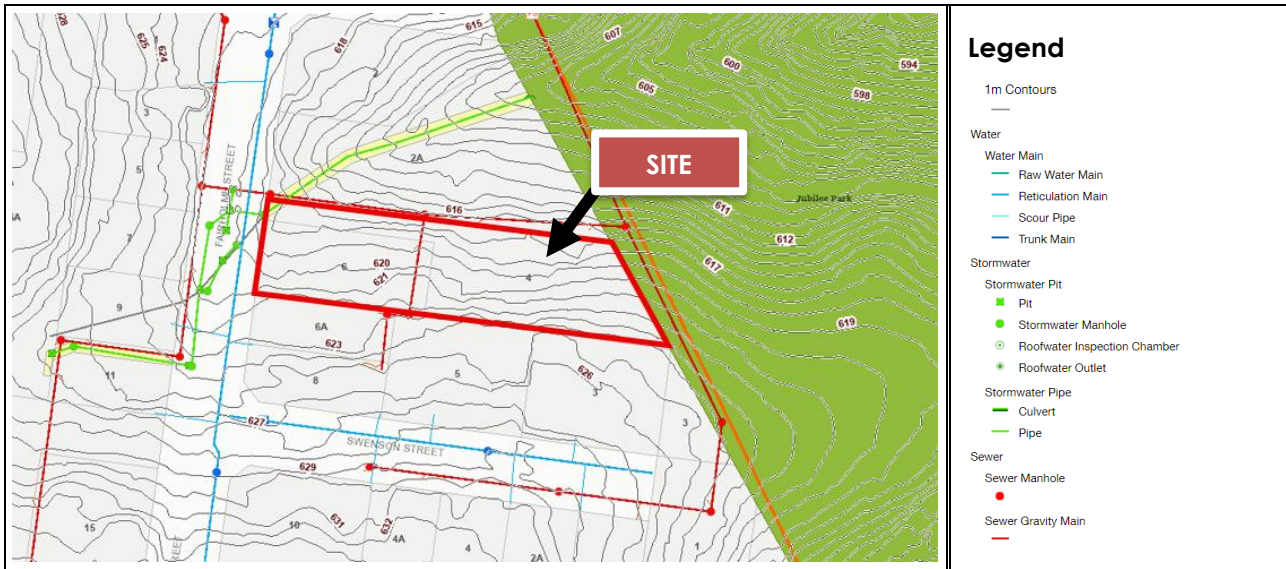


Figure 4 confirms that the site experiences a decline in land elevation between the southern and northern boundaries of the site. The figure also illustrates the locations of Council's reticulated water, sewerage and stormwater networks in relation to the site.

The features of the site are illustrated in **Photographs 1-2**.



PHOTOGRAPH 1 - View of the site from Fairholme Street.



PHOTOGRAPH 2 - View of the site's existing access arrangement.

2.3 SURROUNDING LAND USE

2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by a mix of residential land uses. The scale and character of the built form in the locality is of a predominately low-rise residential character.

2.3.2 ADJOINING PROPERTIES

The nature and character of land use on surrounding properties may be summarised as follows:

- Land to the **north** of the site, located at 2A Fairholme Street, comprises a residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 3 - View of the residential premises to the north of the site from Fairholme Street.

- Land to the **east** of the site, comprises heavily vegetated land associated with Jubilee Park.



PHOTOGRAPH 4 - View of the land to the east of the site.

- Land to the **south** of the site, located at 6A Fairholme Street, comprises a residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 5 - View of the residential premises to the south of the site from Fairholme Street.

- Land to the **west** of the site, located at 7 Fairholme Street, comprises a residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 6 - View of the residential premises to the west of the site from Fairholme Street.

2.4 CURRENT DEVELOPMENT APPROVALS

The site does not currently benefit for any existing Development Permits as publicly available on Council's website.

3.0 PROPOSAL

This Development Application seeks approval for a Development Permit for Reconfiguring a Lot – Boundary Realignment (2 into 2 Lots) on land at 4-6 Fairholme Street, Mount Lofty. The site comprises two (2) lots, each comprising an existing Dwelling House and ancillary structures which will all be retained as part of the development.

Details regarding the proposed design and operation of the development are provided below.

3.1 SITE COMPOSITION AND LAYOUT

The site has a total site area of 3,012m² and consists of a standard lot (Lot 3) and a hatchet lot (Lot 5), each containing a Dwelling House and ancillary structures. Given the proximity of the common boundary to the Dwelling House on Lot 3, the proposed development seeks to relocate the common boundary approximately 8m further east to create a greater setback between the Dwelling House and the common boundary. A comparison of the existing and proposed lot sizes is outlined below:

- Lot 3 RP143424:
 - o Existing Lot Size: 1,009m²
 - o Proposed Lot Size: 1,190m²
- Lot 5 RP169406:
 - o Existing Lot Size: 2,003m²
 - o Proposed Lot Size: 1,821m²

The proposed boundary realignment will be generally in accordance with the Proposed Realignment Plan, Drawing No. 26066 5001 001-B, Revision B, prepared by Sunrise Surveying, dated 10 April 2026, attached at **Appendix B** and reproduced as **Figure 5**.

FIGURE 5 - PROPOSED SITE PLAN



3.2 ACCESS & CARPARKING

Both proposed lots will utilise the existing crossovers and maintain the existing access arrangement to Fairholme Street. The proposed lots have been designed to ensure that they are of a sufficient size and dimensions to allow for on-site manoeuvring and parking of vehicles associated with their existing or future land uses.

3.3 INFRASTRUCTURE AND SERVICING

All proposed lots will maintain their existing connections to Council's infrastructure networks, including reticulated water supply and sewerage networks, and electrical and telecommunications supply networks.

4.0 PLANNING FRAMEWORK

4.1 THE PLANNING ACT 2016

The purpose of the *Planning Act 2016* (PA) is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.

The proposed development involves rearranging the boundaries of a lot and accordingly comprises Reconfiguring a Lot under Schedule 2 of the *Planning Act 2016 (the Act)*. A Development Permit for Reconfiguring a Lot must be obtained prior to the endorsement and registration of the plan of survey. Assessment against the *Toowoomba Regional Planning Scheme 2012* indicates that this development application is Impact Assessable in accordance with Section 45(5) of the Act.

4.2 STATE PLANNING POLICY

Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, the Assessment Manager, in considering an Impact Assessable Development Application, must assess the application in respect of the State Planning Policy.

The *State Planning Policy July 2017 (SPP)* commenced on 3 July 2017 and replaces *State Planning Policy April 2016*. The SPP expresses the state's interests in land use planning and development and promotes these interests through plan making and development decisions of state and local government. The SPP applies, to the extent relevant, when:

- making or amending a local planning instrument;
- designating premises for infrastructure;
- making or amending a regional plan;
- development assessment by local government, if its planning scheme has not yet appropriately integrated the relevant SPP state interests policies; and
- an assessment manager or referral agency other than local government is assessing a development application.

The SPP addresses seventeen (17) state interests categorised under the following themes:

- (i) Liveable communities and housing.
- (ii) Economic growth.
- (iii) Environment and heritage.
- (iv) Safety and Resilience to Hazards.
- (v) Infrastructure.

A state interest is defined under Schedule 2 of the *Planning Act 2016 (the Act)*:

- (a) an interest that the Minister considers affects an economic or environmental interest of the State or a part of the State; or
- (b) an interest that the Minister considers affects the interest of ensuring this Act's purpose is achieved.

The proposed development has been assessed against the state interests included under *Part E: State Interest Policies and Assessment Benchmarks* of the SPP as follows:

4.2.1 STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS

Part E of the SPP contains state interest policies and where relevant, the assessment benchmarks for each state interest. The assessment benchmarks for each relevant state interest are listed below. For each of these state interests, Part E of the SPP advises when the assessment benchmarks apply and if so, what matters the application must be assessed against, to the extent the SPP has not been identified in a local planning instrument as being appropriately integrated.

Part 2 of the *Toowoomba Regional Planning Scheme 2012* identifies the State interests under the State Planning Policy that have been integrated into the Planning Scheme. In this instance, the *Toowoomba Regional Planning Scheme 2012* confirms that some of the State interests relevant to the Toowoomba Regional Council region have been appropriately incorporated into the Planning Scheme.

The Planning Scheme incorporates the following State interest:

- Safety and Resilience to Hazards (as it relates to flood hazards).

Accordingly, where the proposed development achieves compliance with the assessment benchmarks of the Planning Scheme, the development is considered to comply with the provisions of the State Planning Policy as it relates to the above State interest. The development is therefore also required to be assessed against the assessment benchmarks under the State Planning Policy for the relevant State interests not integrated into the Planning Scheme. An assessment of each of the relevant State interests is provided below.

1. Liveable Communities

These provisions apply to a development application in an urban area involving premises that is, or will be, accessed by common private title, for a material change of use or reconfiguring a lot where the application involves buildings (attached or detached) that are not covered by other legislation or planning provisions mandating fire hydrants.

Where these circumstances apply, the development:

- (i) ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently;
- (ii) road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied; and
- (iii) fire hydrants are suitably identified so that fire services can locate them at all hours.

In this instance, the proposed development does not involve any of the above circumstances, and accordingly, these provisions are not relevant to the assessment of this application.

2. Mining and Extractive Resources

These provisions relate to the following developments:

- (1) Reconfiguring a Lot within a Key Resource Area (**KRA**);
- (2) A Material Change of Use within the resource/processing area of a KRA or the separation area for the resource/processing area of a KRA; or
- (3) A Material Change of Use within the transport route separation area of a KRA that will result in an increase in the number of people working or residing in the transport route separation area.

In this instance, the proposed development does not involve any of the above circumstances, and accordingly, these provisions are not relevant to the assessment of this application.

3. Water Quality

These provisions relate to the following matters of state interest:

- (1) Receiving waters - including development applications for:
 - (a) a material change of use for urban purposes that involves a land area of 2,500m² or greater that will result in:
 - (i) an impervious area greater than 25% of the net developable area; or
 - (ii) six or more dwellings; or
 - (b) reconfiguring a lot for urban purposes that involves a land area 2,500m² or greater and will result in six or more lots; or
 - (c) operational works for urban purposes that disturb 2,500m² or greater of land area.
- (2) For water supply buffer areas – a development application located wholly outside an urban area and relating to premises that is within, or partly within, a water supply buffer area, that involves: (i) material change of use activities listed in Part E of the SPP, or (ii) reconfiguring a lot to create five or more additional lots where one or more lots are less than 16ha and any of the created lots rely on on-site wastewater treatment.

In this instance the proposed development involves a Reconfiguring a Lot on land with an area greater than 2,500m² and does not involve the creation of six (6) or more lots intended for urban purposes. Accordingly, the assessment provisions for this State interest are not relevant to the assessment of this application.

4. Natural Hazards, Risk and Resilience

These provisions relate to development applications for a material change of use, reconfiguring a lot or operational work on land within:

- (i) a flood hazard area;
- (ii) a bushfire hazard area;
- (iii) a landslide hazard area,
- (iv) storm tide inundation areas; and
- (v) erosion prone area.

In this instance, the site is identified as being impacted by natural hazards. In particular, the rear of the site is impacted by bushfire prone areas (Potential Impact Buffer to High Potential Bushfire Intensity) under the State Planning Policy mapping. Accordingly, an assessment of the applicable assessment benchmarks for this State interest is provided below:

1. The proposed development will not be located within a mapped erosion prone area or a coastal management district.
2. The proposed development is not located within an erosion prone, flood hazard, landslide hazard area or storm tide inundation area, and subsequently it is not identified by the State that these hazards will pose risk to people and property.
3. With respect to the mapped potential bushfire hazard, the proposed development is limited to relocating the common boundary of the two lots. Each lot contains an existing Dwelling House and accordingly, the proposed development will not increase risk to people and property.
4. The proposed development will not hinder disaster management response or recovery capacity and capabilities.

5. The proposed development will not directly, indirectly or cumulatively increase the severity of the natural hazard and the potential for damage on the site or other properties.
6. The proposed development will not impact on the natural processes and protective function of landforms and vegetation that assist with mitigating risks.
7. Community infrastructure is not proposed as part of the development.

The proposed development has been assessed to comply with the applicable matters of this state interest and is deemed to not adversely affect matters.

5. Strategic Airports and Aviation Facilities

These provisions relate to development applications that involve land located within a local government area that contains/impacted by a strategic airport identified in the SPP Part E, Table 2, or an aviation facility identified in Appendix 2 of the *strategic airports and aviation facilities guidance material* and involve:

- (i) a material change of use of premises that will result in work encroaching into the operational airspace of a strategic airport, or on land within the light restriction zone, lighting area buffer or the wildlife hazard buffer zone of a strategic airport, ~~or~~ results in work encroaching into the building restricted area of an aviation facility; or
- (ii) a material change of use or reconfiguring a lot where any part of the land is within the 20ANEF contour or greater, or the public safety area of a strategic airport; or
- (iii) building work not associated with a material change of use that will result in work intruding into the operational airspace of a strategic airport, or where any part of the premises is within the light restriction zone of lighting area buffer of a strategic airport, or results in work encroaching into the building restricted area of an aviation facility; or
- (iv) operational work not associated with a material change of use where any work or associated activity will intrude into the operational airspace of a strategic airport, or where any part of the premises is within the light restriction zone of lighting area buffer of a strategic airport, or results in work encroaching into the building restricted area of an aviation facility.

Where these circumstances apply, the development application is assessed against the strategic airports and aviation facilities assessment benchmarks listed under the SPP. In this instance, the site is not impacted by a Strategic Airport. Accordingly, the assessment provisions for this State interest are not relevant to the assessment of this application.

The proposal has been assessed to comply with all applicable matters of state interest included in the State Planning Policy.

4.3 STATE REFERRAL AGENCIES

Section 54 of the *Planning Act 2016* and Section 22 and Schedule 10 of the *Planning Regulation 2017 (the Regulation)* are of relevance for the purposes of determining applicable referral agencies and their jurisdiction in terms of being advice or concurrence agencies as well as the relevant assessment benchmarks that are to be addressed.

The State Assessment and Referral Agency (**SARA**), established under the auspices of the Department of State Development, Infrastructure and Planning (**DSDIP**) is the assessment manager or referral agency for development applications where the State has a jurisdiction pursuant to Schedule 8 or 10 of the Regulation. Schedule 10 regulates when applications are referrable. In accordance with Schedule 8, DSDIP will not be the assessment manager for this development application.

TABLE 1 - REFERRAL TRIGGER ASSESSMENT

Part	Application Involving	Applicable	Comment
Part 1	Airport land	No	The proposed development is not located on airport land.
Part 2A	Caboolture West Interim Structure Plan	No	The site is not located within the Caboolture West investigation or growth areas.
Part 3	Clearing native vegetation	No	The proposed development does not involve clearing native vegetation or give rise to accepted clearing.
Part 4	Contaminated land	No	The site is not identified as contaminated land.
Part 5	Environmentally relevant activities	No	An approval for an ERA is not sought.
Part 6	Fisheries	No	The proposed development is not associated with: <ul style="list-style-type: none"> • aquaculture; or • the removal, destruction or damage of marine plants; or • the constructing or raising of waterway barrier works; and • is not within a declared fish habitat area.
Part 7	Hazardous chemical facilities	No	The proposed development is not for a hazardous chemical facility.
Part 8	Heritage places	No	The proposed development is not associated with a locally listed place. In addition, the site is not associated with, nor does it adjoin a property on the Queensland heritage register.
Part 9	Infrastructure-related	No	The following relates to infrastructure-related referrals: <ul style="list-style-type: none"> • The proposed development does not exceed the thresholds identified at Schedule 20. • The site is not associated with a designated premises. • The site is not located within 25m of a State transport corridor or 100m of a State controlled intersection. • The site is not identified as a future State-controlled road. • The site is not subject to an easement for the benefit of an electricity distribution entity, or transmission entity and for a transmission grid or supply network. • The site is not located within 100m of an electricity substation. • The site is not associated with an easement for oil, gas or electricity infrastructure. • The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
Part 10	Koala habitat area	No	The site is not mapped as containing koala habitat areas.
Part 11	Noise attenuation land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational works	No	The proposed development does not involve Operational

Part	Application Involving	Applicable	Comment
	for reconfiguring a lot		Works.
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a lot under Land Title Act	No	The proposed development does not involve Reconfiguring a Lot under the Land Title Act.
Part 15	SEQ Development area	No	The site is not located within an SEQ development area.
Part 16	SEQ regional landscape and rural production area and SEQ rural living area	No	The site is not located within the SEQ regional landscape and rural production area or the SEQ rural living area.
Part 16AA	Solar Farms	No	The proposed development does not involve a solar farm.
Part 16A	Southport Spit	No	The site is not located in the Southport Spit.
Part 16B	SEQ Northern Inter-Urban Break	No	The site is not located within the identified SEQ Northern Inter-Urban Break area.
Part 17	Tidal works or work in a coastal management district	No	The proposed development does not involve tidal works or works within a coastal management district.
Part 18	Urban design	No	The proposed development does not involve an increase in GFA that is greater than 25,000m ² .
Part 19	Water-related development	No	The proposed development does not involve: <ul style="list-style-type: none"> the taking or interfering of water; or removing quarry material from a watercourse or lake; or relates to a dam; or the construction of a levee.
Part 20	Wetland protection area	No	The site is not identified as being within a wetland protection area.
Part 21	Wind farms	No	The proposed development does not involve a wind farm

The above assessment of the referral triggers under the *Planning Regulation 2017* confirms that the proposed development will not trigger referral in this instance.

4.4 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (**SDAP**) provide assessment benchmarks for the assessment of development applications where the chief executive administering the *Planning Act 2016 (the Act)* is the assessment manager or a referral agency. The chief executive through the State Assessment and Referral Agency (**SARA**) uses the SDAP to deliver a coordinated, whole-of-government approach to the state's assessment of development applications.

The SDAP applies throughout the State and contains the matters of State interest the chief executive may have regard to when assessing/deciding a development application as either the assessment manager or referral agency.

The SDAP contains criteria for assessment within State Codes to clarify when the State is to be involved in the assessment of an application and the specific matters of State interest that apply. The SDAP is a specific assessment benchmark that a development must be assessed against as prescribed under the Regulation. In this instance, the proposed development does not trigger assessment against State Codes.

4.5 REGIONAL PLANS

The site is located within the Toowoomba Urban Extent and therefore the provisions of the South East Queensland and Darling Downs Regional Plans apply in accordance with the provisions of the *Planning Regulation 2017*. An assessment of the development against the regional plan provisions is provided below.

4.5.1 SOUTH-EAST QUEENSLAND REGIONAL PLAN

The *South-East Queensland Regional Plan 2023 (ShapingSEQ 2023)* provides a regional framework for growth management, which sets the long-term planning direction for sustainable growth, a globally competitive economy, and high-quality living. *ShapingSEQ 2023* informs local planning across the region's twelve (12) local government areas and guides future infrastructure planning and investment to ensure regional growth is well-supported and contributes to a prosperous and liveable region.

ShapingSEQ 2023 seeks to set a clear direction for the region through a series of Regional Priorities. These priorities are implemented through identified outcomes and strategies and sub-regional directions. These Regional Priorities are:

- A sustainable growth pattern;
- More homes, faster – supply, diversity and affordability;
- More social and affordable homes;
- Well-designed communities;
- Integrating land use and infrastructure;
- New economic opportunities and jobs;
- A sufficient pipeline of industrial land;
- Incorporating Aboriginal and Torres Strait Islander knowledge, culture, traditions and aspirations;
- Regional approach to natural hazards; and
- Better biodiversity outcomes for growth areas.

ShapingSEQ defines the desired future settlement pattern that aims to use land more efficiently, while protecting the values important to the community. The regional growth pattern designates land in SEQ in one of three regional land use classifications:

- Urban Footprint;
- Rural Living Area; or
- Regional Landscape and Rural Production Area.

The SEQ regulatory provisions ensure that land use planning and development throughout the region support *ShapingSEQ 2023's* desired regional growth pattern, goals, elements and strategies.

Under the settlement pattern identified in *ShapingSEQ 2023*, the site has been included within the **Urban Footprint**.

The Urban Footprint identifies land sufficient to provide for the region's urban development needs over the life of the plan. The area includes land intended to accommodate the full range of acceptable urban uses, such as housing, industry, business, infrastructure, community facilities and urban open space.

The proposed development involves a boundary realignment in an area suitable for such purposes. Accordingly, the application complies with the provisions of *ShapingSEQ 2023*.

4.5.2 DARLING DOWNS REGIONAL PLAN

The Darling Downs Regional Plan was adopted on 14 October 2013 and covers the local authority areas of Balonne Shire Council and the Regional Councils of Goondiwindi, Maranoa, Southern Downs, Toowoomba and Western Downs.

The policies contained in the regional plan contribute towards the protection of strategic areas of priority agricultural land use from potentially incompatible resource activities and seek to maximise opportunities for co-existence of resources and agricultural land use.

The regional plan also safeguards areas required for the growth of towns in the regions through the establishment of Priority Living Areas while providing for resource activities to locate within these areas where it meets communities' expectations as determined by the relevant local government.

The site is located within the City of Toowoomba which is identified as Restricted Area (RA) 384 under Appendix 2 of the Regional Plan. This designation reflects the boundaries of the SEQ Regional Plan referred to under section 4.5.1 above. The development satisfies the requirements of the SEQ Regional Plan and accordingly will not compromise the outcomes sought under the Darling Downs Regional Plan.

The proposal involves a boundary realignment in an area suitable for such purposes. Accordingly, the application complies with the provisions of Darling Downs Regional Plan.

4.6 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

4.6.1 INTRODUCTION

Pursuant to the provisions of section 45(5) of the *Planning Act 2016*, an Impact Assessable Development Application must be assessed against the applicable assessment benchmarks of the applicable categorising instrument. The applicable categorising instrument in this instance is the *Toowoomba Regional Planning Scheme 2012*. A summary of the assessment of the proposal against the provisions of this instrument is outlined below.

4.6.2 ZONING

Under the *Toowoomba Regional Planning Scheme 2012*, the region is divided into twenty (20) land use zones. Certain zones are further divided into precincts for the purposes of conveying preferred land use intent or in order to assign assessment status to individual uses.

The site is predominately located within the **Low Density Residential Zone (General Precinct)**. The zoning of the site and surrounding locality is illustrated in **Figure 6**.

FIGURE 6 - ZONING MAPPING



Under the assessment table for Reconfiguring a Lot at section 5.6 of the *Toowoomba Regional Planning Scheme 2012*, the proposed Boundary Realignment (2 into 2 Lots) within the Low Density Residential Zone is identified as **Impact Assessable** development on the basis that it involves a hatchet lot and accordingly, does not meet the description listed in the categories of development and assessment column for accepted development subject to requirements.

4.6.3 OVERLAY MAPPING

The Planning Scheme includes overlay maps that identify land characterised by particular features or subject to physical constraints that are likely to influence the use and development potential of affected areas. Overlay maps also identify those lands subject to assessment against specific area codes. In this instance, the subject land is impacted the following three (3) overlays:

- Airport Environs Overlay;
- Bushfire Hazard Overlay; and
- Environmental Significance Overlay.

The applicability of these overlays is illustrated in **Figures 7-9**.

FIGURE 7 - AIRPORT ENVIRONS OVERLAY MAPPING



Figure 7 confirms that the site is impacted by the Airport Environs Overlay. In particular, the site is located within the Obstacle Limitation Surface and 8km Wildlife Hazard Buffer Area of the Toowoomba Airport. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot for a Boundary Realignment (2 into 2 Lots) does not change and triggers assessment against the Airport Environs Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.2.

FIGURE 8 - BUSHFIRE HAZARD OVERLAY MAPPING

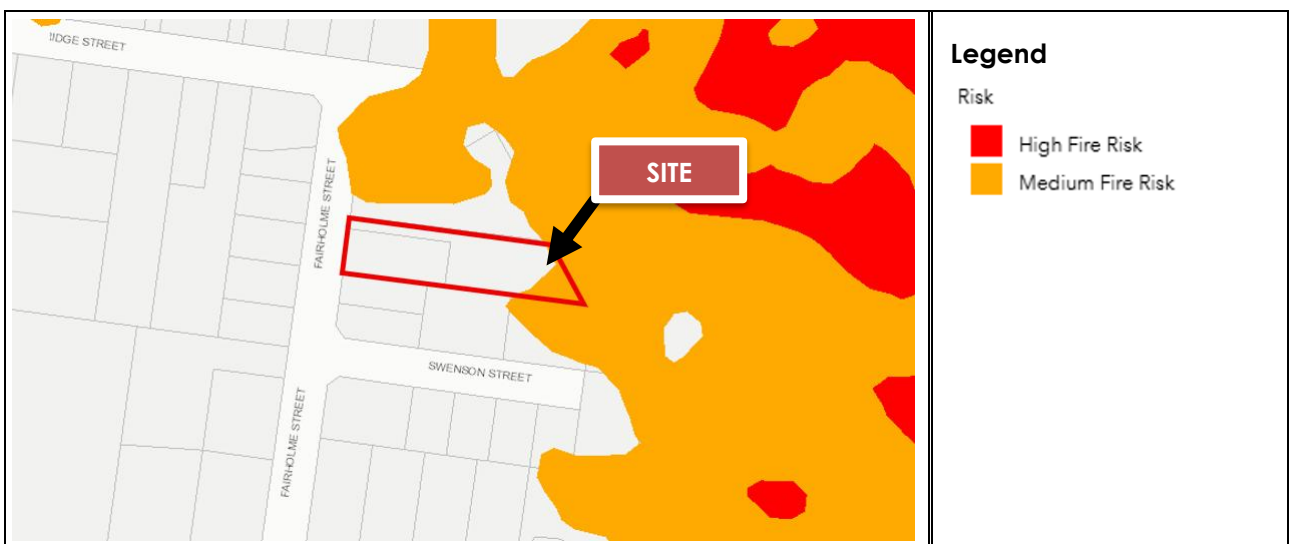


Figure 8 confirms that the site is impacted by the Bushfire Hazard Overlay. In particular, the site is mapped as containing land within the Medium Fire Risk area. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot for a Boundary Realignment (2 into 2 Lots) does not change and triggers assessment against the Bushfire Hazard Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.2.

FIGURE 9 - ENVIRONMENTAL SIGNIFICANCE OVERLAY MAPPING



Figure 9 confirms that the site is impacted by the Environmental Significance Overlay. In particular, the site mapped as containing land within the Areas of Ecological Significance Buffer. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot for a Boundary Realignment (2 into 2 Lots) does not change and triggers assessment against the Environmental Significance Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.2.

4.7 ASSESSMENT BENCHMARKS

As identified in section 4.7, this Development Application is subject to Impact Assessable and therefore requires assessment against the following provisions of the *Toowoomba Regional Planning Scheme 2012*.

- Strategic Framework; refer to section 4.7.1
- Overall Outcomes – Low Density Residential Zone (General Precinct); refer to section 4.7.2
- Applicable Codes; refer to section 4.7.3

4.7.1 STRATEGIC FRAMEWORK

Part 3 of the *Toowoomba Regional Planning Scheme 2012* provides the Strategic Framework that sets the policy direction for the planning scheme and forms the basis for ensuring development occurs at appropriate locations within the planning scheme area. The structure of the Strategic Framework comprises:

- seven (7) themes supported by strategic outcomes;
- elements that further refine the strategic outcomes sought; and
- specific outcomes and land use strategies for each of the elements.

The development has been assessed against the applicable provisions of the Strategic Framework and a summary of this assessment is provided in the table attached at **Appendix A**. An assessment of the proposal against the provisions of the Strategic Framework indicates the proposal complies with the integrated policy direction sought for the planning scheme area and will not compromise the relevant strategic outcomes/elements sought for the individual themes.

4.7.2 OVERALL OUTCOMES – LOW DENSITY RESIDENTIAL ZONE (GENERAL PRECINCT)

Section 6.2.1.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for development within the Low Density Residential Zone through the collective identification of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Low Density Residential Zone as detailed in **Table 2**.

TABLE 2 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(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 500m ² ;	Complies. The proposed development will result in two (2) residential allotments equal to or greater than 500m ² that will each retain an existing detached dwelling house.
(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.	Not Applicable. The proposed development is not located in a greenfield area.
(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;	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a retirement village.
(d) dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve dual occupancy development.
(e) lot reconfiguration within greenfield areas in the zone achieves a minimum dwelling yield of 15 dwellings per hectare;	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a retirement village.
(f) new hatchet lots are not created within this zone and existing hatchet lots are occupied by a single dwelling house only;	Not Applicable. The proposed development does not result in a new hatchet lot, noting that the hatchet lot is existing.
(g) development provides for an efficient land-use pattern and is well connected to other parts of the local government area;	Complies. The proposed development involves a boundary realignment that will result in two (2) residential lots, that will each retain an existing detached dwelling house. The proposed development will not impact on housing choice or surrounding land-use pattern. The proposed development is serviced by all appropriate infrastructure and provides connections to road infrastructure.
(h) development is designed to provide safe and walkable neighbourhoods that connect residents to	Not Applicable. The proposed development is not of a scale that involves provision of new neighbourhoods.

Overall Outcome	Response
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.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve short-term accommodation.
(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;	Complies. The proposed development will not result in the introduction of uses which are likely to result in adverse impacts to the surrounding residential area.
(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;	Complies. The proposed development involves a boundary realignment that will result in two (2) residential lots, that will each retain an existing detached dwelling house. The proposed development does not involve new building work.
(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;	Complies. The proposed development involves a boundary realignment to relocate the common boundary of the allotments. The development will seek to retain the existing Dwelling Houses and accordingly, will not adversely impact on energy efficiency, water conservation or sustainable 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;	Complies. The proposed development is in walking distance to Anderson Park and Centenary Heights State High School.
(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).	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve introduction of a non-residential use.

Overall Outcome	Response
<ul style="list-style-type: none"> iii. Health care services. iv. Place of worship. v. Sales office. vi. Veterinary services. 	
<p>(o) non-residential uses only occur within the zone where they:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve introduction of a non-residential use.</p>
<p>(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.</p>	<p>Complies. The proposed development has been designed to respond to the natural features of the site. It is noted there are no identified areas of ecological significance.</p>
<p>(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.</p>	<p>Not Applicable. The proposed development is not within 250m of land in the Medium Impact Industry Zone.</p>

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Low Density Residential Zone (General Precinct).

4.7.3 APPLICABLE CODES

The codes applicable to the assessment of the proposed development are identified in **Table 3** followed by a summary of the assessment outcomes.

TABLE 3 - APPLICABLE CODES

Zone Code

- **Low Density Residential Zone Code**

An assessment of the proposed development against the Overall Outcomes of the Low Density Residential Zone Code is provided at section 4.7.2. An assessment of the development against the assessment benchmarks of the Rural Residential Zone is also provided at **Appendix A**. These assessments confirm that the proposed development generally complies with the intent and outcomes sought for development within this zone.

Overlay Codes

- **Airport Environs Overlay Code**

An assessment of the proposed development against the Overlay Code is provided at **Appendix A**. This assessment confirms that the development complies with the outcomes sought within this code.

- **Bushfire Hazard Overlay Code**

An assessment of the proposed development against the Overlay Code is provided at **Appendix A**. This assessment confirms that the development complies with the outcomes sought within this code.

- **Environmental Significance Overlay Code**

An assessment of the proposed development against the Overlay Code is provided at **Appendix A**. This assessment confirms that the development complies with the outcomes sought within this code.

Development Codes

- **Reconfiguring a Lot Code**

An assessment of the proposed development against this code is provided at **Appendix A**. This assessment confirms that the development complies with the outcomes sought within this code.

5.0 CONSULTATION

5.1 STATUTORY NOTIFICATION

This Development Application is Impact Assessable and accordingly is required to be publicly notified under the provisions of the *Planning Act 2016* and its associated regulations. Public notification will be undertaken at the appropriate stage of the assessment process, as set out in the Development Assessment Rules prescribed under the *Planning Regulation 2017*.

5.2 PRE-LODGEMENT MEETINGS

The proposed development was not the subject of pre-lodgement discussions.

6.0 CONCLUSION

This Development Application seeks approval for a Reconfiguring a Lot - Boundary Realignment (2 into 2 Lots) on land at 4-6 Fairholme Street, Mount Lofty. The assessment that has been undertaken has demonstrated the following:

- The proposed development seeks to improve the lot configuration of the site and ensures each lot has suitable setbacks and sufficient space to accommodate the existing residential uses.
- The proposed development is located in close proximity to community facilities, open space and recreational areas and fully serviced by the required infrastructure.
- The proposed development has been designed as such to maintain a high level of residential amenity and will not introduce impacts such as excessive traffic, noise, dust, odour or lighting.
- The proposed development has been designed to ensure it does not adversely impact on the surrounding environment or the safety of people and/or property as a result of natural hazards.
- The proposed development achieves compliance with the benchmarks within the relevant zone, overlay and development codes (as outlined in section 4.7).

Having regard to the matters and issues raised in this report it is recommended that Council support this Development Application for a Development Permit for Reconfiguring a Lot.

The proposal warrants approval subject to the imposition of reasonable and relevant conditions.

APPENDIX A - STRATEGIC FRAMEWORK

Toowoomba Regional Planning Scheme 2012

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.3 SETTLEMENT PATTERN		
3.3.1 Strategic Outcomes	Yes	The proposed development involves a Boundary Realignment and is subject of Impact Assessment due to the development involving a hatchet lot. It is noted that the existing lot configuration contains a hatchet lot that is improved by a Dwelling House. Given the proximity of the common boundary to the Dwelling House on Lot 3, the proposed development seeks to relocate the common boundary approximately 8m further east to create a greater setback between the Dwelling House on Lot 3 and the common boundary. In this respect, the proposed development does not involve the creation of new hatchet lots and accordingly will not adversely impact on the settle pattern of the surrounding locality.
3.3.2 Element – network of towns	No	
3.3.3 Element – compact urban form	No	
3.3.4 Element – suburban neighbourhoods	Yes	The proposed development involves a Boundary Realignment and will result in residential lots consistent with the scale and character of the area.
3.3.5 Element – urban neighbourhoods	No	
3.3.6 Element – centres of activity	No	
3.3.7 Element – central business district (CBD)	No	
3.3.8 Element – sustainable urban development	Yes	Refer to the response to 3.3.1
3.3.9 Element – rural landscape	No	
3.3.10 Element – natural places	No	
3.3.11 Element – development constraints	Yes	The proposed boundary realignment does not result in the creation of additional lots and relocated boundaries are located clear of mapped development constraints.
3.3.12 Element – incompatible land uses	No	
3.4 NATURAL ENVIRONMENT		
3.4.1 Strategic Outcomes	Yes	The nature of the development will not adversely affect areas of environmental significance, noting that no physical works are proposed within the Environmental Significance Overlay mapping.
3.4.2 Element - protect ecosystems with biodiversity values	Yes	Refer to the responses to 3.4.1.

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.4.3 Element – waterways, wetlands and aquifers	No	
3.4.4 Element - air quality	No	
3.4.5 Element – climate change	No	
3.4.6 Element – environmental offsets	No	
3.5 COMMUNITY IDENTITY AND DIVERSITY		
3.5.1 Strategic Outcomes	Yes	The development maintains the diversity of housing forms for a range of residents by improving the lot configuration of the site to ensure each lot has suitable setbacks and sufficient space to accommodate the existing residential uses.
3.5.2 Element – rural community identity	No	
3.5.3 Element – Toowoomba City identity	No	
3.5.4 Element – urban design	No	
3.5.5 Element – community facilities and services	No	
3.5.6 Element – sport and recreation	No	
3.5.7 Element – urban parks and public places	No	
3.5.8 Element – housing diversity and affordability	Yes	Refer to the response to 3.5.1.
3.5.9 Element – cultural diversity and heritage	No	
3.6 NATURAL RESOURCES AND LANDSCAPE		
3.6.1 Strategic Outcomes	No	
3.6.2 Element – scenic amenity	No	
3.6.3 Element – water resources	No	
3.6.4 Element – sustainable production	No	
3.6.5 Element – natural economic resources	No	
3.6.6 Element – stock routes	No	
3.7 ACCESS AND MOBILITY		
3.7.1 Strategic Outcomes	Yes	The proposed development will ensure each lot maintains the existing access arrangement from Fairholme Street. Accordingly, the proposed development will not compromise the

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
		safety of users of the transport network and will not result in traffic levels exceeding what is expected for the area.
3.7.2 Element – integrated transport system	No	
3.7.3 Element – active transport	Yes	The proposed development is well-supported by active transport infrastructure including pathways within the nearby parkland.
3.7.4 Element – public transport	No	
3.7.5 Element – road network	Yes	Refer to the response to 3.7.1.
3.8 INFRASTRUCTURE AND SERVICES		
3.8.1 Strategic Outcomes	Yes	All proposed lots will maintain their existing connections to Council's infrastructure networks, including reticulated water supply and sewerage networks, and electrical and telecommunications supply networks.
3.8.2 Element – coordinated infrastructure planning and delivery	No	
3.8.3 Element – integrating water management and infrastructure	No	
3.8.4 Element – waste water management infrastructure and services	Yes	Refer to the response to 3.8.1.
3.8.5 Element – utility infrastructure and services	Yes	Refer to the response to 3.8.1.
3.8.6 Element – waste management and recycling	No	
3.9 ECONOMIC DEVELOPMENT		
3.9.1 Strategic Outcomes	No	
3.9.2 Element - economic growth	No	
3.9.3 Element – activity centres and employment	No	
3.9.4 Element – creative and knowledge-based industries	No	
3.9.5 Element – tourism	No	

APPENDIX B - ASSESSMENT BENCHMARKS

Toowoomba Regional Planning Scheme 2012

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Caretaker's Accommodation		
<p>PO₁ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that:</p> <ul style="list-style-type: none"> (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents. 	<p>AO_{1.1} A caretaker's accommodation is:</p> <ul style="list-style-type: none"> (a) (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; (b) (b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) where provided as a balcony, verandah or deck has a minimum area of 8m² with a minimum dimension of 2.4m. <p>AO_{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.</p>	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve caretaker's accommodation.</p> <p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve caretaker's accommodation.</p>
Dwelling Unit		
<p>PO₂ Development incorporating a dwelling unit is provided in a manner that:</p> <ul style="list-style-type: none"> (a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments; (b) ensures residents have a high level of safety, security, privacy and amenity; 	<p>AO_{2.1} Separate entrances are provided to the dwelling unit and non-residential uses on the same site.</p> <p>AO_{2.2} Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway.</p> <p>AO_{2.3} Dwelling units are readily distinguishable from the non-residential use for emergency service providers.</p> <p>AO_{2.4} The dwelling unit number is clearly displayed on the unit and letter box.</p>	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a dwelling unit.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and</p> <p>(d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.</p>	<p>AO_{2.5} The dwelling unit is provided with a private landscape and recreation area which:</p> <p>(a) is directly accessible from a habitable room;</p> <p>(b) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and</p> <p>(c) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m.</p> <p>AO_{2.6} Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by:</p> <p>(a) separation of 9m from a window or activity area of the non-residential use; or</p> <p>(b) screening the outlook from windows, balconies or activity area of the non-residential use within a direct view of 9m to the habitable room or private open space of the dwelling unit.</p>	
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building		
<p>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.</p>	<p>AO_{3.1} The use:</p> <p>(a) is carried out in an existing building;</p> <p>(b) only increases the Gross Floor Area of the existing building by a maximum of 25m² and does not reduce existing front or side setbacks;</p> <p>(c) is a single tenancy only;</p> <p>(d) has a maximum gross floor area of 200m²;</p> <p>(e) is conducted wholly within an enclosed building; and</p> <p>(f) does not involve outdoor dining or drive through facility.</p>	<p>Not Applicable.</p> <p>The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Non-residential Uses and building work – Noise Amenity		
PO ₄ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO _{4.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.
Non-residential Uses and building work – Privacy and Screening		
PO ₅ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{5.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO _{5.2} 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. AO _{5.3} 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.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.
Non-residential Uses and building work – Outdoor Lighting		
PO ₆ 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.	AO _{6.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{6.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Utilities and Stormwater		
PO ₇ A water supply is provided that is adequate for the current and future needs of the intended use.	AO _{7.1} 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.	Complies. The proposed development will be connected to Council's reticulated water supply system in accordance with the relevant requirements.
PO ₈ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO _{8.1} 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.	Complies. The proposed development will be connected to Council's reticulated wastewater supply system in accordance with the relevant requirements.
PO ₉ The development is equipped with an adequate energy supply approved by and installed in accordance with the standards of the relevant energy regulatory authority.	AO _{9.1} Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	Complies. The proposed development will be connected to an electricity supply in accordance with the relevant requirements.
PO ₁₀ 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.	AO _{10.1} 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.	Complies. The proposed development will maintain existing stormwater discharge arrangements. The proposed development does not involve new roofs or impervious surfaces.
Waste Management		
PO ₁₁ Appropriate refuse container storage areas are provided which are: (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	AO _{11.1} Refuse container storage areas are provided that: (a) are located behind the building line and screened from public view: (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	Not Applicable. The proposed development is for Reconfiguring a Lot. The existing dwellings will each maintain the waste collection areas.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(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>minimum 1m wide landscaping (excluding container storage access point) where not adjoining a residential boundary; or;</p> <p>(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;</p> <p>(c) are within normal hose length of a hose cock; and</p> <p>(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>	
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.</p> <p>(b) to ensure that off-street car parking areas do not dominate the appearance in the streetscape.</p>	<p>PO_{12.1} 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>PO_{12.2} 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;</p> <p>(b) There are no alterations to the location of existing or previously approved access</p>	<p>Not Applicable.</p> <p>The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.</p>

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Low Density Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas.	
Non-residential uses and building work – Landscaping		
PO ₁₃ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{13.1} Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved on-site landscaping.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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	Compliance summary
Non-residential uses - Hours of Operation		
PO ₁ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{1.1} Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.
Non-residential Uses – Impact on Road Network		
PO ₂ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{2.1} 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.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Residential Development		
PO ₁ The zone accommodates predominantly dwelling houses and other housing forms at a low density scale and intensity.	AO _{1.1} 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	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve introduction of new uses. It is noted that each lot will retain an existing Dwelling House.
PO ₂ 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.	Not Applicable. The proposed development is not located in the Clifford Park Stables Precinct.
PO ₃ Short-term accommodation occurs where: (a) it is of a small scale that is consistent with the intensity of development in the surrounding residential area; (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 ; (c) all car parking needs can be met on site; (d) have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State-controlled road; and (e) do not unduly detract from the amenity of nearby residences.	No acceptable outcome is nominated.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve short-term accommodation.
PO ₄ Higher density forms of Accommodation activities (i.e. other than caretaker's accommodation, community residence, dwelling house and dual occupancy) are	AO _{4.1} The number of dwellings on the site does not exceed one per 500m ² .	Not Applicable. The proposed lots will each retain a single Dwelling House.

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Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
designed to reflect the residential scale and density of the surrounding area.	AO4.2 The site has a minimum frontage of 12m.	
Non-Residential Development		
PO5 Non-residential uses establish only where they: <ul style="list-style-type: none"> (a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community; (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; (c) do not contribute to strip development or expansion of an existing centre; (d) are a of a small scale, and have low intensity operation and employment; (e) are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial; (f) do no introduce non-local traffic into a local street; (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; (h) do not adversely impact the amenity, safety or privacy of nearby residences. 	No acceptable outcome is nominated.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Built Form		
PO ₆ 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.	AO _{6.1} Buildings have a maximum height of two (2) storeys or 8.5m above ground level.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new building work.
PO ₇ Except for Dwelling Houses and Dual Occupancies site coverage: (a) maximizes setbacks; (b) maximizes landscaping; (c) ensures adequate useable outdoor areas; (d) ensures adequate space for vehicle movement and parking areas; (e) maximizes solar access for internal and external living spaces; (f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties.	AO _{7.1} For development up to two (2) storeys site cover does not exceed 50% of the site area. For development over two (2) storeys no acceptable outcome is nominated.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new building work.
PO ₈ Impervious site coverage: (a) ensures development maximizes on-site 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.	AO _{8.1} Impervious areas of the site do not exceed 60% of the site area.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new building work.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO₉ The front building setback is consistent with the prevailing front setbacks in the street.</p>	<p>AO_{9.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m.</p> <p>AO_{9.2} Where the site has frontage to a road other than a collector or local road: (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>AO_{9.3} Where involving non-residential use, buildings are set back a minimum 6m from the road frontage.</p>	<p>Complies. The proposed development is for Reconfiguring a Lot and does not involve new building work. Notwithstanding this, it is noted that the existing dwelling is setback more than 4m from Fairholme Street.</p> <p>Not Applicable. The proposed development is located on a local road and does not involve new building work.</p> <p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use or new building work.</p>
<p>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;</p>	<p>AO_{10.1} 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.</p> <p>AO_{10.2} Buildings are set back:</p>	<p>Performance Solution. The existing dwelling house on Proposed Lot 1 does not achieve a 1.5m setback to the southern boundary. As the proposed boundary realignment is only associated with the realignment of the common boundary of the two lots and the fact that each lot will retain an existing Dwelling House, it is considered that the proposed development will not impact on visual appearance, solar access or ventilation.</p>

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Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(e) provide adequate separation and buffering between residential and non-residential premises; and</p> <p>(f) maximise opportunities for landscaping.</p>	<p>(a) a minimum of 3m from a rear boundary; or</p> <p>(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 extends into the site, the setback is measured from the base or top of the retaining wall.</p> <div data-bbox="869 730 1366 1181" data-label="Diagram"> </div> <p>Figure 1</p> <p>For non-residential development:</p>	<p>Complies.</p> <p>The proposed boundary realignment ensures each existing dwelling is setback a minimum of 3m from the rear boundary.</p>

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Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO_{10.3} Buildings are set back a minimum of 2.5m from a side boundary.</p> <p>AO_{10.4} 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.</p>	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve non-residential development.</p> <p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve non-residential development.</p>
<p>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</p>	<p>In partial compliance with the performance outcome:</p> <p>AO_{11.1} 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.</p> <p><i>Note: Such landscaping areas must not be compromised by the maneuvering areas required for the vehicle.</i></p>	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve provision of landscaping.</p>
<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>No acceptable outcome is nominated</p>	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new building work.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(a) buildings orient to and addresses the street frontage;</p> <p>(b) the main building entry faces the street at ground level;</p> <p>(c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ;</p> <p>(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>PO₁₃ Where appropriate, development facilitates active transport and open space connections through the neighbourhood.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable. The proposed development is not of a scale requiring the provision of active transport and open space connections. It is noted the proposed development is within close proximity to existing active transport and open space connections.</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;</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies. The proposed development has been designed to respond sensitively to the physical characteristics of the site. There will be no disruption to existing drainage lines or infrastructure.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (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. 		
Amenity and Safety		
PO ₁₅ 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.	No acceptable outcome is nominated.	Complies. The proposed development has been designed to ensure that a high level of residential amenity is maintained.
PO ₁₆ Site layout, building design and landscaping facilitates the security of people and property having regard to: <ul style="list-style-type: none"> (a) opportunities for casual surveillance of and sightlines to publicly accessible areas 	AO _{16.1} Setbacks are provided from all boundaries in accordance with acceptable outcome AO _{10.2} ; AO _{16.2} The development does not introduce lighting which is inconsistent with a residential area; AO _{16.3} 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 AO _{16.4} Where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.	Complies. Refer to the response to AO _{10.2} . Not Applicable. The proposed development does not involve provision of lighting inconsistent with a residential area. Not Applicable. The proposed development is for Reconfiguring a Lot and will not impact on solar access. Not Applicable. The proposed development is for Reconfiguring a Lot and will not result in overshadowing.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>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>PO₁₇ Development is designed to incorporate graffiti-prevention measures.</p>	<p>AO_{17.1} 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>Not Applicable.</p> <p>The proposed development is for Reconfiguring a Lot and does not involve new building work.</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>	<p>AO_{18.1} Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.</p>	<p>Not Applicable.</p> <p>The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.</p>

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Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<ul 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 (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>PO₁₉ Development for non-residential uses provide car parking and loading and servicing areas that:</p> <ul style="list-style-type: none"> (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 	No acceptable outcome is nominated.	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a non-residential use.</p>
<p>PO₂₀ Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to industrial air, noise or odour emissions that</p>	AO _{20.1} The use is designed to ensure that:	<p>Not Applicable. The proposed development is not within 250m of land within the Medium Impact Industry Zone.</p>

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Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>impact on human health, amenity and wellbeing.</p>	<p>(a) the indoor noise objectives set out in the <i>Environmental Projection (Noise) Policy 2008</i> are met; and</p> <p>(b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met.</p> <p><i>Note: Design measure that may assist in achieving the acceptable outcome may include:</i></p> <p>(a) landscaping;</p> <p>(b) setbacks;</p> <p>(c) the orientation of buildings away from the industrial area; and</p> <p>(d) barriers, mounds and fencing; and/or screening.</p>	
<p>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.</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable.</p> <p>The proposed development is for Reconfiguring a Lot and is not in close proximity to an operational rail corridor.</p>
Development involving Animal Keeping (where for Stables) in the Clifford Park Stables Precinct		
<p>PO₂₂ The minimum site area for Animal Keeping (where for stables) is sufficient to:</p> <p>(a) meet the needs of the use;</p> <p>(b) accommodate a dwelling house on the same premises; and</p> <p>(c) maintain an overall scale and intensity of development consistent with the character of the local area.</p>	<p>AO_{22.1} The site area for a Animal Keeping (where for stables) is a minimum of 1,200m².</p>	<p>Not Applicable.</p> <p>The proposed development does not involve Animal Keeping and is not in the Clifford Park Stables Precinct.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO₂₃ Animal Keeping (where for stables) does not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.</p>	<p>AO_{23.1} No horse is stabled closer than 15m to a residential building on an adjoining lot.</p> <p>AO_{23.2} Stable buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point.</p> <p>AO_{23.3} Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material.</p> <p>AO_{23.4} A person who is responsible for the supervision of the stables is accommodated on the premises at all times.</p> <p>AO_{23.5} A minimum 1.8m high solid screen fence is provided on the site along all common boundaries.</p> <p>AO_{23.6} Wastes are collected and disposed of daily.</p> <p>AO_{23.7} All food/waste holding areas and receptacles are contained and covered.</p> <p>AO_{23.8} A health management plan approved by Council identifies potential health and amenity hazards associated with the stables such as vermin and other pests, animal waste, other odour sources and the methods by which these hazards are to be addressed and managed.</p>	<p>Not Applicable. The proposed development does not involve Animal Keeping and is not in the Clifford Park Stables Precinct.</p>
<p>PO₂₄ Residential development maintains an overall low density, domestic scale and intensity to:</p> <ul style="list-style-type: none"> (a) maintain suitable development sites for Animal Keeping (where for stables) to co-locate with residential uses; and (b) limit conflicts between Animal Keeping (where for stables) and neighbouring residential uses. 	<p>AO₂₄ Accommodation activities are limited to Dwelling Houses and Community Residences.</p>	<p>Not Applicable. The proposed development does not involve Animal Keeping and is not in the Clifford Park Stables Precinct.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Low Density Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Development in the Park Residential Precinct		
PO ₂₅ Development does not create lots smaller than 2,250m ² within the Park Residential Precinct.	No acceptable outcome is nominated.	Not Applicable. The proposed development is not located in the Park Residential Precinct.
PO ₂₆ Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.	Not Applicable. The proposed development is not located in the Park Residential Precinct.

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Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Height of Buildings and Other Structures		
<p>PO₁ The height of buildings or other structures does not affect the operational efficiency of the Toowoomba Airport or Oakey Army Aviation Centre or create a hazard to the safe navigation of aircraft using the airport.</p>	<p>AO_{1.1} Buildings and other structures in areas adjacent to the Toowoomba Airport do not penetrate the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.</p> <p>AO_{1.2} Buildings or other structures (including private forestry plantations) in areas adjacent to the Oakey Army Aviation Centre shown on the Airport Environs Overlay maps do not exceed the following heights: (a) Area A – 0m; (b) Area B – 7.5m; (c) Area C – 15m; (d) Area D – 45m; and (e) Area F – 90m.</p> <p>AO_{1.3} Any cranes or other equipment used during the construction do not exceed the heights set out in AO_{1.1} or AO_{1.2}.</p>	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new building work.</p> <p>Not Applicable. The site is not in proximity to the Oakey Army Aviation Centre.</p> <p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new building work.</p>
Acoustic Amenity		
<p>PO₂ Development is appropriately located and designed to prevent adverse impacts from aircraft noise in accordance with Australian Standards AS2021 – Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.</p>	<p>AO_{2.1} Premises are not developed for: (a) dwelling house, multiple dwelling, dual occupancy, retirement facility, tourist park, hospital, health care services, relocatable home park, community residence, child care centre, educational establishment, residential care facility, resort complex, rooming accommodation or rural worker's</p>	<p>Not Applicable. The site is not located within the ANEF Contour.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>accommodation on land within the 25 or higher ANEF contour;</p> <p>(b) short term accommodation, community use, hotel, place of worship, rooming accommodation or theatre, on land within the 30 or higher ANEF contour;</p> <p>(c) business activities or commercial uses on land within the 35 or higher ANEF contour.</p>	
<p>PO₃ Development for:</p> <p>(a) caretaker's accommodation, community residence, dwelling house, dwelling unit, multiple dwelling, dual occupancy, child care centre, retirement facility, tourist park, educational establishment, hospital, health care services, rooming accommodation, relocatable home park, residential care facility, resort complex or rural worker's accommodation on land situated between the 20 and 25 ANEF contours;</p> <p>(b) short term accommodation, club, community uses, hotel, place of worship or theatre, on land situated between the 20 and 30 ANEF contours; or</p> <p>(c) business activities or commercial uses on land situated between the 20 and 35 ANEF contours;</p> <p>incorporates effective noise attenuation measures which meet Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion – Building Siting and Construction and Australian Standard AS2107 – Acoustics – Recommended</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable.</p> <p>The site is not located within the ANEF Contour.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
design sound levels and reverberation times for building interiors.		
Lighting and Emission Hazards		
<p>PO₄ The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airports by way of:</p> <p>(a) introducing reflective surfaces, very bright lighting, or lighting similar to aerodrome lighting, which can distract or confuse aircraft pilots;</p> <p>(b) interfering with navigation or communication facilities; or</p> <p>(c) emissions that may effect pilot visibility or aircraft operations.</p>	<p>AO_{4.1} Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve:</p> <p>(a) lighting that shines light above the horizontal;</p> <p>(b) coloured or flashing lights;</p> <p>(c) sodium lights; or</p> <p>(d) flare plumes.</p> <p>AO_{4.2} Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve configurations of lights in straight parallel lines 500m to 1,000m long.</p> <p>AO_{4.3} Roofs of buildings within the airport dangerous light area shown on Airport Environs Overlay maps are of a non-reflective colour or material.</p>	<p>Not Applicable. The proposed development is for a boundary realignment and does not involve new street lighting or outdoor lighting.</p> <p>Not Applicable. The proposed development is for a boundary realignment and does not involve new street lighting or outdoor lighting.</p> <p>Not Applicable. The proposed development is for a boundary realignment and does not involve new building work.</p>
<p>PO₅ Development and operational activities do not generate emissions within the airport obstacle limitation surface shown on the Airport Environs Overlay maps that may affect pilot visibility or aircraft operation by way of:</p> <p>(a) gas plumes;</p> <p>(b) particulate emissions (e.g. dust or smoke); or</p> <p>(c) electromagnetic field radiations.</p>	<p>In partial fulfilment of the performance outcome:</p> <p>AO_{5.1} Any cleared vegetation is mulched or removed from the site and not burnt on-site.</p> <p>AO_{5.2} Any gas plumes do not have peak vertical velocities of more than 4.3m/sec and/or oxygen content of less than 50% of ambient levels.</p>	<p>Complies. Any cleared vegetation will be mulched or removed from the site.</p> <p>Not Applicable. The proposed development will not generate gas plumes.</p>

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Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Development within the Public Safety Area		
<p>PO₆ Development does not introduce or intensify uses within the public safety area shown on the Airport Environs Overlay maps which are likely to increase risks to public safety.</p>	<p>AO_{6.1} Premises within the Public Safety Area are not developed for:</p> <ul style="list-style-type: none"> (a) accommodation activities; (b) uses that attract large numbers of people (e.g. business, community or industrial activities involving large numbers of workers or customers such as shopping centres, child care centres, health care services, major sport, recreation and entertainment facility, place of worship or club); (c) institutional uses (e.g. educational establishment, hospital or detention facility); (d) uses involving the manufacture or depot storage of hazardous materials (e.g. fuel, lubricants and other flammable materials, chemical, explosives, and poisonous or noxious gases); and (e) utility installations being transport terminals. 	<p>Not Applicable. The site is not located within the Airport Public Safety Area.</p>
Potential Wildlife Hazards		
<p>PO₇ The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of attracting wildlife to the area which could cause or contribute to bird-strike hazard.</p>	<p>AO_{7.1} The following uses are not located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps:</p> <ul style="list-style-type: none"> (a) animal keeping (being a bird sanctuary or fauna reserve); (b) aquaculture; (c) cropping (being fruit cropping or turf farming); (d) intensive animal industries (being a piggery or feedlot); 	<p>Not Applicable. The site is not located within the 3km Wildlife Hazard Buffer Zone.</p>

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Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>(e) special industries (being an abattoir or food processing plant); and</p> <p>(f) commercial fish processing.</p> <p>AO7.2 The following uses are located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps only where all food/waste holding areas and receptacles are contained and covered:</p> <p>(a) animal keeping (being a riding school, the keeping, handling and racing of horses or stables);</p> <p>(b) community use (being show grounds);</p> <p>(c) outdoor sport and recreation (being a drive in theatre); and</p> <p>(d) food and drink outlet (being a drive-through facility).</p> <p>AO7.3 The following uses are located between the 3km and 8km Wildlife Hazard Buffer Zones shown on the Airport Environs Overlay maps only where all food/waste holding areas and receptacles are contained and covered:</p> <p>(a) animal keeping (being a bird sanctuary or fauna reserve);</p> <p>(b) aquaculture;</p> <p>(c) cropping (being fruit cropping or turf farming);</p> <p>(d) intensive animal industries (being a piggery or feedlot);</p> <p>(e) special industries (being an abattoir or food processing plant); and</p> <p>(f) commercial fish processing.</p>	<p>Not Applicable. The site is not located within the 3km Wildlife Hazard Buffer Zone.</p> <p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve introduction of new uses.</p>

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Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO7.4 Utility installations (being waste facilities that involve the disposal of putrescible waste) only establish within the 13km Wildlife Hazard Buffer zone shown on the Airport Environs Overlay Maps.</p> <p>AO7.5 Landscaping does not include species that at maturity would intersect the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.</p>	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a Utility Installation.</p> <p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve provision of landscaping.</p>
Transient Aviation Activities		
<p>PO₈ Development does not adversely impact on the operational airspace of the Toowoomba Airport or Oakey Army Aviation Centre.</p>	<p>AO_{8.1} Development that includes activities involving transient intrusions such as parachuting, hot-air ballooning or hang gliding are not located within the operational airspace shown on the Airport Environs Overlay maps.</p>	<p>Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve activities with transient intrusions.</p>

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Bushfire Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO₁ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.</p>	<p>AO_{1.1} Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m², is connected to Council's reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m² of the following:</p> <ul style="list-style-type: none"> (a) All of the land; or (b) A building envelope designated on each lot; or (c) The centre of each lot, excluding access handles (where no building envelope is designated); and (d) All existing and proposed buildings <p>And</p> <p>Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity</p> <p>AO_{1.2} Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.</p> <p>AO_{1.3} A water tank is provided within 10m of each building (other than a class 10 building) which:</p>	<p>Complies. The proposed development will be connected to Council's reticulated water supply system in accordance with the relevant requirements.</p> <p>Not Applicable. The proposed development is located within a water supply area.</p> <p>Not Applicable. Refer to response to AO_{1.2}.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Bushfire Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<ul style="list-style-type: none"> (a) Is either below ground level or of non-flammable construction; (b) Has a take-off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: <ul style="list-style-type: none"> (i) 10,00 litres for residential buildings; (ii) For industrial, commercial; and other buildings, a volume specified in AS2304-2011 (c) Includes shielding of tanks and pumps in accordance with AS2304-2011 (d) Includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank (e) Is provided with rural fire brigade tank fittings if serviced by a rural fire brigade (i.e. 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines); and (f) Is clearly identified by directional signage at the street frontage 	
<p>PO₂ Development provides for the safety of people and property by avoiding areas of High or Medium bushfire risk.</p>	<p>AO_{2.1} Development is not located on land that is subject to High or Medium bushfire risk.</p> <p>OR</p> <p>AO_{2.2} Where development is located in a High or Medium bushfire risk area (except for single dwellings on existing lots), it complies with a Bushfire Management Plan for the premises.</p>	<p>Complies.</p> <p>The proposed development involves a Boundary Realignment. It is noted that each proposed lot will retain an existing Dwelling House located outside of bushfire risk area.</p>

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Bushfire Hazard Overlay Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO₃ Development provides for the safety of people and property by mitigating the bushfire risk through the siting of buildings.</p>	<p>AO_{3.1} Buildings and structures:</p> <ul style="list-style-type: none"> (a) are sited in locations of lowest hazard within the lot; and (b) achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 m, whichever is the greater; and (c) are 10 m from any retained vegetation strips or small areas of vegetation; and (d) are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. 	<p>Complies.</p> <p>The proposed development involves a Boundary Realignment. It is noted that each proposed lot will retain an existing Dwelling House located outside of bushfire risk area. The proposed development does not involve any new building works.</p>

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Bushfire Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
For all development:		
PO ₁ Community infrastructure is only located in a bushfire medium and high risk area where the function and role of the infrastructure necessitates its location in the area and there are no suitable alternative sites in a low bushfire hazard area.	No acceptable outcome is nominated.	Not Applicable. The proposed development is for a Boundary Realignment and does not involve community infrastructure.
PO ₂ Community infrastructure is able to function effectively during and immediately after bushfire events.	AO _{2.1} The community infrastructure is located on land that is not subject to High or Medium bushfire risk; or <i>Note for AO_{2.1}: A site-specific bushfire hazard assessment is necessary to demonstrate that although the proposed development site is within bushfire hazard area, the bushfire hazard is low on that site.</i> AO _{2.2} The community infrastructure will not involve any new building work other than a minor extension (<20 m ² Gross Floor Area) to an existing building; or AO _{2.3} The community infrastructure development is located within a bushfire hazard area (as identified in the Bushfire Hazard Overlay Maps) but is designed to function effectively during and immediately after bushfire events. <i>Note for AO_{2.3}: The development application must include and comply with a comprehensive Bushfire Management Plan.</i>	Not Applicable. The proposed development is for a Boundary Realignment and does not involve community infrastructure.
Water Supply		
PO ₃ Development is provided with an adequate water supply for fire fighting purposes that is safely located and freely accessible.	AO _{3.1} Development within a water supply area involving the creation of a new lot/s or involving proposed and existing buildings with a combined gross floor area greater than 50m ² , is	Complies. The proposed development will be connected to Council's reticulated water supply system in accordance with the relevant requirements.

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Bushfire Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>connected to Council's reticulated water supply system It will be readily available at all time for fire fighting vehicles and a water supply outlet located within the road reserve is within 40m² of the following:</p> <ul style="list-style-type: none"> (f) All of the land; or (g) A building envelope designated on each lot; or (h) The centre of each lot, excluding access handles (where no building envelope is designated); and (i) All existing and proposed buildings <p>And</p> <p>Fire hydrants are designed and installed in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines, Unless otherwise specified by the relevant water entity</p> <p>AO3.2 Development outside a water supply area involving proposed or existing buildings with a combined gross floor area greater than 50m², are provided with a dedicated on site water storage system that permanently holds a minimum of 10,000 litres (e.g. dam, swimming pool or water tank) for fire fighting purposes.</p> <p>AO3.3 A water tank is provided within 10m of each building (other than a class 10 building) which:</p> <ul style="list-style-type: none"> (a) Is either below ground level or of non-flammable construction; (b) Has a take-off connection at a level that allows the following dedicated, static 	<p>Not Applicable. The proposed development is located within a water supply area.</p> <p>Not Applicable. Refer to response to AO1.2.</p>

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Bushfire Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Hazardous Materials		
<p>PO₄ Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on the manufacture or storage of hazardous materials in bulk.</p>	<p>AO_{4.1} Development complies with a Bushfire Management Plan for the premises.</p> <p>Note: <i>'Hazardous materials in bulk' is defined in Section 9, Glossary of the SPP Guideline. Where the assessment manager has not previously approved a Bushfire Management Plan (see Note 1.7 above), the development proponent will be expected to prepare such a plan to the satisfaction of the assessment manager. See Appendix 8 for more information on bushfire management plans.</i></p>	<p>Not Applicable. The proposed development is for a Boundary Realignment for residential purposes and does not involve the manufacture or storage of hazardous materials.</p>

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Bushfire Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Reconfiguring a lot and Material Change of Use		
PO ₅ Lot design and the siting of buildings provide safe sites for habitable and non-habitable buildings.	AO _{5.1} All development enables buildings and structures to achieve setbacks from hazardous vegetation that are: (a) sited within the area of lowest hazard within the lot; and (b) provide for adequate setbacks from hazardous vegetation; and (c) 1.5 times the predominant mature canopy tree height or 10m, whichever is the greater; and (d) 10m from any retained vegetation strips or small areas of vegetation; and (e) sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard.	Complies. The proposed development involves a Boundary Realignment. It is noted that each proposed lot will retain an existing Dwelling House located outside of bushfire risk area. The proposed development does not involve any new building works.
PO ₆ For development that will result in multiple buildings or lots, roads and access are designed to mitigate against bushfire hazard by ensuring adequate access for: (a) fire fighting and other emergency vehicles; and (b) the evacuation of people in the event of an emergency.	AO _{6.1} The road design is capable of providing access for fire fighting and other emergency vehicles, in accordance with the standards identified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. AO _{6.2} The lot layout ensures that all roads are through roads. AO _{6.3} The lot layout does not include long narrow lots, long access ways or rear lots. AO _{6.4} The road has a maximum gradient of 1 in 8 (12.5%).	Not Applicable. The proposed development does not involve the construction of a new road.
PO ₇ For development that will result in multiple buildings or lots, fire breaks are provided that: (a) adequately and effectively separate the development site from surrounding	AO _{7.1} The development incorporates a fire break provided by a perimeter road that:	Not Applicable. The proposed development will not result in an increase in the number of lots. Accordingly, there is not an increased risk of bushfire hazard on the site.

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Bushfire Hazard Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>vegetation to mitigate against bushfire hazard;</p> <p>(b) have sufficient width to enable continuous access for fire fighting and other emergency vehicles, residents and equipment; and</p> <p>(c) are in secure tenure and are maintained.</p>	<p>(a) separates the boundary of the lots and the adjacent bushland;</p> <p>(b) has a minimum cleared width of 20m;</p> <p>(c) has a formed road width of 6m; and</p> <p>(d) is constructed to an all weather standard.</p> <p>AO7.2 The development includes fire breaks which are located as close as possible to the boundaries of the lot(s) and the adjoining bushfire hazard and the fire breaks have:</p> <p>(a) a minimum cleared width of 6m;</p> <p>(b) a minimum formed width of 4m;</p> <p>(c) a maximum gradient of 1 in 8 (12.5%);</p> <p>(d) are constructed and maintained to prevent erosion, provide adequate drainage and provide continuous access for fire fighting vehicles;</p> <p>(e) provide passing bays and turning areas for fire-fighting appliances; and</p> <p>(f) are either located on public land, or within an access easement that is granted in favour of the Toowoomba Regional Council and the Queensland Fire and Rescue Service.</p> <p>AO7.3 Vehicular access is provided along and at each end of the fire break to existing fire maintenance trails or roads.</p> <p>AO7.4 The development includes sufficient cleared breaks of 6m minimum width in retained bushland within the development (e.g. creek corridors and retained vegetation) to allow burning of sections and access for bushfire response.</p>	

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Environmental Significance Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Areas of Ecological Significance		
<p>PO₁ Vegetation disturbance or other impacts on areas of ecological significance shown on the Environmental Significance Overlay maps, is avoided or where disturbance cannot be avoided the loss or reduction of ecological values is minimised.</p>	<p>AO_{1.1} Impacts are avoided by locating development wholly outside mapped areas of ecological significance and areas of ecological significance buffer identified on the Environmental Significance Overlay maps.</p> <p>OR</p> <p>Where impacts on areas of ecological significance shown on the Environmental Significance Overlay Maps cannot be avoided, they are minimised by:</p> <ul style="list-style-type: none"> (a) minimising the total footprint within which activities, buildings, structures, driveways and other works or activities are contained; (b) avoiding further fragmentation of areas of ecological significance and strengthening linkages where possible; (c) utilising areas of lesser importance in terms of biodiversity values so that areas of higher value are conserved to the greatest extent practicable; and (d) maintaining areas of ecological significance in patches of greatest possible size and with the smallest possible edge to area ratio. 	<p>Complies.</p> <p>The site is impacted by the Areas of Ecological Significance Buffer. The proposed development does not involve any physical changes to the site and accordingly, will not result in adverse impacts on areas of ecological significance.</p>
<p>PO₂ Development optimises biodiversity outcomes by prioritising the location of environmental offsets within identified biodiversity corridors.</p>	<p>AO_{2.1} Biodiversity offsets designed to counterbalance development impacts on areas of ecological significance are delivered consistent with the Queensland Government Environmental</p>	<p>Not Applicable.</p> <p>The proposed development does not involve the provision of any biodiversity offsets.</p>

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Environmental Significance Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	Offsets Policy 2008 and other applicable biodiversity/environmental offset policies.	
PO ₃ Landscaping complements biodiversity values by incorporating the following elements into the landscaping design: (a) native plants of local origin; or (b) known food and habitat trees and shrubs for endemic native fauna species in the local area; or (c) replication of adjacent healthy remnant habitats, including understorey vegetation; and (d) no declared noxious plants, weeds or invasive plants likely to displace native flora species or degrade fauna habitat.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve the provision of landscaping.
PO ₄ Movement of fauna is facilitated within and through the site, particularly along identified biodiversity corridors by: (a) ensuring that development and associated activities do not create barriers to the movement of fauna along and within biodiversity corridors; (b) directing fauna to locations where wildlife infrastructure has been created, to enable wildlife to safely negotiate a development area; and (c) separating fauna from potential hazards.	No acceptable outcome is nominated.	Not Applicable. The site does not contain a mapped biodiversity corridor.
PO ₅ Identified biodiversity corridors on the Environmental Significance Overlay maps and their role to potentially connect areas of ecological significance (through rehabilitation	No acceptable outcome is nominated.	Not Applicable. The site does not contain a mapped biodiversity corridor.

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Environmental Significance Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
or enhancement) are not compromised by development.		
Waterways and Wetlands		
PO ₆ Development is not carried out within a mapped waterway or wetland identified on the Environmental Significance Overlay maps.	AO _{6.1} Development is located outside the mapped boundary of a waterway or wetland identified on the Environmental Significance Overlay maps.	Not Applicable. The site does not contain a mapped waterway or wetland.
PO ₇ Development provides a buffer which protects the ecological, hydrological and water quality values of the wetland or the waterway.	AO _{7.1} Development provides a buffer area which is vegetated with native plants endemic to the area. AO _{7.2} Buildings, structures and works are not carried out within the buffer area identified on the Environmental Significance Overlay maps.	Not Applicable. The site does not contain a mapped waterway or wetland.
PO ₈ Development retains the existing hydrological regime or re-establishes the previous naturally occurring regime.	AO _{8.1} Existing flows of surface and ground water are not altered through construction of channelled flows or the redirection or interruption of flows.	Not Applicable. The site does not contain a mapped waterway or wetland.

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Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO₁ The lots resulting from the rearrangement of boundaries does not contribute to:</p> <p>(a) the proliferation of lots of rural land fragmentation; or</p> <p>(b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.</p>	<p>AO_{1.1} No additional lots are created by the rearrangement of boundaries.</p> <p>AO_{1.2} The resulting lots from rearranging boundaries are contained entirely within a single zone.</p>	<p>Complies. The proposed development does not involve the creation of an additional lot.</p> <p>Complies. Both proposed lots will be located in the Low Density Residential Zone.</p>
<p>PO₂ Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.</p>	<p>AO_{2.1} All lots resulting from rearrangement of boundaries:</p> <p>(a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;</p> <p>(b) do not require additional infrastructure connections or augmentation of existing connections;</p> <p>(c) except where in the Rural Zone, have sealed vehicle crossovers;</p> <p>(d) have stormwater drainage for lots 4000m² or less:</p> <p>(i) connected to adequately sized inter-allotment drainage; or</p> <p>(ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.</p>	<p>Complies. The proposed development involves a Boundary Realignment and ensures each lot:</p> <ul style="list-style-type: none"> • retains all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; • does not require additional infrastructure connections or augmentation of existing connections; • has sealed vehicle crossovers; • will retain existing stormwater drainage to a lawful point of discharge.
<p>PO₃ Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.</p>	<p>AO_{3.1} Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with <i>SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure</i>.</p>	<p>Not Applicable. The site is not within the Rural Zone.</p>

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Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Lot Sizes and Design		
<p>PO₄ All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to:</p> <ul style="list-style-type: none"> (a) dwellings, buildings and/or other structures (b) setbacks ; (c) landscaping; (d) on site car parking and vehicle access; (e) recreation areas (private open space); (f) cultural heritage and character streetscape values; (g) other design criteria. <p>Editors note:</p> <ul style="list-style-type: none"> i. Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal. ii. A building envelope may demonstrate suitability to accommodate future development. 	<p>AO_{4.1} All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4.</p> <p>AO_{4.2} Where in the Low Medium Density Residential Zone development for lots 450m² or less in area are capable of accommodating a rectangular building envelope with area and dimensions for:</p> <ul style="list-style-type: none"> (a) a dwelling, including ancillary buildings and structures such as garages, covered carports and decks, that comply with the minimum setback requirements of the overlay or zone in which the land is located and building regulations; (b) private open space and recreation areas; (c) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code. 	<p>Performance Solution: The proposed lots have been designed to ensure that they provide sufficient area, frontage and dimensions, and road access to facilitate their continued use for low density residential purposes. It is noted that the site comprises an existing hatchet lot improved by an existing Dwelling House. Accordingly, the proposed development does not involve the creation of any new hatchet lots.</p> <p>Not Applicable. The site is located within the Low Density Residential Zone.</p>

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Master Planning		
<p>PO₁ Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development:</p> <ul style="list-style-type: none"> (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance; (f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and (g) creates lots which are suitable for their intended use without requiring significant earthworks. 	<p>AO_{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.</p>	<p>Not Applicable. The proposed development is for a boundary realignment and does not involve a master plan.</p>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
General		
<p>PO₂ The layout of streets, lots and infrastructure gives the locality a strong and positive identity by:</p> <ul style="list-style-type: none"> (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area. 	<p>Where included in a local plan:</p> <p>AO_{2.1} Neighbourhood design and lot layout is consistent with the requirements of any local plan.</p> <p>All other circumstances:</p> <p>No acceptable outcome provided.</p>	<p>Not Applicable.</p> <p>The proposed development is not located within a local plan area.</p>
<p>PO₃ The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by:</p> <ul style="list-style-type: none"> (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations; (c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas; 	<p><i>In partial fulfilment of the performance outcome:</i></p> <p>AO_{3.1} A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope:</p> <ul style="list-style-type: none"> (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%. 	<p>Not Applicable.</p> <p>The proposed development does not involve lots with an area of less than 450m².</p>

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (g) providing for adequate buffering of (d), (e) and (f); (h) protecting and maintaining areas of indigenous cultural significance; and (i) connecting streets and open space to existing streets and open space on adjoining land as necessary for the orderly development of the precinct. 		
<p>PO₄ Street blocks and lot types are generally rectilinear and arranged to provide:</p> <ul style="list-style-type: none"> (a) an efficient neighbourhood pattern, that supports walking cycling and public transport use; (b) the highest densities are located around open space, amenity features or other focal points; and (c) a mix of lot sizes which provide a wide choice in affordable and accessible housing and achieve streetscape variety. 	<p><i>In partial fulfilment of the performance outcome</i></p> <p>AO_{4.1} Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that:</p> <ul style="list-style-type: none"> (a) there are between four (4) and six (6) adjoining attached (terrace or row) house lots in a group (to enable group housing construction and integrated streetscape solution); (b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row; (c) there are no more than four (4) lots with a width of 7.5m or less in a row unless serviced by a rear lane; and (d) there are no minor mismatches (e.g. less than 1m) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error); <p>AO_{4.2} Subdivision involving the creation of lots for residential use ensures lots with access to a laneway intended to accommodate more than one dwelling have a:</p> <ul style="list-style-type: none"> (a) minimum width of 7.5m; and (b) minimum depth of 30m. 	<p>Not Applicable. The proposed development does not involve the creation of street blocks.</p> <p>Not Applicable. The proposed development does not involve the creation of laneways.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
	AO _{4.3} Street blocks fronting local streets do not exceed 100m in length.	Not Applicable. The proposed development does not involve the creation of street blocks.
PO ₅ Reconfiguration avoids risk to human safety and the environment from natural hazards and contaminated land.	<i>In partial fulfilment of the performance outcome</i> AO _{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	Not Applicable. The site is not suspected of contamination.
PO ₆ The development is integrated with the surrounding urban or rural environment, having regard to: (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres.	No acceptable solution is nominated.	Complies. The proposed development has been designed to integrate with the surrounding environment by proposing lots that are consistent and compatible with the surrounding locality.
PO ₇ In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance;	No acceptable solution is nominated.	Not Applicable. The proposed development does not involve the creation of a new street.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: <ul style="list-style-type: none"> (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on street planting. 		
PO ₈ Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve lots intended for commercial or community uses.
PO ₉ Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types: <ul style="list-style-type: none"> (a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a 	AO _{9.1} Reconfigurations incorporate the lot types identified in the performance outcome as follows: <ul style="list-style-type: none"> (a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and 	Not Applicable. The site is located within the Low Density Residential Zone.

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>frontage of up to 20m and depth of 30m to 32m for single storey dwelling houses and 25m for two (2) storey dwelling houses.</p> <p>(b) Multi-family: A multi-family lot allows for small multiple dwellings (typically four (4) to six (6) dwellings). Multiple dwellings on multi-family lots contribute significantly to diversity within a neighbourhood. Multi-family lots will typically be provided on-street corners to reduce the negative impact of rows of garage doors.</p> <p>(c) Courtyard: A courtyard lot has an area between 375m² and 480m² and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m.</p> <p>(d) Villa: A villa lot has an area between 250m² and 320m² and accommodates a smaller dwelling house on a lot with a frontage of approximately 10m. It is suited to the housing needs of an increasing number of one and two person households. A dwelling house on a villa lot is detached but usually built to one side boundary of the lot.</p>	<p>(b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types.</p>	
<p>PO₁₀ Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.</p>	<p>AO_{10.1} Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.</p>	<p>Not Applicable. The site is located within the Low Density Residential Zone.</p>
<p>PO₁₁ Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is</p>	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable. The site is located within the Low Density Residential Zone.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
achieved across all lots in respect to access to the external road network, pedestrian and vehicle movement within the site and built form and function.		
Lot Sizes and Design		
PO ₁₂ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO _{12.1} Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	Not Applicable. The site is located within the Low Density Residential Zone.
PO ₁₃ In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone.	AO _{13.1} Lots have a minimum area as shown in Table 9.4.5:4.	Not Applicable. The site is located within the Low Density Residential Zone.
Movement network design		
PO ₁₄ The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience;	AO _{14.1} The street and road network is consistent with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> .	Not Applicable. The proposed development does not involve the creation of new streets or roads.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture. 		
PO ₁₅ The road network provides for convenient and safe movement between local streets and higher order roads.	AO _{15.1} The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve the creation of new streets or roads.
PO ₁₆ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve the creation of new streets or roads.
PO ₁₇ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO _{17.1} Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve the creation of new intersections or pedestrian or cyclist crossings.
PO ₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO _{18.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies. The proposed development will involve access arrangements provided in accordance with the relevant standards.
PO ₁₉ On-road car parking is provided according to projected needs taking into account: <ul style="list-style-type: none"> (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators. 	AO _{19.1} On-street parking is provided in accordance with the Transport, Access and Parking Code.	Not Applicable. The proposed development does not involve the creation of new streets or roads.
PO ₂₀ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO _{20.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve the creation of new streets or roads.

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO₂₁ Rear lanes are designed to:</p> <ul style="list-style-type: none"> (a) provide enough width to enable safe and efficient vehicle movement, including service vehicles; (b) have either a straight or T configuration and not be dead ends or cul-de-sacs; (c) enable easy and safe access into and out of garages without using doors that open into the lane; (d) not create a more direct through-route alternative for vehicles than the adjoining street network; (e) ensure rear yards of properties can be fenced for security; (f) ensure any rear boundary treatment or tree planting does not create concealed recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas. 	<p>AO_{21.1} Rear lanes are designed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p>Not Applicable. The proposed development does not involve the creation of new streets or roads.</p>
<p>PO₂₂ Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.</p>	<p>AO_{22.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.</p>	<p>Not Applicable. The proposed development does not involve the creation of new streets or roads.</p>
Road design		
<p>PO₂₃ The geometric design features of each type of road:</p>	<p>AO_{23.1} Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.</p>	<p>Not Applicable. The proposed development does not involve the creation of new streets or roads.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles. 		
Pedestrian and cyclist facilities		
PO ₂₄ A network of pedestrian and cycle ways is provided having regard to: <ul style="list-style-type: none"> (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility. 	AO _{24.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i> . AO _{24.2} Footpaths and bikeways are provided in accordance with the <i>Austrroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austrroads 2009m)</i> .	Not Applicable. The proposed development does not involve the creation of new pedestrian or cycle facilities. Not Applicable. The proposed development does not involve the creation of new pedestrian or cycle facilities.
PO ₂₅ The alignment of pedestrian paths and cycleways is designed so that they: <ul style="list-style-type: none"> (a) allow for the retention of trees and other significant features; 	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve the creation of new pedestrian or cycle facilities.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements. 		
PO ₂₆ Safe street crossings are provided for pedestrians and cyclists across major roads.	AO _{26.1} Crossings and intersections are provided in accordance with SC6.3 PSP No 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> and <i>Austrroads Guide to Road Design Part 4: Intersections and Crossings: General</i> .	Not Applicable. The proposed development does not involve the creation of new crossings or intersections.
Public transport		
PO ₂₇ The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve the creation of new movement networks.
PO ₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.	AO _{28.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	Not Applicable. The proposed development is for a Boundary Realignment and does not involve the creation of additional lots.
PO ₂₉ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.	No acceptable outcome is nominated.	Not Applicable. The proposed development is for a Boundary Realignment and does not involve the creation of additional lots.

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Performance outcomes	Acceptable outcomes	Compliance summary
Open Space Network		
<p>PO₃₀ Neighbourhood design and lot layout provides a balanced variety of park types, including:</p> <ul style="list-style-type: none"> (a) small local parks, which are designed to: <ul style="list-style-type: none"> (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; (iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: <ul style="list-style-type: none"> (i) be centrally located; (ii) support the local community's recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: <ul style="list-style-type: none"> (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: <ul style="list-style-type: none"> (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; 	<p>AO_{30.1} The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan.</p>	<p>Not Applicable. The proposed development does not involve the creation of parkland.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values. 		
<p>PO₃₁ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan the design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity. 	<p>AO_{31.1} The public park meets the requirements of section 4.5.5 of the planning scheme.</p> <p>AO_{31.1} The public park meets the standards identified in Table 9.4.5:3.</p>	<p>Not Applicable. The proposed development does not involve the creation of parkland.</p>
<p>PO₃₂ Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping; (b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; 	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable. The proposed development does not involve the creation of parkland.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
(d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features.		
Amenity		
PO ₃₃ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.	No acceptable outcome is nominated.	Complies. The proposed development is sufficiently separated from incompatible land uses and does not create lots intended for incompatible land uses.
PO ₃₄ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve lots intended for industrial or commercial purposes.
PO ₃₅ Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO _{35.1} Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet: <ul style="list-style-type: none"> (a) the indoor noise objectives set out in the <i>Environmental Projection (Noise) Policy 2008</i> are met; and (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, are met through the use of measures such as: <ul style="list-style-type: none"> (i) landscaping and open space; (ii) setbacks; 	Not Applicable. The proposed development is not in proximity to land in the Medium or High Impact Industry Zone.

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Performance outcomes	Acceptable outcomes	Compliance summary
	<ul style="list-style-type: none"> (iii) the orientation of lots away from the industrial area; (iv) barriers, mounds and fencing; and/or (v) screening. 	
Safety and security		
PO ₃₆ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: <ul style="list-style-type: none"> (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks. 	AO _{36.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i> .	Complies. The proposed development has been designed to incorporate CPTED principles where possible.
Natural values		
PO ₃₇ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO _{37.1} Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following: <ul style="list-style-type: none"> (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing or proposed buildings. 	Complies. The proposed development will be connected to Council's reticulated water supply in accordance with the relevant requirements.

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Performance outcomes	Acceptable outcomes	Compliance summary
PO ₃₈ The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.	No acceptable outcome is nominated.	Complies. The site is impacted by the Areas of Ecological Significance Buffer. The proposed development does not involve any physical changes to the site and accordingly, will not result in adverse impacts on areas of ecological significance.
PO ₃₉ The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.	No acceptable outcome is nominated.	Not Applicable. The site is not mapped as containing waterways, wetlands, habitat areas or ecological corridors.
Climatic response		
PO ₄₀ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	<i>In partial compliance with the performance outcome:</i> AO _{40.1} Neighbourhoods are generally designed so that: <ul style="list-style-type: none"> (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed. AO _{40.2} Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.	Not Applicable. The proposed development is for a Boundary Realignment and does not involve the creation of additional lots.
Services		
PO ₄₁ Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient;	No acceptable outcome is nominated.	Complies. The proposed lots will be connected to urban infrastructure networks in accordance with the relevant requirements.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (b) minimises risk of adverse environmental or amenity related impacts; (c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure. 		
Noise Impacts		
PO ₄₂ Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO _{42.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB ^L A ₁₀ (18hr). AO _{42.2} Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	<p>Not Applicable. The site is not located in proximity to a Transport Noise Corridor.</p> <p>Not Applicable. The site is not located in proximity to a Transport Noise Corridor.</p>
PO ₄₃ Noise attenuation measures: <ul style="list-style-type: none"> (a) are compatible with the local streetscape; (b) minimise whole of life cycle costs where they are to be located on or adjacent to public land or common property; and (c) are designed to discourage crime and anti-social behaviour, having regard to: <ul style="list-style-type: none"> (i) aesthetic quality and compatibility with streetscape; (ii) physical accessibility; (iii) provision of casual surveillance of public open space and movement networks; (iv) opportunities for concealments or vandalism; and 	No acceptable outcome is nominated.	<p>Not Applicable. The proposed development does not involve noise attenuation measures.</p>

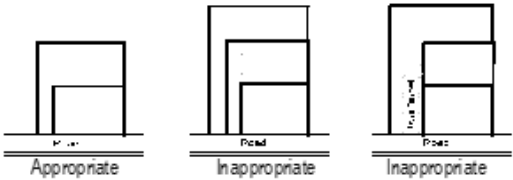
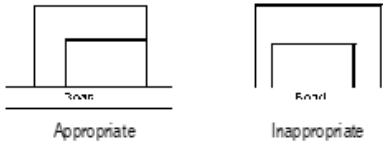
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Performance outcomes	Acceptable outcomes	Compliance summary
(v) easy and economic maintenance.		
Air Quality		
PO ₄₄ Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.	No acceptable outcome is nominated.	Complies. The proposed development does not result in lots being subject to adverse air quality or impacts.
Additional requirements for volumetric subdivision		
PO ₄₅ The reconfiguration of the space above or below the surface of the land facilitates appropriate development in accordance with the intent of the zone or precinct in which the land is located or is consistent with a lawful approval that has not lapsed.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve volumetric subdivision.
Hatchet Lots		
PO ₄₆ Lot reconfigurations only create hatchet lots as a means of increasing residential densities in within: (a) Walking catchments around centres offering a broad range of goods, facilities and services (being 800m around Major and 400m around District centres and designated Local centres within the centre hierarchy); (b) Land that benefits visually from high quality parkland; (c) Walking catchments around major non-industrial employment areas (land within 800m walk of 1000 or more non-industrial jobs);	AO _{46.1} Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.	Not Applicable. The proposed development does not involve the creation of new hatchet lots, noting that the existing lot configuration comprises a hatchet lot, improved by an existing Dwelling House.

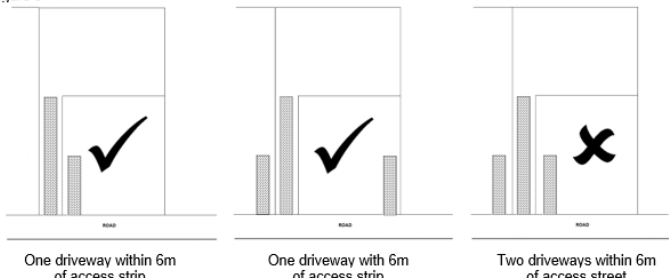
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Performance outcomes	Acceptable outcomes	Compliance summary
<p>(d) A central transport corridor bounded by Nelson, West, Jellicoe and Hume street, and</p> <p>(e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).</p>		
<p>PO₄₇ The location and configuration of the access strip/easement and main body does not compromise:</p> <p>(a) the streetscape qualities of the area;</p> <p>(b) the residential amenity of the area; or</p> <p>(c) the Street System.</p>	<p>AO_{47.1} Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below.</p> <p>Figure 1</p>  <p>AO_{47.2} The access strip/easement to the Hatchet Lot is located on only 1 side of the lot with direct frontage to the street as illustrated in Figure 2 below.</p> <p>Figure 2</p> 	<p>Not Applicable.</p> <p>The proposed development does not involve creation of new hatchet lots, noting that the existing lot configuration comprises a hatchet lot, improved by an existing Dwelling House.</p>
<p>PO₄₈ The configuration of hatchet lots maintain the ability of existing buildings and structures to –</p> <p>(a) provide adequate daylight and ventilation to habitable rooms;</p>	<p>AO_{48.1} Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum</p>	<p>Not Applicable.</p> <p>The proposed development does not involve creation of new hatchet lots, noting that the existing lot</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) not adversely impact on the amenity and privacy of residents on adjoining lots. 	<p>distances in the Queensland Development Code or relevant planning scheme code.</p>	<p>configuration comprises a hatchet lot, improved by an existing Dwelling House.</p>
<p>PO₄₉ The access strip/easement:</p> <ul style="list-style-type: none"> (a) has a minimum width of 6 metres for its full length; (b) is located on the southern or western side of the lot; (c) has a maximum length of 30 metres; (d) is located so that there is no more than one driveway serving an adjoining property within 6 metres of the access strip/easement boundary (see figure 3 below). 	<p>No acceptable outcome is nominated.</p>	<p>Not Applicable. The proposed development does not involve creation of new hatchet lots, noting that the existing lot configuration comprises a hatchet lot, improved by an existing Dwelling House.</p>
<p>Figure 3</p>  <p>Figure 3 illustrates three scenarios for driveway placement relative to an access strip:</p> <ul style="list-style-type: none"> Scenario 1: One driveway within 6m of access strip. This configuration is acceptable, indicated by a checkmark. Scenario 2: One driveway with 6m of access strip. This configuration is also acceptable, indicated by a checkmark. Scenario 3: Two driveways within 6m of access street. This configuration is not acceptable, indicated by an 'X' mark. 		
<p>PO₅₀ Stormwater is discharged from the site 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</p>	<p>AO_{50.1} The site:</p> <ul 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 	<p>Not Applicable. The proposed development does not involve creation of new hatchet lots, noting that the existing lot configuration comprises a hatchet lot, improved by an existing Dwelling House.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control.</p> <p>Note: Land over which Council has tenure or control does not include Council's open space network.</p>	<p>(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</p> <p>(c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development.</p>	
Reconfigurations creating lots less than 450m² in area in a residential zone		
<p>PO₅₁ Lot reconfigurations creating lots less than 450m² and at least 20 new lots, facilitate the orderly, neighbourly, integrated and timely development of those lots through a Plan of Development.</p> <p>Note: <i>Orderly</i> neatly and methodically arranged. <i>Neighbourly</i> exhibiting the qualities expected in a friendly neighbour. <i>Integrated</i> combining or coordinating separate elements so as to provide a harmonious, interrelated whole <i>Timely</i> done or occurring at a favourable or useful time.</p>	<p>AO_{51.1} Lot reconfigurations creating lots less than 450m² incorporate an Approved Plan of Development prepared by a suitably qualified professional(s) that sets development standards that comply with the performance outcomes within the Small Lot Housing Design Code and which includes, but is not limited to, the location of the following:</p> <p>(a) the lot layout and streets, including lot numbers, lot areas, street reserve widths, street or road carriageways (may include bus stops, taxi ranks, loading zones and similar service areas where proposed), and location and width of footpaths; (b) land slope and major infrastructure items; (c) primary and secondary street frontages (if necessary); (d) public open space areas, including lot number and area; (e) built-to-boundary wall locations (including mandatory built-to-boundary situations);</p>	<p>Not Applicable. The proposed development does not involve creation of lots less than 450m².</p>

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Performance outcomes	Acceptable outcomes	Compliance summary										
	(f) where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details; (g) for lots under 450m ² : (i) location, areas and dimensions of private open space; (ii) building envelopes indicating minimum setbacks, access points, and heights; and (iii) driveway crossovers											
PO ₅₂ The lots are located on a road that is appropriate to accommodate small lots.	AO _{52.1} Small lots are located in accordance with the following table: <table border="1" style="margin: 10px auto; border-collapse: collapse;"> <thead> <tr style="background-color: #cccccc;"> <th style="padding: 5px;">Proposed lot width</th> <th style="padding: 5px;">Vehicle Access Location</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Lot width <10m</td> <td style="padding: 5px;">Laneway, Local or collector roads only</td> </tr> <tr> <td style="padding: 5px;">Lot width 10 – 12.4m</td> <td style="padding: 5px;">Laneway, Local or collector roads only</td> </tr> <tr> <td style="padding: 5px;">Lot width 12.5 – 14.9m</td> <td style="padding: 5px;">Laneway, Local, collector or distributor roads only</td> </tr> <tr> <td style="padding: 5px;">Lot width >15m</td> <td style="padding: 5px;">Laneway, Local, collector, distributor or sub-arterial roads only</td> </tr> </tbody> </table> <p>Note: Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).</p>	Proposed lot width	Vehicle Access Location	Lot width <10m	Laneway, Local or collector roads only	Lot width 10 – 12.4m	Laneway, Local or collector roads only	Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only	Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only	<p>Not Applicable.</p> <p>The proposed development does not involve creation of lots less than 450m².</p>
Proposed lot width	Vehicle Access Location											
Lot width <10m	Laneway, Local or collector roads only											
Lot width 10 – 12.4m	Laneway, Local or collector roads only											
Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only											
Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only											
PO ₅₃ Small lots are located so as to minimise the need to cut and fill the land.	AO _{53.1} Small lots are located on land with a pre-development gradient of less than 10%;	<p>Not Applicable.</p> <p>The proposed development does not involve creation of lots less than 450m².</p>										


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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₅₄ Development provides a frequency of standard and small lots which are varied to facilitate housing variety.	AO _{54.1} There are no more than six (6) contiguous small lots along a street frontage, with groups of two (2) or more small lots separated by at least two (2) standard lots.	Not Applicable. The proposed development does not involve creation of lots less than 450m ² .
Reconfigurations facilitating Dual Occupancy development		
PO ₅₅ Lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone facilitate the integration of Dual Occupancy development into residential neighbourhoods in a manner that is dispersed and does not result in Dual Occupancy becoming the dominant form of housing within a street.	<p>AO_{55.1} Lot reconfigurations designate lots for Dual Occupancy development;</p> <p>AO_{55.2} No more than 20 percent of the properties within a street block are designated for Dual Occupancy development.</p> <p>AO_{55.3} No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development.</p> <p>AO_{55.4} Hatched lots are not designated as Dual Occupancy lots. See Figure 4</p>	<p>Not Applicable. The proposed development does not involve creation of lots for dual occupancy development.</p> <p>Not Applicable. The proposed development does not involve creation of lots for dual occupancy development.</p> <p>Not Applicable. The proposed development does not involve creation of lots for dual occupancy development.</p> <p>Not Applicable. The proposed development does not involve creation of lots for dual occupancy development.</p>

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	 <p>Each red line in this figure is an example of the extent of a street block.</p> <p>No more than 20 percent of properties within the street block are designated for dual occupancy development.</p> <p>Figure 4</p>	
<p>PO₅₆ Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.</p>	<p>AO_{56.1} Lots designated for Dual Occupancy development:</p> <ul style="list-style-type: none"> (a) have a minimum area of 500m² where in the Low-medium Density Residential Zone; or (b) have a minimum area of 700m² where in the Low Density Residential Zone, 	<p>Not Applicable. The proposed development does not involve creation of lots for dual occupancy development.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
	<p>Emerging Community Zone or Township Zone; and</p> <p>(c) are rectilinear in shape; and</p> <p>(d) have a frontage that is consistent with the minimum frontage required for the applicable zone.</p>	

APPENDIX C - PROPOSAL PLANS

Sunrise Surveying