



## DEVELOPMENT APPLICATION

Development Permit – Reconfiguring a Lot

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**TOOWOOMBA  
REGIONAL COUNCIL**

# Subdivision (1 into 2 Lots) & Access Easement

20 Bogong Court & 8 Meharry Court, Cabarlah

PLANNING REPORT

JULY 2026

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Prepared For: Prethink Group Pty Ltd  
Project Name: Subdivision (1 into 2 Lots) &  
Access Easement

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## EXECUTIVE SUMMARY

### SITE DETAILS

<b>Address of Site</b>	20 Bogong Court & 8 Meharry Court, Cabarlah
<b>Real Property Description</b>	Lot 39 SP219849 & Lot 37 SP329702
<b>Area of Site</b>	Lot 39: 20,810m <sup>2</sup> Total: 36.251 ha
<b>Road Frontage</b>	Bogong Court & Meharry Court
<b>Easements</b>	Easements A & R SP184190 and Covenant C SP184190
<b>Registered Owners</b>	Melanie May Moody and Isaac Ben Moody

### PLANNING INSTRUMENTS

<b>Regional Plan</b>	South East Queensland and Darling Downs Regional Plans
<b>Regional Plan Designation</b>	Rural Living Area Regional Landscape and Rural Production Area
<b>Planning Scheme</b>	<i>Toowoomba Regional Planning Scheme 2012</i>
<b>Local Area Plan</b>	Highfields, Meringandan and Meringandan West Local Plan
<b>Zone and Precinct</b>	Rural Residential Zone (4,000m <sup>2</sup> Precinct) and Rural Zone (100 Hectare Precinct)
<b>Overlays</b>	<ul style="list-style-type: none"> <li>• Airport Environs Overlay</li> <li>• Environmental Significance Overlay</li> <li>• Bushfire Hazard Overlay</li> </ul>
<b>Vegetation</b>	<ul style="list-style-type: none"> <li>• Category B Regulated Vegetation</li> </ul>
<b>Existing Use</b>	Rural Residential premises
<b>Current Approvals</b>	Dwelling House – Council Ref: PSW/2022/669

### APPLICATION OVERVIEW

<b>Application</b>	Development Application
<b>Approval Sought</b>	Development Permit

<b>Development Type</b>	Reconfiguring a Lot
<b>Development Description</b>	Subdivision (1 into 2 Lots) and Access Easement
<b>Level of Assessment</b>	Impact Assessable
<b>Relevant Referral/Technical Agencies</b>	Nil

## PROPOSED DEVELOPMENT

Subdivision	
<b>Existing Number of Lots</b>	One (1)
<b>Proposed Number of Lots</b>	Two (2)
<b>Existing Lot Size</b>	20,810m <sup>2</sup>
<b>Proposed Lot Sizes</b>	Proposed Lot 1: 6,120m <sup>2</sup> Proposed Lot 2: 14,690m <sup>2</sup>
<b>Bushfire Covenant Dimensions</b>	Width: 6m Area: 935m <sup>2</sup>
<b>Vehicular Access</b>	Proposed Lot 1: Bogong Court Proposed Lot 2: Bogong Court (via access easement)
Access Easement	
<b>Access Easement Dimensions</b>	Width: 9m Area: 1,230m <sup>2</sup>
<b>Affected Lots</b>	Burdening: Lot 37 SP329702 Benefitting: Proposed Lot 2

## APPLICANT DETAILS

<b>Applicant</b>	Prethink Group Pty Ltd c/- Precinct Urban Planning PO Box 3038 <b>TOOWOOMBA QLD 4350</b>
<b>Contact Person</b>	<b>James Williams</b> <b>Phone:</b> 07 4632 2535 <b>Mobile:</b> 0481 127 412 <b>Email:</b> <a href="mailto:james@precinctplan.com.au">james@precinctplan.com.au</a>
<b>Our Reference</b>	2025-283

## 1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a Development Permit for Reconfiguring a Lot for Subdivision (1 into 2 Lots) and Access Easement on land at 20 Bogong Court and 8 Meharry Court, Cabarlah, described as Lot 39 SP219849 and Lot 37 SP329702 including Easements A & R SP184190 and Covenant C SP184190 (**the site**). The proposed development involves creating lots by subdividing another lot and creating an easement giving access to a lot from a constructed road 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, Prethink Group Pty Ltd.

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*.

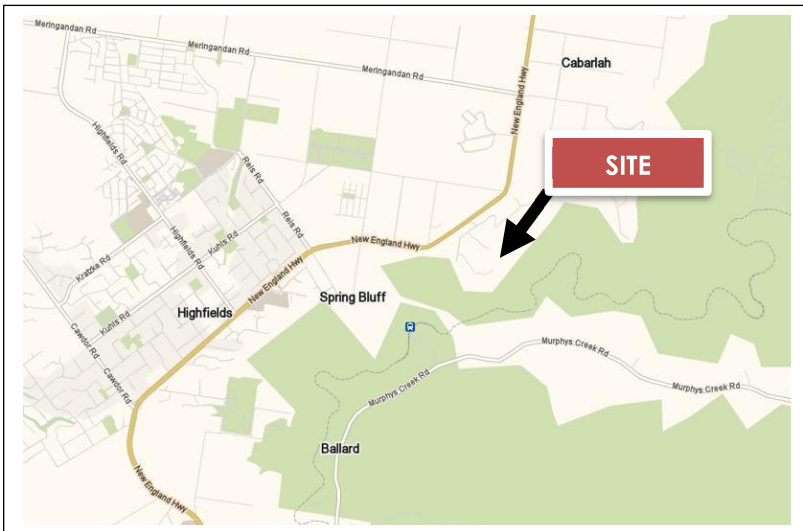
## 2.0 SITE AND LOCALITY

### 2.1 SITE

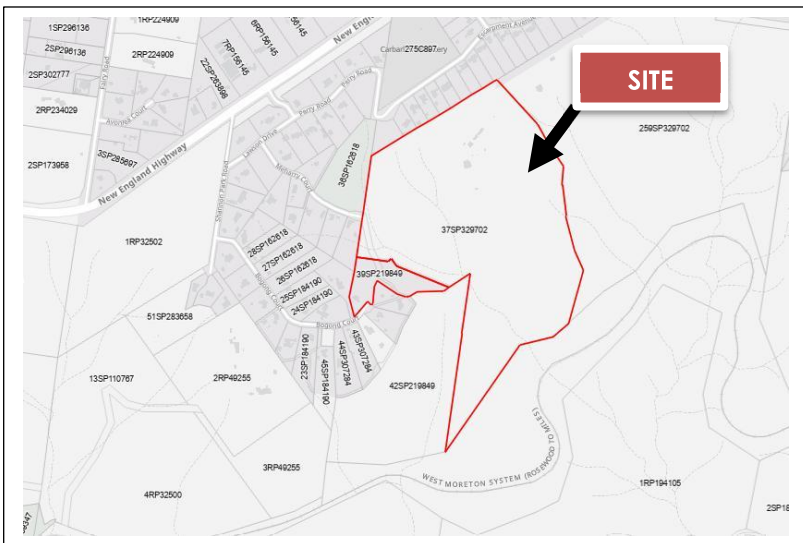
The site is located at 20 Bogong Court and 8 Meharry, Cabarlah, described as Lot 39 SP219849 and Lot 37 SP329702 including Easements A & R SP184190 and Covenant C SP184190 (**the site**). The site is located within the township of Cabarlah and is approximately 11.5km north-east of the Toowoomba CBD. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of irregular configuration comprising two (2) separate but contiguous titles with a total site area of 36.251 hectares. The site has frontages to Bogong Court and Meharry Court. 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 lot. The features of the site and surrounding land uses are illustrated in **Figures 3-4**.

**FIGURE 3 - AERIAL IMAGERY OF LOT 39 SP219849**



**FIGURE 4 - AERIAL IMAGERY OF THE SITE**

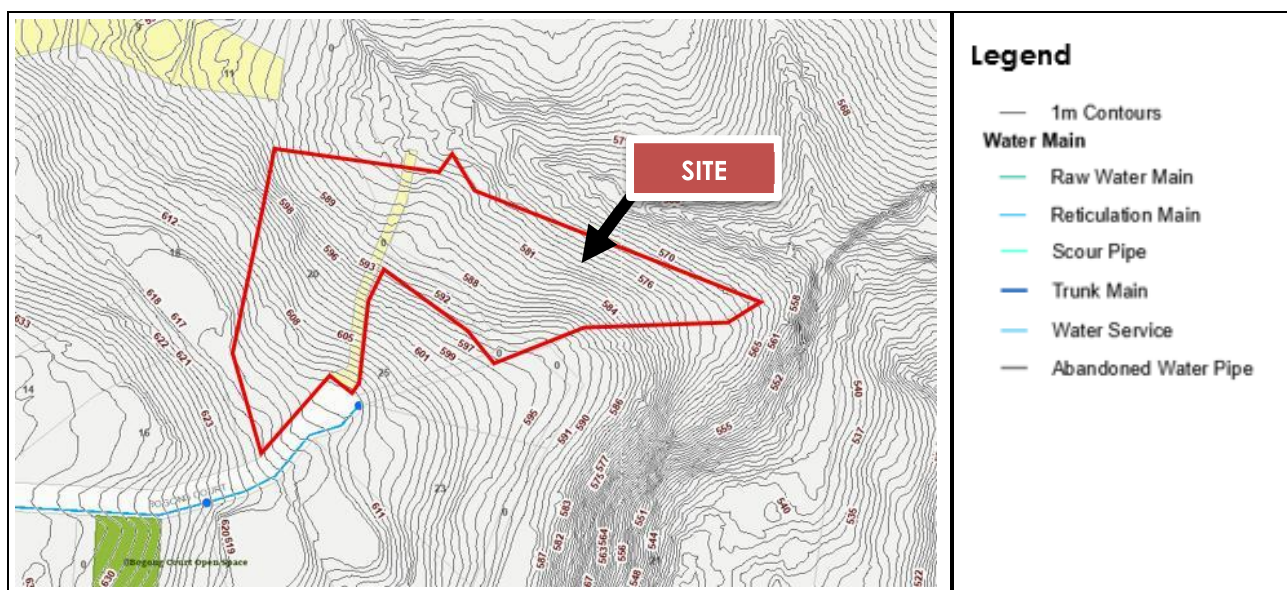


## 2.2 SITE CHARACTERISTICS

The site is characterised by the following features:

- The site has frontages to Bogong Court and Meharry Court.
  - Bogong comprises a two-lane unmarked bitumen sealed carriageway with concrete kerb and channel on both sides of the road reserve. Bogong Court is identified as a "Local" road on Council's Road Hierarchy.
  - Meharry Court comprises a two-lane unmarked bitumen sealed carriageway with concrete kerb and channel on both sides of the road reserve. Meharry Court is identified as a "Local" road on Council's Road Hierarchy.
- Lands in the locality drain in a north-easterly direction towards a tributary of Murphys Creek. Murphys Creek is located approximately 1km south of the site and comprises the area's primary drainage feature.
- Lot 39 SP219849 experiences a significant decline in land elevation between the south-western and north-eastern corners of the site; refer to **Figure 4**. The highest point of Lot 39 is located in the south-western corner of the site at approximately 617m AHD, with the lowest point of the site located in the north-eastern corner of the site at approximately 568m AHD. This translates to a fall in natural ground level of approximately 49m across Lot 39.
- The site is predominately clear of mature vegetation. The site does contain mapped areas of remnant vegetation adjacent to the northern boundary of the site. It is noted that the proposed subdivision does not involve clearing of any native vegetation.
- The site is burdened by Easements A & R SP184190 which intersect the site and is for the purposes of stormwater conveyance (benefitting Toowoomba Regional Council). The site is also burdened by Covenant C SP184190 for the purposes of bushfire management.
- The subject site is currently serviced by Council's reticulated water supply and electrical and telecommunications infrastructure; refer to **Figure 3**. The subject site is also serviced by an on-site effluent disposal system.

**FIGURE 5 - CONTOUR AND INFRASTRUCTURE MAPPING**

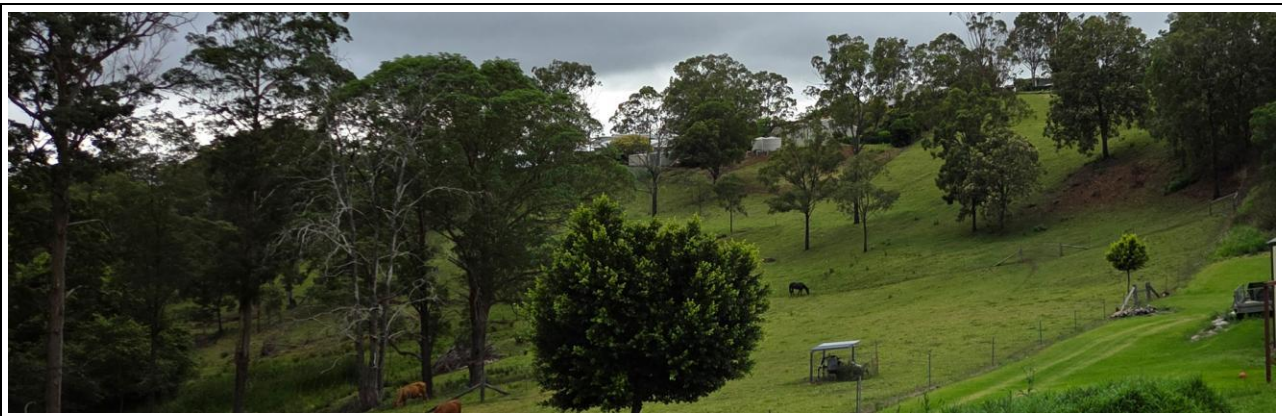


**Figure 4** confirms that the site experiences a decline in land elevation between the south-eastern and north-eastern corners of the site. The figure also illustrates the locations of Council's reticulated water supply network in relation to the site.

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



**PHOTOGRAPH 1** - View of the site from Bogong Court.



**PHOTOGRAPH 2** - View of the site from Meharry Court facing south-east.

## 2.3 SURROUNDING LAND USE

### 2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by a residential land uses. The scale and character of the built form in the locality is of a predominately low-rise residential and rural 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 8 Meharry Court, comprises a rural premises containing a Dwelling House and ancillary rural structures.



**PHOTOGRAPH 3** - View of the rural premises to the north of the site from Meharry Court.

- Land to the **east** of the site, located at 25 Bogong Court, comprises a residential premises containing a Dwelling House and ancillary structures.



**PHOTOGRAPH 4** - View of the residential premises to the east of the site from Bogong Court.

- Land to the **south** of the site, located on the opposite side of Bogong Court, 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 Bogong Court.

- Land to the **west** of the site, located at 18 Bogong Court, 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 Bogong Court.

## 2.4 CURRENT DEVELOPMENT APPROVALS

The site currently benefits from the following Development Approvals:

- On 11 March 2022, Toowoomba Regional Council issued a Decision Notice for Preliminary Approval PSW/2022/669 for Building Works Assessable Against the Planning Scheme - Dwelling House. The proposed development consisted of the established four-bedroom Dwelling House located in the south-western portion of the site.

### 3.0 PROPOSAL

This Development Application seeks approval for a Development Permit for Reconfiguring a Lot - Subdivision (1 into 2 Lots) and Access Easement on the site. Lot 39 SP219849 (**Lot 39**) is currently located across both the Rural Residential and Rural Zones under the provisions of the *Toowoomba Regional Planning Scheme 2012* and the Rural Living and Regional Landscape and Rural Production Areas under the *South East Queensland Regional Plan*. Accordingly, the proposal seeks to subdivide the land so that each lot is contained wholly within a single zone/area to ensure each lot can be developed and utilised in accordance with the intent and outcomes sought under each zone. Additionally, the development also seeks to establish an Access Easement to provide vehicle access from proposed Lot 2 to Meharry Court.

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

#### 3.1 SITE COMPOSITION AND LAYOUT

The proposed development involves a subdivision one (1) lot for the purpose of creating one (1) Rural Residential and one (1) Rural lot. The proposed new common boundary will reflect the extent of the Rural Zone under the *Toowoomba Regional Planning Scheme 2012* and the Regional Landscape and Rural Production Area under the *South East Queensland Regional Plan*.

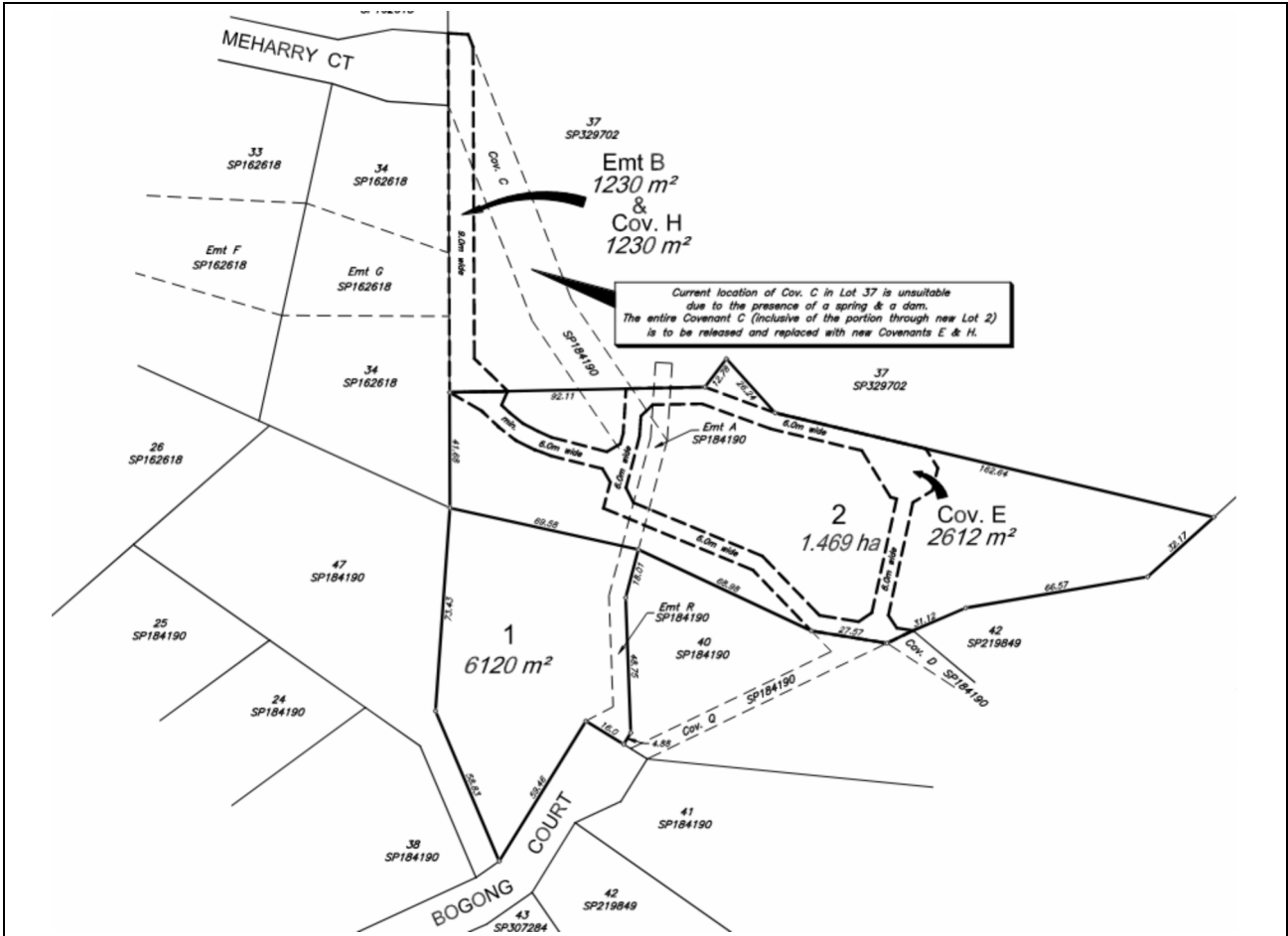
Proposed Lot 1 will contain the existing Dwelling House, with a site area of approximately 6,120m<sup>2</sup>, and will be located entirely within the Rural Residential Zone and Rural Living Area. Proposed Lot 2 will be vacant with a site area of approximately 1,469 hectares, and will be located entirely within the Rural Zone and Regional Landscape and Rural Production Area. It is noted that proposed Lot 2 has been designed to ensure that there is sufficient area for the future development of a Dwelling House in accordance with the relevant requirements.

The proposed development involves the creation of an access easement burdening Lot 37 SP329702 (**Lot 37**), in order to provide lawful vehicle access to proposed Lot 2. This easement has been designed to ensure it can sufficiently cater for a driveway in accordance with the relevant engineering requirements. Reference is made to section 3.2 and the Engineering Infrastructure Statement, prepared by Kehoe Myers Consulting Engineers and attached at **Appendix D**. It is noted that the access is proposed to Meharry Court to avoid land within proposed Lot 1 that is subject to the Landslide Hazard Overlay.

Due to the existing topography and constraints of Proposed Lot 2, the proposed development also involves the extension of the existing bushfire covenant areas to ensure there is sufficient access for fire-fighting equipment and personnel in the event of a bushfire. The requirements of this covenant area are detailed in the Bushfire Management Report attached at **Appendix G**.

The dimensions and configuration of the proposed lots will be generally in accordance with the Site layout and Dimensions Plan, Drawing No. 15514\_Proposal, Sheet 1, Revision D, prepared by Parkinson Surveys, dated 1 July 2026, attached at **Appendix C** and reproduced as **Figure 5**.

FIGURE 6 - PROPOSED SITE PLAN



### 3.2 ACCESS & CARPARKING

Proposed Lot 1 will continue to utilise existing access arrangements to Bogong Court. Proposed Lot 2 will be provided with a new crossover to Meharry Court via the proposed access easement, and will utilise a driveway, generally in accordance with the driveway plans, prepared by Kehoe Myers Consulting Engineers and attached at **Appendix D**.

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 future intended land uses.

### 3.3 INFRASTRUCTURE AND SERVICING

The existing Dwelling House on the proposed Rural Residential lot will retain existing connections to Council's reticulated water supply network, on-site effluent disposal infrastructure, and telecommunications and electricity supplies. The proposed Rural lot has been designed to ensure that any future development can be appropriately connected to required infrastructure in accordance with the relevant requirements. Reference is made to the Engineering Infrastructure Statement, prepared by Kehoe Myers Consulting Engineers and attached at **Appendix D**.

## 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 creating lots by subdividing another lot and creating an easement giving access to a lot from a constructed road 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 2,500m<sup>2</sup> 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 2,500m<sup>2</sup> or greater and will result in six or more lots; or
  - (c) operational works for urban purposes that disturb 2,500m<sup>2</sup> 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 2,500m<sup>2</sup> 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.

The subject site is located within the Flood Hazard Area – Local Government Flood Mapping Area and Bushfire Prone Areas (High – Very High Intensity) under the provisions of the SPP. The site is not located within a Flood Hazard Area, however the site is located within a Bushfire Hazard Area under the provisions of the *Toowoomba Regional Planning Scheme 2012*.

Accordingly, an assessment of the applicable assessment benchmarks for this State interest is provided as part of the Bushfire Management Report, attached at **Appendix G**. This assessment confirms that the proposed development will not adversely affect matters associated with this State interest.

### 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 referable. 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"> <li>• aquaculture; or</li> </ul>

Part	Application Involving	Applicable	Comment
			<ul style="list-style-type: none"> <li>the removal, destruction or damage of marine plants; or</li> <li>the constructing or raising of waterway barrier works; and</li> <li>is not within a declared fish habitat area.</li> </ul>
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	<p>The following relates to infrastructure-related referrals:</p> <ul style="list-style-type: none"> <li>The site is not associated with a designated premises.</li> <li>The site is not located within 25m of a State transport corridor or within 100m of a State-controlled intersection.</li> <li>The site is not identified as a future State-controlled road.</li> <li>The site is not within 100m of an electricity substation.</li> <li>The site is not associated with an easement for oil and gas infrastructure.</li> <li>The site is not in proximity to a State controlled transport tunnel (both existing and/or future).</li> </ul>
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 for reconfiguring a lot	No	The proposed development does not involve Operational 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	Written advice has been obtained from the Department of State Development, Infrastructure and Planning ( <b>DSDIP</b> ) confirming that the proposed subdivision is not prohibited development on the basis that the land located within the 'Regional Landscape and Rural Production Area' ( <b>RLRPA</b> ) under the South East Queensland Regional Plan is wholly located within a single lot.
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	Application Involving	Applicable	Comment
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 <sup>2</sup> .
Part 19	Water-related development	No	The proposed development does not involve: <ul style="list-style-type: none"> <li>the taking or interfering of water; or</li> <li>removing quarry material from a watercourse or lake; or</li> <li>relates to a dam; or</li> <li>the construction of a levee.</li> </ul>
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 **Rural Living Area** and **Regional Landscape and Rural Production Area**.

The Rural Living Area comprises land currently or intended to be used for rural residential development. The purpose of this area is to consolidate rural residential development in suitable locations which provide housing and lifestyle choice while minimise the impact on other values, functions and opportunities within the SEQ region.

The Regional Landscape and Rural Production Area identifies land to be protected from urban and rural residential development in order to preserve the agricultural, natural and cultural features of the area and support the development and economic growth of rural communities and industries.

Written advice has been obtained from the Department of State Development, Infrastructure and Planning (**DSDIP**) confirming that the proposed subdivision is not prohibited development on the basis that the land located within the 'Regional Landscape and Rural Production Area' (**RLRPA**) under the South East Queensland Regional Plan is wholly located within a single lot.

Accordingly, the proposed development will not compromise the outcomes sought under the South-East Queensland Regional Plan.

#### **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 1 into 2 Lot Subdivision 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 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.

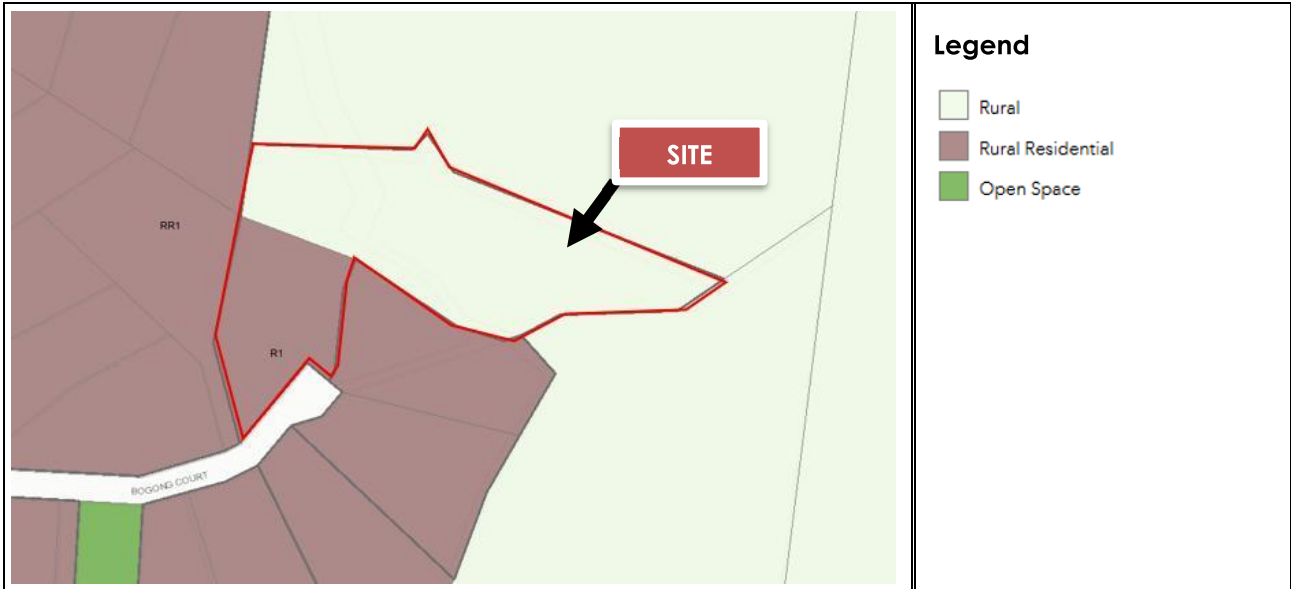
#### **4.6.2 ZONING**

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 **Rural Residential Zone (4,000m<sup>2</sup> Precinct) and Rural Zone (100 Hectare Precinct)**. The zoning of the site and surrounding locality is illustrated in **Figure 7**.

Under the assessment tables for Reconfiguring a Lot at Table 5.6:1 of the *Toowoomba Regional Planning Scheme 2012*, a Boundary Realignment, where involving the creation of lots less than the minimum lot size is identified as Impact Assessable. As the proposed lot that will comprise the land within the Rural Zone (100 Hectare Precinct) will be less than 100 hectares, the proposed development will be subject to **Impact Assessment**.

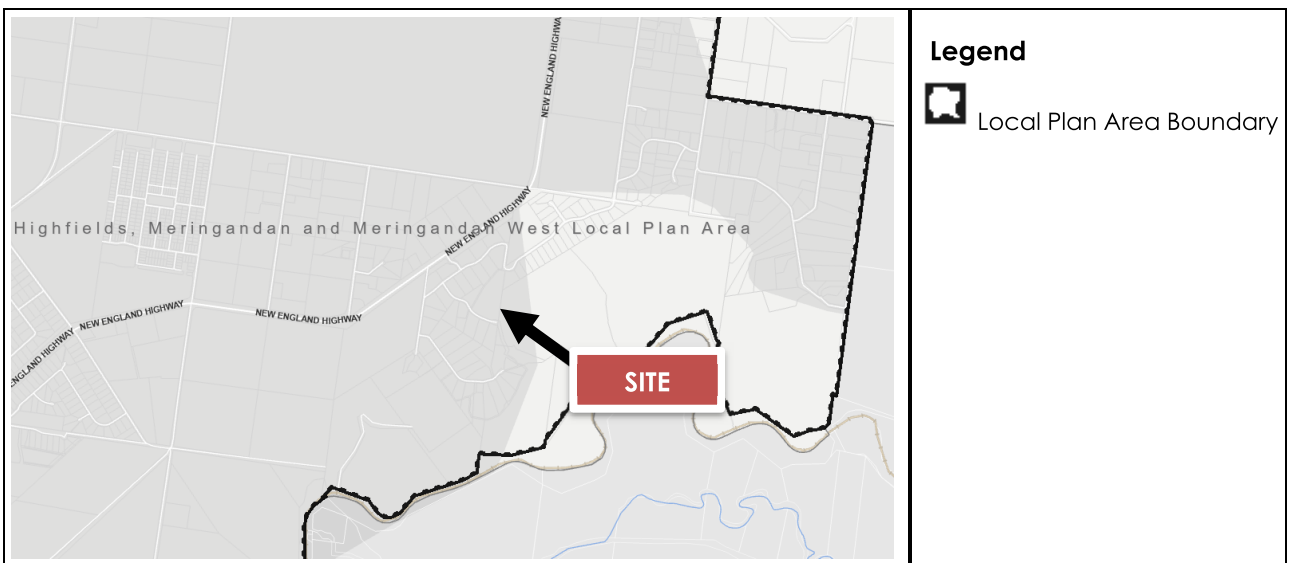
FIGURE 7 - ZONING MAPPING



#### 4.6.3 HIGHFIELDS, MERINGANDAN AND MERINGANDAN WEST LOCAL PLAN AREA

In addition to land use zones and precincts, the *Toowoomba Regional Planning Scheme 2012* also includes Local Plan Areas to regulate development in specific sections of the Planning Scheme area. In this instance, the site is located in the **Highfields, Meringandan and Meringandan West Local Plan Area**. The applicability of the Local Plan Area on the site and surrounding locality is illustrated in **Figure 8**. Under the Assessment Table for the Highfields, Meringandan and Meringandan West Local Plan at section 5.9:1, the level of assessment for development application for Reconfiguring a Lot does not change.

FIGURE 8 - LOCAL PLAN AREA MAPPING



#### 4.6.4 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, Lot 39 is impacted the following three (3) overlays:

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

The applicability of these overlays is illustrated in **Figures 9-11**.

**FIGURE 9 - AIRPORT ENVIRONS OVERLAY MAPPING**



**Figure 9** confirms that Lot 39 is impacted by the Airport Environs Overlay. In particular, the site is located within the 13km 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 Subdivision (1 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 4.7.3.

FIGURE 10 - BUSHFIRE HAZARD OVERLAY MAPPING

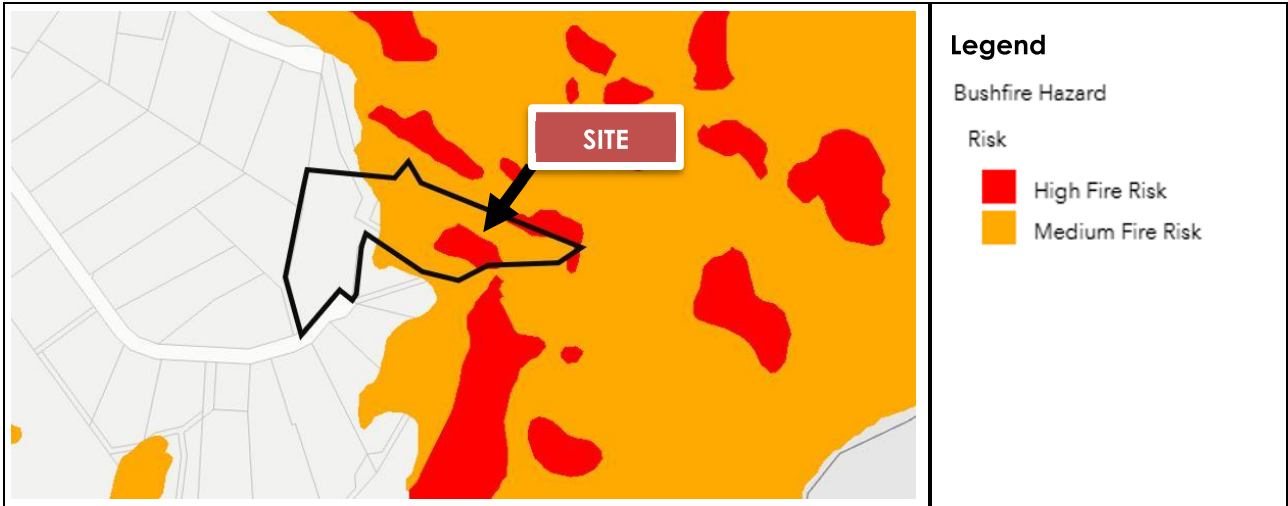


Figure 10 confirms that Lot 39 is impacted by the Bushfire Hazard Overlay. In particular, the site is located within the Medium and High Fire Risk areas. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot for a Subdivision (1 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 4.7.3.

FIGURE 11 - ENVIRONMENTAL SIGNIFICANCE OVERLAY MAPPING

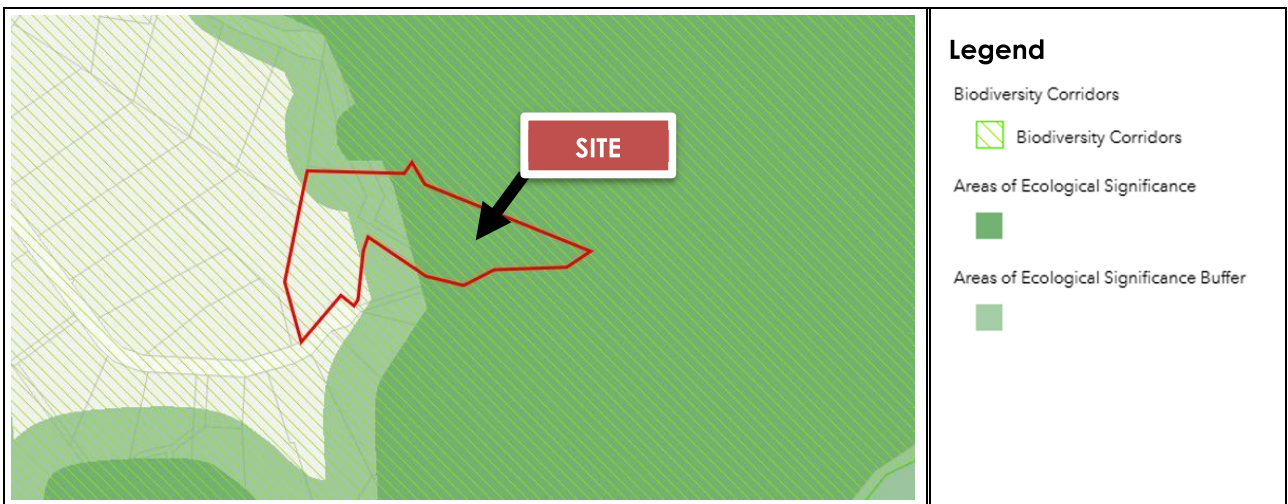


Figure 11 confirms that Lot 39 is impacted by the Environmental Significance Overlay. In particular, the site is located within the Areas of Ecological Significance and Biodiversity Corridor. Under the overlay assessment tables at section 5.10 of the *Toowoomba Regional Planning Scheme 2012*, the level of assessment for a Reconfiguring a Lot for a Subdivision (1 into 2 Lots) does not change the and triggers assessment against the Environmental Significance Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.3.

## 4.7 ASSESSMENT BENCHMARKS

As identified in section 4.6, 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 – Rural Residential Zone (4,000m<sup>2</sup> Precinct) and Rural Zone (100 Hectare Precinct); refer to section 4.7.2
- Highfields, Meringandan and Meringandan West Local Plan Area; refer to section 4.7.3
- Applicable Codes; refer to section 4.7.4

### 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 – RURAL RESIDENTIAL ZONE AND RURAL ZONE

Section 6.6.7 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for development within the Rural Residential Zone (4,000m<sup>2</sup> Precinct) through the collective identification of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Rural Residential Zone (4,000m<sup>2</sup> Precinct) as detailed in **Table 2**.

**TABLE 2 - ASSESSMENT OF OVERALL OUTCOMES**

Overall Outcome	Response
a. the development of large residential lots with limited provision of infrastructure and services is facilitated within this zone only;	<b>Complies:</b> The proposed development involves the creation of large rural residential lots which are serviced by Council's reticulated water supply only.
b. development within the zone preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities amongst these features;	<b>Complies:</b> The proposed development has been designed to preserve the environmental and topographical features of the site to the greatest extent possible by ensuring there is sufficient area within each lot clear of vegetation which enables future residential activities to be established at an appropriate scale.

Overall Outcome	Response
c. development avoids areas of ecological significance;	<b>Complies:</b> Whilst the proposed development does not avoid areas of ecological significance, the design ensures that impacts to these areas can be avoided to the greatest extent possible.
d. development is designed to incorporate sustainable practices including maximising energy efficiency and encouraging sustainable transport use;	<b>Complies:</b> The proposed lots allow future residential activities to integrate sustainable practices where relevant.
e. natural features such as creeks, gullies, waterways, wetlands and vegetation and bushland are retained, enhanced and buffered from the impacts of development. Any unavoidable impacts are minimised through location, design, operation and management of the development;	<b>Complies:</b> The proposed development has been designed to ensure that natural features such as vegetation can be preserved to the greatest extent possible by ensuring there is sufficient area within each lot clear of vegetation which enables future residential activities to be established outside of these areas.
f. development provides a high level of residential amenity;	<b>Complies:</b> The proposed development has been designed to maintain the established level of residential amenity by proposing lots which are of scale consistent with the surrounding locality.
g. non-residential uses may be appropriate where such uses meet the day to day convenience needs of the residential catchment in the zone or have a direct relationship and rely on the endemic characteristics of the land in which they are located. Non-residential uses are compatible with the semi-rural and low intensity residential character of the zone and are consistent with the following outcomes; <ul style="list-style-type: none"> <li>i. non-residential uses are not located in areas with limited infrastructure and services necessary to meet the needs of the development;</li> <li>ii. low-impact activities such as small-scale eco-tourism and outdoor recreation are encouraged within the zone where the impacts of such uses can be minimised;</li> <li>iii. uses such as a shop, community use, health care services and veterinary services may be appropriate where the building form is of a scale consistent with the surrounding rural residential locality, and the use does not undermine the viability of other centres or services/facilities within the rural residential catchment of the use;</li> <li>iv. low intensity rural activities are appropriate where they do not adversely impact on the amenity of the surrounding locality and are consistent with the intended character of the zone; and</li> <li>v. adverse impacts of land use, both on-site and from adjoining areas, are avoided and any unavoidable impacts are minimised through</li> </ul>	<b>N/A:</b> The proposed development is for a subdivision, which creates a rural residential lot, within the rural residential zone. Accordingly, this proposed lot is not intended for non-residential uses.

Overall Outcome	Response
location, design, operation and management;	
h. development has access to development infrastructure including utility installations and essential services.	<b>Complies:</b> The proposed lots will be connected to Council's reticulated water supply network and electricity and telecommunications infrastructure networks.
<b>4,000m<sup>2</sup> Precinct</b>	
a. provide for a very low density residential character located accessible and near to urban areas; and	<b>Complies:</b> The proposed development provides lots at a very low density consistent with the surrounding locality which is located near the urban area of Highfields.
b. facilitate lots with a minimum lot size of 4,000m <sup>2</sup> .	<b>Complies:</b> The proposed lots have lot sizes greater than 4,000m <sup>2</sup> .

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Rural Residential Zone (4,000m<sup>2</sup> Precinct).

#### 4.7.3 OVERALL OUTCOMES – RURAL ZONE

Section 6.6.6.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for development within the Rural Zone through the collective identified of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Rural Zone as detailed in **Table 3**.

**TABLE 3 - ASSESSMENT OF OVERALL OUTCOMES**

Overall Outcome	Response
(a) areas used or suitable for primary production are conserved and are not further fragmented;	<b>Complies:</b> The site is currently located within two (2) zones, being the Rural Residential and Rural Zones. The proposed subdivision seeks to create two (2) separate lots which are wholly contained within each zone. The intent for this is to ensure that each lot can be developed and utilised in accordance with the intent and outcomes sought under each of the zones. Accordingly, whilst the proposed development does not involve a lot exceed 100 hectares in size, it does not result in the fragmentation of rural land and allows for the improved management and operation of the rural zoned land for agricultural pursuits.
(b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;	<b>N/A:</b> The proposed development is for a subdivision and does not involve the establishment of any new rural activities. Notwithstanding this, the purpose of the subdivision is to ensure one (1) lot is located entirely within the Rural Zone, allowing for it to be developed and utilised for agricultural pursuits consistent with the outcomes sought for this zone.

Overall Outcome	Response
(c) uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised;	<b>N/A:</b> Refer to the response to Overall Outcome (b).
(d) development incorporates sustainable land management and other sustainable practices that maximise energy efficiency, water conservation and encourages sustainable transport use;	<b>N/A:</b> Refer to the response to Overall Outcome (b).
(e) development contributes to the amenity and landscape character of the area;	<b>Complies:</b> The site is currently located within two (2) zones, being the Rural Residential and Rural Zones. The proposed subdivision seeks to create two (2) separate lots which are wholly contained within each zone. Accordingly, the proposed development will not impact the amenity and landscape character of the area.
(f) the establishment of non rural activities that are directly associated with and subordinate to rural production, natural resources and landscape amenity is facilitated in a manner that minimises land use conflicts and is compatible with the character and environmental values of the locality. Suitable activities may include small-scale outdoor recreation, tourism facilities, short-term accommodation, home based businesses, and produce sales;	<b>N/A:</b> The proposed development is for a subdivision and does not involve the establishment of a non-rural activity.
(g) rural industries are facilitated where: <ul style="list-style-type: none"> <li>i. associated with rural production in the immediate vicinity;</li> <li>ii. avoiding or minimising adverse impacts on the amenity of the locality; and</li> <li>iii. compatible with the infrastructure in the locality.</li> </ul>	<b>N/A:</b> The proposed development is for a subdivision and does not involve the establishment of a rural industry use.
(h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and provided with appropriate buffers from development;	<b>Complies:</b> The proposed subdivision has been designed to ensure the lot configuration appropriately responds to the natural constraints and topography of the site.
(i) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;	<b>N/A:</b> The proposed development is for a subdivision and does not involve the establishment of any new land uses.
(j) existing intensive animal industries are protected from the intrusion of non rural activities such as small-scale outdoor recreation and tourism facilities;	<b>Complies:</b> The proposed development will not impact on any existing intensive animal industries.
(k) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses; and	<b>Complies:</b> Refer to the response to Overall Outcome (b).

Overall Outcome	Response
(l) development has access to development infrastructure including utility installations and essential services.	<b>Complies:</b> The proposed development has been designed to ensure all proposed lots have access to relevant development infrastructure.
<b>100 Hectare Precinct</b>	
(m) The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.	<b>Complies:</b> The site is currently located within two (2) zones, being the Rural Residential and Rural Zones. The proposed subdivision seeks to create two (2) separate lots which are wholly contained within each zone. The intent for this is to ensure that each lot can be developed and utilised in accordance with the intent and outcomes sought under each of the zones. Accordingly, whilst the proposed development does not involve a lot exceed 100 hectares in size, it does not result in the fragmentation of rural land and allows for the improved management and operation of the rural zoned land for agricultural pursuits.
<b>200 Hectare Precinct</b>	
(n) The overall outcome of the 200 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of rural land which is relatively unfragmented are preserved by the prevention of fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.	<b>N/A:</b> The site is not located within the 200 hectare precinct.
<b>Heinemann Road Transport Precinct</b>	
(o) the precinct provides for the establishment of transport and associated logistics uses that capitalise on the strategic location of the precinct close to the regional road network system and Toowoomba; and	<b>N/A:</b> The site is not located within the Heinemann Road Transport Precinct.
(p) the scale, character and built form of development contributes to a high standard of amenity.	<b>N/A:</b> The site is not located within the Heinemann Road Transport Precinct.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Rural Zone.

#### 4.7.4 HIGHFIELDS, MERINGANDAN AND MERINGANDAN WEST LOCAL PLAN

Section 7.2.1 of the *Toowoomba Regional Planning Scheme 2012* outlines the intent for development within the Highfields, Meringandan and Meringandan West Local Plan through the collective identification of a series of overall outcomes. In this instance, none of the outcomes sought under the Local Plan are relevant to the proposed development and accordingly, no assessment against has been provided.

In this instance, the proposed development is not considered to compromise the outcomes sought for land included in the Highfields, Meringandan and Meringandan West Local Plan.

#### 4.7.5 APPLICABLE CODES

The codes applicable to the assessment of the proposed development are identified in **Table 4** followed by a summary of the assessment outcomes.

**TABLE 4 - APPLICABLE CODES**

<b>Zone Code(s)</b>
<ul style="list-style-type: none"> <li> <p>• <b>Rural Residential Zone Code</b> An assessment of the proposed development against the Overall Outcomes of the Rural 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 <b>Appendix B</b>. These assessments confirm that the proposed development generally complies with the intent and outcomes sought for development within this zone.</p> </li> <li> <p>• <b>Rural Zone Code</b> An assessment of the proposed development against the Overall Outcomes of the Rural I Zone Code is provided at section 4.7.3. An assessment of the development against the assessment benchmarks of the Rural Zone is also provided at <b>Appendix B</b>. These assessments confirm that the proposed development generally complies with the intent and outcomes sought for development within this zone.</p> </li> </ul>
<b>Local Area Plan Codes</b>
<ul style="list-style-type: none"> <li> <p>• <b>Highfields, Meringandan and Meringandan West Local Plan Code</b> An assessment of the proposed development against the Local Plan Code is provided at <b>Appendix B</b>. This assessment confirms that the development complies with the outcomes sought within this code.</p> </li> </ul>
<b>Overlay Codes</b>
<ul style="list-style-type: none"> <li> <p>• <b>Airport Environs Overlay Code</b> An assessment of the proposed development against the Overlay Code is provided at <b>Appendix B</b>. This assessment confirms that the development complies with the outcomes sought within this code.</p> </li> <li> <p>• <b>Environmental Significance Overlay Code</b> An assessment of the proposed development against the Overlay Code is provided as part of the Ecological Advice Letter. This assessment confirms that the development complies with the outcomes sought within this code.</p> </li> <li> <p>• <b>Bushfire Hazard Overlay Code</b> An assessment of the proposed development against the Overlay Code is provided as part of the Bushfire Management Report. This assessment confirms that the development complies with the outcomes sought within this code.</p> </li> </ul>
<b>Development Codes</b>
<ul style="list-style-type: none"> <li> <p>• <b>Reconfiguring a Lot Code</b> An assessment of the proposed development against this code is provided at <b>Appendix B</b>. This assessment confirms that the development complies with the outcomes sought within this code.</p> </li> </ul>

## 5.0 TECHNICAL ASSESSMENTS

The following technical assessments and documentation have been completed to respond to and/or demonstrate the compliance of the proposal with the applicable standards:

- Engineering Infrastructure Statement, prepared by Kehoe Myers Consulting Engineers. Refer to **Appendix D**.
- Stormwater Management Statement, prepared by Kehoe Myers Consulting Engineers. Refer to **Appendix E**.
- Ecological Advice Letter, prepared by Range Environmental Consultants. Refer to **Appendix F**.
- Bushfire Management Report, prepared by Range Environmental Consultants. Refer to **Appendix G**.

The above assessments confirm that the proposed development can achieve compliance with the applicable standards and benchmarks.

## 6.0 CONSULTATION

### 6.1 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*.

### 6.2 PRE-LODGEEMENT MEETINGS

The proposed development was the subject of formal pre-lodgement discussions the following assessing authorities.

#### **Toowoomba Regional Council**

The proposed development was the subject of a pre-lodgement meeting with Toowoomba Regional Council on Friday 11 July 2025. The outcomes of this meeting have been taken into consideration in the design of the development and preparation of this development application.

## 7.0 CONCLUSION

This Development Application seeks approval for a Reconfiguring a Lot for Subdivision (1 into 3 Lots) on land at 20 Bogong Court, Cabarlah. The assessment that has been undertaken has demonstrated the following:

- The proposed development seeks to subdivide the site to create two (2) lots wholly contained within single zones in order to allow for their future development and use in accordance with the intent and outcomes sought under each zone.
- The proposed lots are of a suitable size to ensure future development can be provided with appropriate services, and to allow for access and bushfire management for the proposed Rural lot.
- 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).
- The technical assessments supporting the application (as detailed in section 5.0) demonstrate that the proposed development will not have an adverse impact on the surrounding locality.

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
<b>3.3 SETTLEMENT PATTERN</b>		
3.3.1 Strategic Outcomes	<b>Yes</b>	The proposed development involves the subdivision of land along the split zoning of the Rural Zone and Rural Residential Zone of the site. In this respect, proposed Lot 2 is located within the Rural Zone and will result in a lot size less than 100 hectares. In this respect, the proposed subdivision does not result in further fragmentation of rural land or additional lots within the Rural Zone. All proposed lots will be of suitable size to ensure a future dwelling can be established on the site in accordance with the applicable standards and will not result in an inappropriate intensification of development within the zone. The nature of the proposed development is such that it will not adversely impact on the rural character 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	No	
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	No	
3.3.9 Element – rural landscape	<b>Yes</b>	Refer to the response to 3.3.1
3.3.10 Element – natural places	<b>Yes</b>	The subject land includes Areas of Ecological Significance on the Environmental Significance Overlay. The development has been designed in accordance with the recommendations of the Ecological Advice Letter prepared by Range Environmental Consultants attached at <b>Appendix F</b> . These recommendations seek to minimise clearing and make provision for large allotments that retain fauna corridors by identifying building envelope areas and access locations.
3.3.11 Element – development constraints	<b>Yes</b>	The proposed subdivision (1 into 2 lots) has been designed to respond to the topography and site characteristics and will ensure that each proposed lot is of suitable size to ensure a future dwelling can be established clear of any development constraints. Reference

**TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK**

Theme/Element	Relevance Yes/No	Assessment
		is made to the Ecological Advice Letter and Bushfire Management Report prepared by Range Environmental Consultants and attached at <b>Appendices F &amp; G</b> respectively.
3.3.12 Element – incompatible land uses	<b>Yes</b>	The proposed development involves the subdivision of land along the split zoning of the Rural Zone and Rural Residential Zone of the site. In this respect, the proposed subdivision responds to the topography and characteristics of the site and does not result in further fragmentation of rural land or additional lots within the Rural Zone. All proposed lots will be of suitable size to ensure a future dwelling can be established on the site in accordance with the applicable standards and will not result in an inappropriate intensification of development within the zone.
<b>3.4 NATURAL ENVIRONMENT</b>		
3.4.1 Strategic Outcomes	<b>Yes</b>	The subject land includes Areas of Ecological Significance on the Environmental Significance Overlay. The development has been designed in accordance with the recommendations of the Ecological Advice Letter prepared by Range Environmental Consultants attached at <b>Appendix F</b> . These recommendations seek to minimise clearing and make provision for large allotments that retain fauna corridors by identifying building envelope areas and access locations.
3.4.2 Element - protect ecosystems with biodiversity values	<b>Yes</b>	Refer to the responses to 3.4.1.
3.4.3 Element – waterways, wetlands and aquifers	<b>Yes</b>	Refer to the responses to 3.4.1.
3.4.4 Element - air quality	No	
3.4.5 Element – climate change	No	
3.4.6 Element – environmental offsets	No	
<b>3.5 COMMUNITY IDENTITY AND DIVERSITY</b>		
3.5.1 Strategic Outcomes	<b>Yes</b>	The proposed development involves the subdivision of land along the split zoning of the Rural Zone and Rural Residential Zone of the site. In this respect, the proposed subdivision responds to the topography and characteristics of the site and does not result in further fragmentation of rural land or additional lots within the Rural Zone. All proposed lots will be of suitable size to ensure a future dwelling can be established on the site in

**TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK**

Theme/Element	Relevance Yes/No	Assessment
		accordance with the applicable standards and will not result in an inappropriate intensification of development within the zone.
3.5.2 Element – rural community identity	<b>Yes</b>	Refer to the response to 3.5.1.
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	No	
3.5.9 Element – cultural diversity and heritage	No	
<b>3.6 NATURAL RESOURCES AND LANDSCAPE</b>		
3.6.1 Strategic Outcomes	<b>Yes</b>	<p>The proposed subdivision will result in improved productive capacity of the land, noting that the inclusion of the rural land into a separate lot (Proposed Lot 2) will allow for the continued, viable use of the land for agricultural purposes.</p> <p>The proposed subdivision will allow the existing natural and scenic landscape values of the land to be maintained, noting the development does not require any physical works on site.</p>
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	<b>Yes</b>	Refer to response to 3.6.1.
3.6.6 Element – stock routes	No	

**TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK**

Theme/Element	Relevance Yes/No	Assessment
<b>3.7 ACCESS AND MOBILITY</b>		
3.7.1 Strategic Outcomes	<b>Yes</b>	Proposed Lot 1 will maintain existing access to Bogong Court. Proposed Lot 2 will obtain access from Meharry Court via a proposed access easement. The proposed access arrangement will be designed in a manner that will not compromise the 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	No	
3.7.4 Element – public transport	No	
3.7.5 Element – road network	<b>Yes</b>	Refer to the response to 3.7.1.
<b>3.8 INFRASTRUCTURE AND SERVICES</b>		
3.8.1 Strategic Outcomes	<b>Yes</b>	The proposed lots will be provided with appropriate infrastructure connections in accordance with Council's standards.
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	<b>Yes</b>	Refer to the response to 3.8.1.
3.8.5 Element – utility infrastructure and services	<b>Yes</b>	Refer to the response to 3.8.1.
3.8.6 Element – waste management and recycling	No	
<b>3.9 ECONOMIC DEVELOPMENT</b>		
3.9.1 Strategic Outcomes	No	
3.9.2 Element - economic growth	No	

**TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK**

Theme/Element	Relevance Yes/No	Assessment
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)

#### Rural Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	Compliance summary
<b>Animal husbandry and cropping uses</b>			
PO <sub>1</sub>	Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local streetscape or landscape character.	AO <sub>1.1</sub> Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback 50m from any dwelling on surrounding land.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve animal husbandry or cropping uses.
PO <sub>2</sub>	Development does not adversely impact on the amenity and character of the locality, having regard to the scale and visibility of buildings and structures.	AO <sub>2.1</sub> Building height does not exceed two (2) storeys or 8.5m in height above natural ground level.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve animal husbandry or cropping uses.
PO <sub>3</sub>	Development does not adversely impact on the amenity and character of the locality, having regard to odour and other emissions.	AO <sub>3.1</sub> Cropping does not involve chemical spraying unless a 40m vegetated buffer is provided between crops and adjoining land.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve animal husbandry or cropping uses.
<b>Dwelling House</b>			
PO <sub>4</sub>	Dwellings have safe, all weather road access.	AO <sub>4.1</sub> A formed access road is provided to the dwelling.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work. Proposed lots will take access via the existing sealed road network.
PO <sub>5</sub>	An adequate, safe and reliable supply of potable and general use water is provided.	AO <sub>5.1</sub> The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres where not connected to a reticulated water supply.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work. All future lots will be connected to reticulated water.
PO <sub>6</sub>	Wastewater generated on site is treated and disposed of in a sustainable manner.	AO <sub>6.1</sub> Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work. Future dwellings on the proposed lots can be provided with an onsite wastewater disposal system in accordance with the relevant requirements.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>7</sub> The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.</p>	<p>AO<sub>7.1</sub> The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation.</p> <p>AO<sub>7.2</sub> The dwelling is separated from an extractive industry by at least:</p> <ul style="list-style-type: none"> <li>(a) 500m from a hard rock extractive industry;</li> <li>(b) 200m from a sand and gravel extractive industry; and</li> <li>(c) 100m from a haul route.</li> </ul>	<p><b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work. The site is not in proximity to intensive animal industry uses or extractive industry operations.</p>
<b>Caretaker's accommodation</b>		
<p>PO<sub>8</sub> 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"> <li>(a) does not compromise the productivity of the use;</li> <li>(b) is safe and comfortable for the amenity of residents; and</li> <li>(c) has regard to the landscape and private recreation needs of the residents.</li> </ul>	<p>AO<sub>8.1</sub> A caretaker's accommodation is:</p> <ul style="list-style-type: none"> <li>(a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m;</li> <li>(b) provided with a private landscape and recreation area which:               <ul style="list-style-type: none"> <li>(i) is directly accessible from a habitable room; and</li> <li>(ii) if at ground level, has a minimum area of 16m<sup>2</sup> with minimum dimensions of 4m; and</li> <li>(iii) if a balcony, a veranda or a deck, has a minimum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</li> </ul> </li> </ul> <p>AO<sub>8.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p>	<p><b>N/A:</b> The development is for Reconfiguring a Lot and does not involve caretaker's accommodation.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Non-residential Uses – Scale of where involving an existing building</b>		
PO <sub>9</sub> The non-residential use is of a scale and intensity that: (a) is compatible with the character of the streetscape and the residential appearance of the locality; and (b) does not undermine the viability of other centres or services/facilities.	AO <sub>9.1</sub> The use: (a) carried out in an existing building; (b) only increases the Gross Floor Area of the building by a maximum of 25m <sup>2</sup> ; (c) is a single tenancy only; and (d) does not involve outdoor dining.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a non-residential use.
<b>Non-residential Uses – Noise Amenity</b>		
PO <sub>10</sub> The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO <sub>10.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a non-residential use.
PO <sub>11</sub> Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO <sub>11.1</sub> Where involving a shop or food and drink outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm.  AO <sub>11.2</sub> Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a non-residential use.
<b>Non-residential Uses – Privacy and Screening</b>		
PO <sub>12</sub> 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 <sub>12.1</sub> A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.  AO <sub>12.2</sub> 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.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a non-residential use.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	AO <sub>12.3</sub> 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.	
PO <sub>13</sub> Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO <sub>13.1</sub> Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a non-residential use.
<b>Non-residential Uses – Outdoor Lighting</b>		
PO <sub>14</sub> 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 <sub>14.1</sub> Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO <sub>14.2</sub> Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a non-residential use.
<b>Non-residential Uses – Impact on Road Network</b>		
PO <sub>15</sub> Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO <sub>15.1</sub> Non-residential uses have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road and vehicle access to the development does not occur from a local street.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a non-residential use.
<b>Building Work (not associated with a Material Change of Use)</b>		
PO <sub>16</sub> Provision is made for on-site vehicle parking to meet the demand likely to be generated	PO <sub>16.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Residential Zone Code – requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
by the development and 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.		
PO17 Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO17.1 No reduction of previously approved landscaping areas is to occur.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work.
PO18 Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO18.1 Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work.
PO19 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO19.1 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.  OR PO19.2 Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Residential Zone Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	
<b>Uses</b>		
PO <sub>1</sub> The zone accommodates very low density forms of housing and other small-scale uses that service the day to day needs of local residents.	AO <sub>1.1</sub> Uses which are consistent with the intent of the zone include: (a) animal husbandry; (b) child care centre; (c) community residence; (d) cropping; (e) dwelling house; (f) emergency services; (g) health care services; (h) home based business; (i) major electricity infrastructure; (j) roadside stall; (k) rural works' accommodation; (l) shop; (m) substation; (n) veterinary services; and (o) recreation activities where for small scale outdoor sport and recreation uses.  AO <sub>1.2</sub> Uses which are inconsistent with the intent of the zone include: (a) business activities (other than those listed in AO <sub>1.1</sub> ); (b) rural activities (other than animal husbandry, cropping and roadside stalls); (c) entertainment activities; (d) industry activities; and (e) recreation activities (other than small scale outdoor sport and recreation).	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a new use of premises.
PO <sub>2</sub> Non-residential uses:	No acceptable outcome is nominated.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve non-residential uses.

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Rural Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	
<ul style="list-style-type: none"> <li>(a) provide for the day to day needs of the immediate rural residential community and do not undermine the viability of nearby centres;</li> <li>(b) have access to all necessary infrastructure and services;</li> <li>(c) are of a nature that is compatible with the semi-rural and low intensity residential character of the zone;</li> <li>(d) are in buildings of a scale that is consistent with the surrounding rural residential area; and</li> <li>(e) do not unduly detract from the amenity of nearby residences.</li> </ul>		
<b>Site Layout</b>		
<p>PO<sub>3</sub> The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> <li>(a) any hazards to people or property are avoided;</li> <li>(b) any earthworks are minimised;</li> <li>(c) the retention of natural drainage lines is maximised;</li> <li>(d) the retention of existing vegetation is maximised;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering, screening or separation to adjoining development.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies:</b> The development has been designed to respond to the on-site and surrounding topography and drainage patterns, utility services, access and adjoining land uses.</p>

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Residential Zone Code – assessment benchmarks for assessable development**

<b>Performance outcomes</b>		<b>Acceptable outcomes</b>	
<b>Amenity</b>			
PO <sub>4</sub>	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.	<b>Complies:</b> The development has been designed to ensure it maintains a high level of residential amenity within the site and for surrounding areas, noting the development involves a subdivision for rural residential purposes.
<b>Stables</b>			
PO <sub>5</sub>	Stables do 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.	AO <sub>5.1</sub> No horse is stabled closer than 15m to a residential building on an adjoining lot. AO <sub>5.2</sub> Wastes are collected and disposed of daily. AO <sub>5.3</sub> All food/waste holding areas and receptacles are contained and covered.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve stables.
<b>Precincts</b>			
PO <sub>6</sub>	Development in the 4,000m <sup>2</sup> precinct: (a) does not require the creation of lots smaller than 4,000m <sup>2</sup> ; and (b) maintains a very low density residential character.	No acceptable outcome is nominated.	<b>Complies:</b> The development is for Reconfiguring a Lot for a 1 into 2 lots subdivision. The proposed lot located in the Rural Residential Zone has a lot size greater than 4,000m <sup>2</sup> .
PO <sub>7</sub>	Development in the 1ha precinct: (a) does not require the creation of lots smaller than 1ha; (b) maintains the semi-rural character; and (c) is subservient to and integrates with the natural or rural landscape.	No acceptable outcome is nominated.	<b>N/A:</b> The subject land is not located in the 1ha Precinct.
PO <sub>8</sub>	No acceptable outcome is nominated.	No acceptable outcome is nominated.	<b>N/A</b>

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Residential Zone Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	
PO <sub>9</sub> Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.	<b>Complies:</b> The development will be designed to ensure effluent generated by future residential uses is capable of being treated and disposed of on site.

### Toowoomba Regional Planning Scheme 2012 (v28.0)

#### Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<b>General</b>		
PO <sub>1</sub> Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local landscape character.	AO <sub>1.1</sub> Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on adjoining land in the Rural Zone - 50m; (b) land included in the low Density Residential, Low-medium Density Residential, Township, Emerging Community or the Rural Residential Zones - 100m.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve new buildings or structures.
PO <sub>2</sub> Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO <sub>2.1</sub> Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve new buildings or structures.
<b>Roadside Stalls and Shops</b>		
PO <sub>3</sub> The display and sale of goods does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO <sub>3.1</sub> Any structure used for the sale of goods or produce is limited to 25m <sup>2</sup> gross floor area. AO <sub>3.2</sub> Access to the structure is via the primary property access point. AO <sub>3.3</sub> Produce or goods sold are grown, made or produced on or adjacent to the land on which the road side stall is erected.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve roadside stalls or shops.
<b>Dwelling House</b>		
PO <sub>4</sub> Dwellings have safe, all weather road access.	AO <sub>4.1</sub> Formed road access is provided to the dwelling.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work. Proposed lots will take access via the existing sealed road network.
PO <sub>5</sub> An adequate, safe and reliable supply of potable and general use water is provided.	AO <sub>5.1</sub> The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work. All future lots will be connected to reticulated water.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
PO <sub>6</sub> Wastewater generated on site is treated and disposed of in a sustainable manner.	AO <sub>6.1</sub> Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work. Future dwellings on the proposed lots can be provided with an onsite wastewater disposal system in accordance with the relevant requirements.
PO <sub>7</sub> The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.	AO <sub>7.1</sub> The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation. AO <sub>7.2</sub> The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route. AO <sub>7.3</sub> The dwelling is setback from site boundaries by 50m.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work. The site is not in proximity to intensive animal industry uses or extractive industry operations.
<b>Caretaker's Accommodation</b>		
PO <sub>8</sub> Development provides for the accommodation of a caretaker, and their family members, in a manner that: (a) does not compromise the productivity of use; (b) is safe and comfortable for the amenity residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO <sub>8.1</sub> A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; and (ii) if at ground level, has a minimum area of 16m <sup>2</sup> with minimum dimensions of 4m; and	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve caretaker's accommodation.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>(iii) if a balcony, a veranda or a deck, has a minimum area of 8m<sup>2</sup> with minimum dimensions of 2.4m.</p> <p>AO<sub>8.2</sub> No more than one (1) caretaker's accommodation is established per non-residential use.</p>	
<b>Noise Amenity</b>		
PO <sub>9</sub> The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO <sub>9.1</sub> New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve new buildings or structures.
<b>Outdoor Lighting</b>		
PO <sub>10</sub> Outdoor lighting maintains the amenity of the surrounding area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	<p>AO<sub>10.1</sub> Outdoor lighting is restricted to low level security lighting only.</p> <p>AO<sub>10.2</sub> 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>.</p>	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve outdoor lighting.
<b>Building Work (not associated with a Material Change of Use)</b>		
PO <sub>11</sub> Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and 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.	PO <sub>11.1</sub> Car parking is provided in accordance with the Transport, Access and Parking Code.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work.
PO <sub>12</sub> Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO <sub>12.1</sub> No reduction of previously approved landscaping areas is to occur.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work.

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**Rural Zone Code – Requirements for accepted development and assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
PO <sub>13</sub> Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO <sub>13.1</sub> Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work.
PO <sub>14</sub> Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO <sub>14.1</sub> 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.  OR PO <sub>14.2</sub> Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve building work.

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**Rural Zone Code – Assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Cropping being Forestry</b>		
PO <sub>1</sub> Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO <sub>1.1</sub> Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm.  AO <sub>1.2</sub> Forestry does not occur on land having slopes steeper than 15%.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve cropping activities.
PO <sub>2</sub> Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve cropping activities.
PO <sub>3</sub> Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO <sub>3.1</sub> Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve cropping activities.
<b>Uses</b>		
PO <sub>4</sub> The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.	AO <sub>4.1</sub> Uses which are consistent with the intent of the zone include: (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services; (e) home based business; (f) major electricity infrastructure; (g) nature-based tourism; (h) outstation; (i) rural works' accommodation; (j) substation;	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a new use of premises.

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Zone Code – Assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<ul style="list-style-type: none"> <li>(k) transport depot (where in the Heinemann Road Transport Precinct); and</li> <li>(l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment).</li> </ul> <p>AO4.2 Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> <li>(a) business activities;</li> <li>(b) accommodation activities (other than dwelling houses and short-term accommodation);</li> <li>(c) entertainment activities;</li> <li>(d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and</li> <li>(e) recreation activities.</li> </ul>	
PO <sub>5</sub> Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a new use of premises.
PO <sub>6</sub> Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a new use of premises.
<b>Rural Character</b>		
PO <sub>7</sub> Buildings are have a low rise, rural character.	AO <sub>7.1</sub> Building height (other than for silos, windmills and similar farming infrastructure) does not exceed	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve new buildings or structures.

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**Rural Zone Code – Assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	two (2) storeys or 10.5m in height above natural ground level.	
PO <sub>8</sub> Development does not unduly impact on the rural amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.	No acceptable outcome is nominated.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve new buildings or structures.
PO <sub>9</sub> Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve new buildings or structures.
<b>Rural Viability and Managing Conflicts</b>		
PO <sub>10</sub> Development does not restrict the ongoing operation or viability of nearby rural uses.	No acceptable outcome is nominated.	<b>Complies:</b> The proposed development does not impact on the existing or future viability of nearby rural uses.
PO <sub>11</sub> Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict.	No acceptable outcome is nominated.	<b>N/A:</b> The development is for Reconfiguring a Lot and does not involve a sensitive land use.
<b>Site Layout</b>		
PO <sub>12</sub> The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:	No acceptable outcome is nominated.	<b>Complies:</b> The proposed development involves the subdivision of land along the split zoning of the Rural Zone and Rural Residential Zone of the site. Accordingly, the development appropriately respond

**Toowoomba Regional Planning Scheme 2012 (v28.0)**

**Rural Zone Code – Assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(a) any hazards to people or property are avoided;</li> <li>(b) any earthworks are minimised;</li> <li>(c) the retention of natural drainage lines is maximised;</li> <li>(d) the retention of existing vegetation and biodiversity values is maximised;</li> <li>(e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and</li> <li>(f) there is adequate buffering, screening or separation to adjoining development.</li> </ul>		<p>to site constraints and topography to facilitate the continued and improved maintenance and operation of proposed Lot 2 for rural purposes.</p>
<b>Precincts</b>		
PO <sub>13</sub> Development in the 100ha Precinct: <ul style="list-style-type: none"> <li>(a) does not involve the creation of additional lots smaller than 100ha;</li> <li>(b) maintains the productive capacity of the land; and</li> <li>(c) maintains the natural and scenic landscape values of the land.</li> </ul>	No acceptable outcome is nominated.	<p><b>Performance Solution:</b> The proposed development does not involve the creation of additional lots within the Rural Zone. The site is currently split zone with land located in both the Rural and Rural Residential Zones. The proposed subdivision seeks to subdivide the land along the split zone to facilitate the continued and improved maintenance and operation of land in the Rural Zone for agricultural purposes, while allowing the land in the Rural Residential Zone to be developed and utilised in accordance with the intent for that zone.</p>
PO <sub>14</sub> Development in the 200ha Precinct: <ul style="list-style-type: none"> <li>(a) does not involve the creation of additional lots smaller than 200ha;</li> <li>(b) maintains the productive capacity of the land; and</li> <li>(c) maintains the natural and landscape values of the land.</li> </ul>	No acceptable outcome is nominated.	<p><b>N/A:</b> The site is located within the 100ha Precinct.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>General (applies to all land within the Local Plan area)</b>		
PO <sub>1</sub> Higher order retailing or commercial development activities only occur within the Highfields Town Centre.	AO <sub>1.1</sub> Business activities with a Gross Floor Area greater than 1,000m <sup>2</sup> only occur within the Highfields Town Centre.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot.
<b>Road Network</b>		
PO <sub>2</sub> Development maintains and reinforces the integrity of the main road structure formed by the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.	AO <sub>2.1</sub> New roads associated with new development do not assume a greater importance in the road hierarchy for Highfields than the New England Highway, Highfields Road, Woolmer Road, Cawdor Road, Reis Road, Kratzke Road, O'Brien Road, Kleinton Road and Meringandan Road.	<b>N/A:</b> The proposed development does not involve the creation of a new road.
PO <sub>3</sub> Development facilitates the establishment of a road connection (distributor or higher) from the intersection of Highfields Road and Polzin Road to Woolmer Road.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not involve the creation of a new road.
PO <sub>4</sub> Development facilitates the establishment of a western road link (distributor or higher) from the northern section of Highfields Road into Toowoomba.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development does not involve the creation of a new road.
<b>Where in the Low-medium Density Residential Zone</b>		
PO <sub>5</sub> Local centres form a community focal point for new neighbourhoods and comprise a compatible mix of retail, commercial and community uses which provide for daily needs, and may include urban open spaces	No acceptable outcome is nominated.	<b>N/A:</b> The proposed development is included within the Rural and Rural Residential Zones.


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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>6</sub> New local centres are located and distributed to provide a centre within a 400-500m walk for most residents. Centres should be highly accessible to the community it is intended to serve, be located on a higher order road and have appropriate amenity for the successful operation of the centre.</p>	<p>AO<sub>6.1</sub> Centres are generally located in areas indicated on Highfields Local Plan Map (Figure 2);</p> <p>AO<sub>6.2</sub> Alternative locations for centres meet the following criteria:</p> <ul style="list-style-type: none"> <li>(a) located at an intersection with a distributor road (as indicated on 'road hierarchy mapping – Schedule 2); and</li> <li>(b) located a minimum of 800m from the nearest existing centre and/or future centre as indicated on Highfields Local Plan Map (Figure 2).</li> </ul>	<p><b>N/A:</b> The proposed development is included within the Rural and Rural Residential Zones.</p>
<p>PO<sub>7</sub> Housing forms of a higher density than other residential areas are encouraged within the walkable catchment of a centre so as to maximise the number of people living within the catchment.</p>	<p>AO<sub>7.1</sub> Development within 400m of a centre achieves a minimum density of 40 dwellings per hectare (nett).</p>	<p><b>N/A:</b> The proposed development is included within the Rural and Rural Residential Zones.</p>

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Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>8</sub> An interconnected street network focuses on local centres and has strong links between local centres and the Highfields Town Centre.</p>  <p>Figure 1: Diagram of the neighbourhood unit which is based on a 400m radius, five-minute walk to local centre.</p> <p>Source: <i>Liveable Neighbourhoods – a Western Australian Government sustainable cities initiative</i></p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is included within the Rural and Rural Residential Zones.</p>
Structure and Built Form – Where in the Highfields Town Centre		
<p>PO<sub>9</sub> Developments that include higher density residential development are located within a convenient and accessible walking distance from the Highfields Town Centre Core Precinct, except where the residential component would conflict with the efficient operation of vehicle-oriented uses such as community facilities, bulky</p>	<p>AO<sub>9.1</sub> Residential development within the Highfields Town Centre (excluding the Highfields Town Centre Frame Precinct) achieves densities of up to 40 dwellings units per hectare (nett).</p> <p>AO<sub>9.2</sub> Residential development does not occur in the Highfields Town Centre Frame Precinct.</p>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
goods retailing and service industries in the Highfields Town Centre Frame Precinct.		
PO <sub>10</sub> Development is of a density, scale and form that accentuates the dominance of the Highfields town centre.	AO <sub>10.1</sub> Development has a maximum height of: (a) Four (4) storeys in the Highfields Town Centre Core Precinct; (b) Three (3) storeys in the Highfields Town Centre Frame Precinct; and (c) Four (4) storeys in the Highfields Medium Density Residential Precinct.  AO <sub>10.2</sub> Development has a maximum density of 40 dwellings per hectare (nett) in the Highfields Medium Density Residential Precinct.	<b>N/A:</b> The proposed development is not located within the Highfields Town Centre.
PO <sub>11</sub> Development in the Highfields town centre supports the creation of 'main street' environments generating pedestrian activity and facilitating active pedestrian focussed street frontages.	AO <sub>11.1</sub> For sites in the Highfields Town Centre Core Precinct: (a) residential accommodation is limited to the floors above the first two (2) levels of a building; and (b) commercial and retail premises are provided in shopfront tenancies at ground level or in upper floors.  AO <sub>11.2</sub> For sites in the Highfields Town Centre Medium Density Residential Precinct non-residential uses occur in shopfront tenancies at ground level only and are associated with residential accommodation at levels above the ground floor.	<b>N/A:</b> The proposed development is not located within the Highfields Town Centre.
PO <sub>12</sub> Development is designed to accommodate a mix of activities that: (a) can be interchanged between tenancies without substantial design alterations; (b) are mutually compatible;	AO <sub>12.1</sub> Buildings have floor to ceiling heights generally in accordance with the following: (a) ground level: 3.3m minimum to allow for commercial and/or retail uses; and (b) all other floors: 3m minimum.	<b>N/A:</b> The proposed development is not located within the Highfields Town Centre.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(c) allow for a range of densities and housing types; and</li> <li>(d) provide for the daily convenience needs of customers.</li> </ul>		
<p>PO<sub>13</sub> Buildings are designed to:</p> <ul style="list-style-type: none"> <li>(a) achieve distinction between various elements and levels;</li> <li>(b) relate to the human scale, particularly at interfaces to public streets and communal/semi-public spaces; and</li> <li>(c) screen carparking, service areas, building plant and other components and activities that have the potential to adversely impact on amenity.</li> </ul>	<p>AO<sub>13.1</sub> Buildings over two (2) storeys have distinct street level and upper level elements with distinctions between elements achieved through varied setbacks and/or variations in building materials, colours, and textures at the threshold between the elements.</p> <p>AO<sub>13.2</sub> Development in the Highfields Town Centre Core Precinct fronting a 'Main Street' are built to the front boundary at street level and set back at upper level.</p> <p>AO<sub>13.3</sub> Development in the Highfields Town Centre Core Precinct integrates car parking areas within or beneath buildings so that carparking areas are screened from view from pedestrian thoroughfares.</p> <p>AO<sub>13.4</sub> Development in the Highfields Town Centre Frame Precinct integrates carparking areas and structures so that:</p> <ul style="list-style-type: none"> <li>(a) car parking areas are located within, behind or beneath buildings so that they are screened from view from pedestrian thoroughfares; and</li> <li>(b) carparking areas are consolidated and accessed from shared driveways.</li> </ul> <p>AO<sub>13.5</sub> Services, structures and mechanical plant (including individual air conditioning equipment for dwelling units) are visually integrated into the</p>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>design and finish of the building or effectively screened from view.</p> <p>AO<sub>13.6</sub> Roofs include pitches, gables, skillions or other articulated styles, and include other articulated features such as parapets, where in the Highfields Town Centre Core Precinct and Highfields Town Centre Frame Precinct.</p>	
<p>PO<sub>14</sub> Ground storeys with frontages to public open spaces incorporate open and active uses that are likely to foster casual, social and business interaction for extended periods (such as shopfronts, indoor/outdoor cafes and restaurants).</p>	<p>AO<sub>14.1</sub> Development in locations identified as having 'Active Frontages' on Figure 2d – Highfields Town Centre Precinct - Pedestrian/Cyclist Network, incorporate one or more of the following uses at ground floor level:</p> <ul style="list-style-type: none"> <li>(a) community use;</li> <li>(b) educational establishment;</li> <li>(c) food and drink outlet;</li> <li>(d) health care services;</li> <li>(e) service industry;</li> <li>(f) shop;</li> <li>(g) showroom; and</li> <li>(h) veterinary services.</li> </ul> <p>AO<sub>14.2</sub> Entrances to buildings address the street or public space to which the building has frontage.</p> <p>AO<sub>14.3</sub> Where buildings are located on a corner site, the main entrance faces the principal street or the corner.</p> <p>AO<sub>14.4</sub> Clear windows are provided at ground storey and grille or translucent security screens (where provided) are used rather than solid shutters, screens or roller-doors.</p> <p>AO<sub>14.5</sub> Buildings which front a street or public open space incorporate shops or food and drink outlets.</p>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>15</sub> Patterns of lots, urban spaces, buildings and uses:</p> <ul style="list-style-type: none"> <li>(a) facilitate convenient pedestrian and vehicular access;</li> <li>(b) provide clear, safe and convenient connections to existing streets, public transport routes and paths for pedestrians and cyclists;</li> <li>(c) provide for the location of buildings close to frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance of public and semi-public spaces;</li> <li>(d) maintain visual links to important views or key features of the Highfields town centre (indicated as placemaking features on Figure 2a – Highfields Town Centre Precinct - Key Features); and</li> <li>(e) provide for buildings facing streets and public open spaces that have their entries visible, clearly recognisable and accessible from the street or public space.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>
<b>Major Design Features – Where in the Highfields Town Centre</b>		
<p>PO<sub>16</sub> The 'Town Square' is:</p> <ul style="list-style-type: none"> <li>(a) the pre-eminent civic space and community focal point for the Highfields District. It is generally located central to the Highfields Town Centre Core Precinct and fronting part of O'Brien Road (the 'Main Street');</li> </ul>	<p>AO<sub>16.1</sub> The area of the Town Square is at least 7,500m<sup>2</sup> with a frontage of at least 80m to the 'Main Street'. Refer to Figure 2b – Highfields Town Centre Precinct - Key Features for indicative location of the 'Town Square'.</p> <p>AO<sub>16.2</sub> The land required for the Town Square is surveyed and transferred to Council as part of the first development approval for any</p>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(b) an urban open space that provides an appropriate balance of urban outdoor spaces and green space areas within the Highfields Town Centre Core Precinct. It is flanked by buildings with uses such as restaurants and cafes and positioned between the anchor stores and associated commercial tenancies located on either side of the 'Main Street';</p> <p>(c) a functional public space provided with landscape treatments and passive recreational opportunities such as street furniture, shade trees, ground covers, shade structures, water features and other physical embellishments. It is available for managed use by the community for social functions, informal gatherings and other passive usage of the civic space. In this regard, the area for the 'Town Square' is dedicated to Council for public ownership; and</p> <p>(d) convenient pedestrian and cycle access connections enable movement of people to and from the 'Town Square' and 'Main Street', to other parts of the Highfields Town Centre Core Precinct and beyond.</p>	<p>assessable development (material change of use or reconfiguring a lot) that includes the land identified as containing the Town Square on Figure 2b – Highfields Town Centre Precinct - Key Features.</p>	
<p>PO<sub>17</sub> The 'Main Street' is the main retail, business and entertainment spine of the Local Plan area. It comprises a diverse mix of business activities to service the higher order retail and commercial needs of the community, with significant developments provided in appropriate locations so as not to be visually dominant and</p>	<p>AO<sub>17.1</sub> Buildings fronting the 'Main Street' have articulated and textured façades. The design incorporates a low proportion of solid massing and an open appearance by using two or more elements such as:</p> <p>(a) colonnades;</p> <p>(b) awnings;</p>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>to reinforce the intent and function of the Highfields Town Centre Core Precinct.</p>	<ul style="list-style-type: none"> <li>(c) balconies;</li> <li>(d) eaves;</li> <li>(e) recesses; and/or</li> <li>(f) windows.</li> </ul> <p>AO<sub>17.2</sub> Blank, unarticulated walls longer than 10m are not provided on the 'Main Street'. Articulation of frontages can be achieved through the use of:</p> <ul style="list-style-type: none"> <li>(a) variations in plan shape, such as curves, steps, recesses, projections or splays;</li> <li>(b) variations in the treatment and patterning of windows, sun protection devices, or other elements of a façade;</li> <li>(c) elements of a finer scale than the main structural framing; and</li> <li>(d) murals or artworks.</li> </ul>	
<p>PO<sub>18</sub> The 'Main Street' is a shared, low vehicle speed street for pedestrians, cyclists and vehicles. It has generous footpath widths, a high standard of soft and hard landscape treatments. Footpaths are covered by street tree canopies and building awnings providing shade for pedestrians. A vibrant and active street-front is displayed.</p>	<p>AO<sub>18.1</sub> Development that fronts the 'Main Street', located as shown on Figure 2b – Highfields Town Centre Precinct - Key Features, is constructed to Council development standards including:</p> <ul style="list-style-type: none"> <li>(a) 30m wide ultimate road reserve;</li> <li>(b) single carriageway lane in each direction;</li> <li>(c) 5m road reserve dedication (per fronting lot);</li> <li>(d) 5m wide paved footpath;</li> <li>(e) 2m on road cycle lanes in each direction;</li> <li>(f) minimum 3m width, over footpath awning;</li> <li>(g) kerbside perpendicular or angled parking;</li> <li>(h) street tree plantings in footpath and/or parking spaces;</li> <li>(i) street furniture;</li> <li>(j) low speed environment;</li> </ul>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	(k) intersection and streetscape treatments that act as gateway/'Main Street' entry points; and (l) minimise through traffic.  <i>Note: Refer to Figures 3(a) to (3)e for Illustrations of the Highfields Main Street.</i>	
PO <sub>19</sub> Anchor stores or large shopping centre developments are not visually prominent in terms of building bulk or developed on standalone sites surrounded by extensive areas of bitumen carparking.	AO <sub>19.1</sub> Anchor stores and large shopping centre developments are located generally in accordance with Figure 2b – Highfields Town Centre Precinct - Key Features.  AO <sub>19.2</sub> Anchor stores and other higher order developments are 'sleeved' behind smaller shop front premises.	<b>N/A:</b> The proposed development is not located within the Highfields Town Centre.
PO <sub>20</sub> Public spaces, including the Town Square and Main Street, and major activity generators, such as anchor stores, are effectively integrated into the movement system and provide for the needs of intended users.	AO <sub>20.1</sub> Pedestrian connections provide direct pedestrian thoroughfares linking anchor stores and other significant facilities and destination points (as identified as placemaking features on Figure 2b).  AO <sub>20.2</sub> In the Highfields Town Centre Core Precinct, pedestrian arcades or other thoroughfares are provided, are a minimum of 6m wide, provide a direct line of sight to a major pedestrian destination (including anchor stores and the Town Square), and are not indirect or terminate in dead ends.  AO <sub>20.3</sub> Public spaces associated with development incorporate seating and other street furniture.	<b>N/A:</b> The proposed development is not located within the Highfields Town Centre.
PO <sub>21</sub> Pedestrian pathways are: (a) comfortable and safe to use; (b) adequately sheltered from excessive sunlight and inclement weather; and	AO <sub>21.1</sub> Awnings are provided on street frontages and/or above pedestrian thoroughfares to a minimum width of 3m (or to match the width of the adjoining footpath or pedestrian thoroughfare) within the Highfields Town Centre	<b>N/A:</b> The proposed development is not located within the Highfields Town Centre.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
(c) provided to give convenient and legible access to car parking areas.	Core and Highfields Town Centre Frame Precincts. AO <sub>21.2</sub> Hard landscape and paving treatments are durable, low maintenance, avoid glare and reflection, and are non-slip. AO <sub>21.3</sub> Specific pedestrian routes are provided and are clearly marked in accordance with Figure 2d – Highfields Town Centre Precinct - Pedestrian/Cyclist Network.	
PO <sub>22</sub> The 'public realm' – outdoor spaces both on public and private property in which the public frequent – are well defined and are designed and managed to encourage regular and casual usage with unrestricted access.	AO <sub>22.1</sub> Development in the Highfields Town Centre Core Precinct incorporates: (a) open space areas and small informal spaces adjacent to the street, where pedestrian thoroughfares meet and where there are opportunities for rest stops, meeting places and other vantage points; and (b) outdoor pedestrian orientated commercial areas that are integrated with pedestrian thoroughfares and open spaces such as street corner cafes, al-fresco restaurants, market style shops.	<b>N/A:</b> The proposed development is not located within the Highfields Town Centre.
<b>Landscaping – Where in the Highfields Town Centre</b>		
PO <sub>23</sub> Landscaping enhances the quality of buildings, urban spaces and significant pedestrian and cycle pathways without unduly restricting opportunities for casual surveillance.	AO <sub>23.1</sub> Trees and other vegetation provide shade and visual interest yet do not impede casual surveillance of the street, by providing trees and other vegetation along footpaths and other open spaces where between a building and the street, at heights of between 0.6m and 2m above ground level at maturity.	<b>N/A:</b> The proposed development is not located within the Highfields Town Centre.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>PO<sub>24</sub> Street furniture is provided and meets the needs of likely users and contributes to the desired character and landscaping theme of the centre and includes, but is not limited to, seating, drinking fountains, shade structures and shelters, litter bins, bicycle parking facilities, signs, bollards and lighting.</p>	<p>AO<sub>24.1</sub> Development in the Highfields Town Centre Core Precinct incorporates the provision of street furniture and landscape works where the scale of the development exceeds:</p> <ul style="list-style-type: none"> <li>(a) for mixed use development including residential uses: 25 dwellings/hectare (nett);</li> <li>(b) for Shops and Shopping Centres, over 1,000m<sup>2</sup> GFA;</li> <li>(c) offices over 500m<sup>2</sup> GFA;</li> <li>(d) short-term accommodation over 1,000m<sup>2</sup> GFA.</li> </ul> <p>AO<sub>24.2</sub> Street furniture, including seats, bollards, grates, grilles, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths and drinking fountains are co-ordinated with other elements of the streetscape.</p> <p>AO<sub>24.3</sub> Incorporation of street furniture and landscape works is provided in accordance with a streetscape planting design manual, relevant planning scheme policy or in the absence of these as per an agreement between the Council and the developer of the land use for the reasonable provision of streetscape works that enable the intent of the Precinct to be achieved.</p> <p>AO<sub>24.4</sub> Bicycle parking facilities are provided in accordance with the Austroads Guide to Traffic Management – Part 11: Parking (Section 7.8.5), and are designed to meet AS 2890.3-1993.</p>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>
<p>PO<sub>25</sub> Street trees and landscaping treatment contribute to the character, amenity, utility and safety of public and semi-public thoroughfares</p>	<p>AO<sub>25.1</sub> Street trees are provided along footpaths, in public open spaces and in carparks, consistent with the requirements of the Landscaping Code.</p>	<p><b>N/A:</b> The proposed development is not located within the Highfields Town Centre.</p>

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<p>and spaces. Premises are attractively landscaped to fulfil the function, location, use and setting relevant to the premises. Landscaping is integrated with the built form to create focal points in appropriate locations.</p>	<p>AO<sub>25.2</sub> Lighting is located consistent with the Works Code.</p> <p>AO<sub>25.3</sub> Soft landscaping (vegetation, planting and the like) and hard landscaping (paving, retaining walls and the like) is provided on premises, in the following forms:</p> <ul style="list-style-type: none"> <li>(a) trees, low planting and hard landscaping are provided along street frontages or access ways, for a minimum width of 3m;</li> <li>(b) shade trees are provided in car parks at a rate of one (1) tree per six (6) spaces;</li> <li>(c) a landscaped buffer strip is provided between the business and commercial use and any adjacent residential uses at ground level, which:               <ul style="list-style-type: none"> <li>(i) has a minimum width of 3m;</li> <li>(ii) is planted with a variety of screening trees and shrubs (species selected appropriate to the task and scale of development to be screened from view); and</li> <li>(iii) incorporates solid fencing or walls of at least 1.8m in height where acoustic attenuation is required;</li> </ul> </li> <li>(d) roof-top planting is to soften the appearance of buildings and provide visual amenity, especially for residential mixed use buildings; and</li> <li>(e) planting is integrated with the design of any multi-level car parking structures.</li> </ul> <p>AO<sub>25.4</sub> For mixed use development incorporating residential uses and/or office uses, the provision</p>	

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Parking and Servicing</b>		
	of landscaped area(s) at ground level is not less than 10% of the site area.	
PO <sub>26</sub> Refuse disposal areas are located in convenient and unobtrusive positions and are capable of being serviced by refuse collection vehicles.	AO <sub>26.1</sub> Centralised refuse storage areas are: (a) located at least 5m from any street frontage or any other boundary; (b) of hardstand construction; and (c) convenient to access.	<b>N/A:</b> The proposed development does not involve refuse storage areas.
PO <sub>27</sub> Parking areas, servicing and access are designed and located: (a) to ensure no parking, servicing and access area, or structures are a dominant visual element on the site on which it is developed, or the streetscape; (b) to allow multiple developments to utilise common carparking areas; (c) to service the needs of all users of the development; and (d) to avoid pedestrian, cyclist and vehicular conflict.  <i>Note: Vehicle movement networks are indicated in Figure 2c – Highfields Town Centre Precinct - Vehicle Movement.</i>	AO <sub>27.1</sub> Car parking areas, service areas and access driveways are located where they will not unduly intrude upon pedestrian use of footpaths and will not dominate the streetscape through: (a) the use of rear access lanes; (b) parking and service areas situated at the rear of the site or below ground level; or (c) shared driveways where reciprocal access and shared carparking and access arrangements are in place, as relevant.	<b>Complies:</b> The proposed development does not involve carparking or service areas. Future driveways will not impact pedestrian use of footpaths noting that no footpaths are currently provided within the locality.
PO <sub>28</sub> Access driveways are located where they will not detract from the active frontages of the Precinct, impact on the overall streetscape appearance or the character and amenity of public spaces and will not unduly intrude upon pedestrian use of footpaths.	AO <sub>28.1</sub> Vehicular driveway access for carparks, refuse service and loading dock facilities of the development is not provided to developments from the 'Main Street' or other streets identified in Figure 2d- Highfields Town Centre Precinct - Pedestrian/Cyclist Network as having an active street frontage.	<b>N/A:</b> The proposed development does not involve access driveways for carparks, refuse service or loading docks.

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Performance outcomes	Acceptable outcomes	Compliance summary
	AO <sub>28.2</sub> Loading and service bays are located at the rear of the premises or where appropriate below ground level and accessed by streets that are not identified in Figure 2d- Highfields Town Centre Precinct - Pedestrian/Cyclist Network as having an active street frontage.	<b>N/A:</b> See response to AO <sub>28.1</sub> .
<b>Residential Amenity</b>		
PO <sub>29</sub> Development involving a residential component provides residents of the site and surrounding land with a high level of privacy whilst providing residents with a reasonable outlook.	AO <sub>29.1</sub> Development is to ensure that: <ul style="list-style-type: none"> <li>(a) Habitable rooms or private open space of a dwelling are separated by at least 9m; or</li> <li>(b) Outlook from windows, balconies, and terraces is screened where a direct view is available into a habitable room or private open space of a dwelling; or</li> <li>(c) Windows have translucent glazing or sill heights of at least 1.7m where within 9m of a habitable room or private open space of a dwelling.</li> </ul> AO <sub>29.2</sub> Where screening is used, it: <ul style="list-style-type: none"> <li>(a) is a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings; and</li> <li>(b) is permanent and fixed, and designed to blend in with the development.</li> </ul>	<b>Complies:</b> The proposed development has been designed to ensure that existing and future onsite and surrounding habitable rooms and private open space can be separated by 9m. The provisions of screening and glazing is not relevant to this application and will be addressed in future applications as required.  <b>N/A:</b> See response to AO <sub>29.1</sub> .
PO <sub>30</sub> Mixed use development incorporating residential uses provides reasonable standards of identity, privacy and security for residents and their visitors.	AO <sub>30.1</sub> Pedestrian entries are prominent when viewed from the street, are clearly defined, signposted, and well lit for safety. AO <sub>30.2</sub> Entries to the residential component of a mixed use development are clearly separated from non-residential entrances.	<b>N/A:</b> The proposed development is for Reconfiguring a Lot.

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**Highfields, Meringandan and Meringandan West Local Plan Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO<sub>30.3</sub> Safe and secure parking areas are provided for residential uses that are clearly marked, easily accessible and separate from non-residential building users.</p> <p>AO<sub>30.4</sub> Development fronting streets, open space areas and dwellings:</p> <ul style="list-style-type: none"> <li>(a) provides vehicle loading/unloading and refuse storage/collection facilities within enclosed service yards or courtyards;</li> <li>(b) locates site service facilities and refuse storage/collection areas away from residential dwelling units, and away from the frontage to a public street or park in a manner that would result in bins being directly visible from those public spaces;</li> <li>(c) limits service vehicle loading/unloading to between 7:00 am and 6:00 pm; and</li> <li>(d) designs and locates ventilation and mechanical plant that does not direct noise and odours toward nearby dwelling units.</li> </ul>	
<p>PO<sub>31</sub> Development that includes a residential component is provided with private open space which:</p> <ul style="list-style-type: none"> <li>(a) facilitates active use by residents;</li> <li>(b) has adequate privacy;</li> <li>(c) has access to direct sunlight; and</li> <li>(d) has convenient access from a main living area.</li> </ul>	<p>AO<sub>31.1</sub> Landscape design allows for shading and sunlight to communal areas, privacy buffers between dwelling units and assists in providing microclimatic control.</p> <p>AO<sub>31.2</sub> A minimum of 20% of the site is provided as landscape and recreation spaces each with a minimum dimension of 3m.</p> <p>AO<sub>31.3</sub> Development includes a screened area within or outside of the building envelope for storing refuse bins.</p>	<p><b>N/A:</b> The proposed development is for Reconfiguring a Lot and accordingly, does not make provision for landscaping.</p>

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**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Height of Buildings and Other Structures</b>		
<p>PO<sub>1</sub> 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<sub>1.1</sub> 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<sub>1.2</sub> 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:</p> <p>(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<sub>1.3</sub> Any cranes or other equipment used during the construction do not exceed the heights set out in AO<sub>1.1</sub> or AO<sub>1.2</sub>.</p>	<p><b>N/A:</b> The development application is for Reconfiguring a Lot and does not include new buildings or structures. The site is not located beneath the Obstacle Limitation Surface (OLS).</p> <p><b>N/A:</b> The site is not located adjacent the Oakey Army Aviation Centre.</p> <p><b>N/A:</b> The development application is for Reconfiguring a Lot.</p>
<b>Acoustic Amenity</b>		
<p>PO<sub>2</sub> 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<sub>2.1</sub> Premises are not developed for:</p> <p>(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><b>N/A:</b> The subject land is not located within an ANEF contour of the Toowoomba Airport.</p>

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**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>PO<sub>3</sub> 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><b>N/A:</b> The subject land is not located within an ANEF contour of the Toowoomba Airport.</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.		
<b>Lighting and Emission Hazards</b>		
<p>PO<sub>4</sub> 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<sub>4.1</sub> 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<sub>4.2</sub> 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<sub>4.3</sub> 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><b>N/A:</b> The subject land is not located within the dangerous light area of the Toowoomba Airport.</p>
<p>PO<sub>5</sub> 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<sub>5.1</sub> Any cleared vegetation is mulched or removed from the site and not burnt on-site.</p> <p>AO<sub>5.2</sub> 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><b>N/A:</b> The development application is for Reconfiguring a Lot and does not seek development approval for buildings or structures.</p>

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**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Development within the Public Safety Area</b>		
<p>PO<sub>6</sub> 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<sub>6.1</sub> Premises within the Public Safety Area are not developed for:</p> <ul style="list-style-type: none"> <li>(a) accommodation activities;</li> <li>(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);</li> <li>(c) institutional uses (e.g. educational establishment, hospital or detention facility);</li> <li>(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</li> <li>(e) utility installations being transport terminals.</li> </ul>	<p><b>N/A:</b> The subject land is not located within the Public Safety Area of the Toowoomba Airport.</p>
<b>Potential Wildlife Hazards</b>		
<p>PO<sub>7</sub> 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<sub>7.1</sub> 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"> <li>(a) animal keeping (being a bird sanctuary or fauna reserve);</li> <li>(b) aquaculture;</li> <li>(c) cropping (being fruit cropping or turf farming);</li> <li>(d) intensive animal industries (being a piggery or feedlot);</li> </ul>	<p><b>N/A:</b> The site is not located within the 3km Wildlife Hazard Buffer Zone of the Toowoomba Airport.</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><b>N/A:</b> Refer to the response to AO7.1.</p> <p><b>N/A:</b> The site is not located between the 3km and 8km Wildlife Hazard Buffer Zones of the Toowoomba Airport. Despite this, the development application is for reconfiguring a lot and does not involve any of the uses identified in AO7.3.</p>

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**Airport Environs Overlay Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
	<p>AO<sub>7.4</sub> 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>AO<sub>7.5</sub> Landscaping does not include species that at maturity would intersect the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.</p>	<p><b>N/A:</b> The site is located in the 13km Wildlife Hazard Buffer Zone of the Toowoomba Airport. Regardless, the development does not include a Utility Installation.</p> <p><b>N/A:</b> The development application is for Reconfiguring a Lot and does not involve new buildings or structures.</p>
<b>Transient Aviation Activities</b>		
<p>PO<sub>8</sub> Development does not adversely impact on the operational airspace of the Toowoomba Airport or Oakey Army Aviation Centre.</p>	<p>AO<sub>8.1</sub> 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><b>N/A:</b> The proposed development is for Reconfiguring a Lot and does not involve transient intrusions into operational airspace of the Toowoomba Airport.</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
<p>PO<sub>1</sub> The lots resulting from the rearrangement of boundaries does not contribute to:</p> <ul style="list-style-type: none"> <li>(a) the proliferation of lots of rural land fragmentation; or</li> <li>(b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.</li> </ul>	<p>AO<sub>1.1</sub> No additional lots are created by the rearrangement of boundaries.</p> <p>AO<sub>1.2</sub> The resulting lots from rearranging boundaries are contained entirely within a single zone.</p>	<p><b>N/A:</b> The proposed development does not involve a boundary realignment.</p>
<p>PO<sub>2</sub> Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.</p>	<p>AO<sub>2.1</sub> All lots resulting from rearrangement of boundaries:</p> <ul style="list-style-type: none"> <li>(a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;</li> <li>(b) do not require additional infrastructure connections or augmentation of existing connections;</li> <li>(c) except where in the Rural Zone, have sealed vehicle crossovers;</li> <li>(d) have stormwater drainage for lots 4000m<sup>2</sup> or less:               <ul style="list-style-type: none"> <li>(i) connected to adequately sized inter-allotment drainage; or</li> <li>(ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.</li> </ul> </li> </ul>	<p><b>N/A:</b> The proposed development does not involve a boundary realignment.</p>
<p>PO<sub>3</sub> 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<sub>3.1</sub> 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><b>N/A:</b> The proposed development does not involve a boundary realignment.</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
	<p>overlay or zone in which the land is located and building regulations;</p> <p>(b) private open space and recreation areas;</p> <p>(c) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code.</p>	

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**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>Master Planning</b>		
<p>PO<sub>1</sub> 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"> <li>(a) occurs in a logical pattern and sequence;</li> <li>(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;</li> <li>(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;</li> <li>(d) creates a high quality streetscape and public open space network with connected public spaces and parks;</li> <li>(e) appropriately responds to constraints and natural values and mitigates any adverse impacts on areas of ecological significance;</li> <li>(f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and</li> <li>(g) creates lots which are suitable for their intended use without requiring significant earthworks.</li> </ul>	<p>AO<sub>1.1</sub> A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.</p>	<p><b>N/A:</b> The proposed development is not of a scale that warrants preparation of a master plan.</p>

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**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
<b>General</b>		
<p>PO<sub>2</sub> The layout of streets, lots and infrastructure gives the locality a strong and positive identity by:</p> <ul style="list-style-type: none"> <li>(a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views;</li> <li>(b) creating legible and interconnected movement and open-space networks;</li> <li>(c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and</li> <li>(d) providing connections to existing facilities, services and movement networks in the surrounding area.</li> </ul>	<p>Where included in a local plan:</p> <p>AO<sub>2.1</sub> 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><b>Complies:</b> The proposed development has been designed to achieve consistency with the Highfields, Meringandan and Meringandan West Local Plan.</p>
<p>PO<sub>3</sub> 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"> <li>(a) following the natural topography;</li> <li>(b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations;</li> <li>(c) minimising the need for earthworks;</li> <li>(d) minimising vegetation loss and/or fragmentation;</li> <li>(e) maintaining natural drainage features and floodways;</li> <li>(f) maintaining important wildlife corridors and habitat areas;</li> </ul>	<p><i>In partial fulfilment of the performance outcome:</i></p> <p>AO<sub>3.1</sub> A lot with an area of less than 450m<sup>2</sup> intended to be used for a dwelling house has a natural slope:</p> <ul style="list-style-type: none"> <li>(a) across the width of the lot not exceeding 10%; and</li> <li>(b) along the length of the lot not exceeding 5%.</li> </ul>	<p><b>N/A:</b> The proposed lots are greater than 450m<sup>2</sup>.</p>



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Performance outcomes	Acceptable outcomes	Compliance summary
	(b) minimum depth of 30m. AO <sub>4.3</sub> Street blocks fronting local streets do not exceed 100m in length.	<b>N/A:</b> The development does not involve provision of new street blocks.
PO <sub>5</sub> 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 <sub>5.1</sub> Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	<b>N/A:</b> The subject site does not contain contaminated land.
PO <sub>6</sub> 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.	<b>Complies:</b> The proposed development has been designed to integrate with the surrounding locality, noting the development will result in the creation of one (1) lot containing Rural Zone land and one (1) lot containing Rural Residential Zone land. Accordingly, the development will appropriately integrate with the surrounding locality.
PO <sub>7</sub> 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.	<b>N/A:</b> The proposed development does not involve the creation of a new road.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(c) enhance safety and comfort, and meet user needs;</li> <li>(d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour;</li> <li>(e) assist integration with the surrounding environment;</li> <li>(f) maximise infiltration of stormwater runoff; and</li> <li>(g) minimise maintenance costs through:               <ul style="list-style-type: none"> <li>(i) street pavement, parking bays and speed control devices;</li> <li>(ii) street furniture, shading, lighting and utility installations;</li> <li>(iii) retention of existing vegetation; and</li> <li>(iv) on street planting.</li> </ul> </li> </ul>		
PO <sub>8</sub> 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.	<b>N/A:</b> The proposed development involves the creation of one (1) lot containing Rural Zone land and one (1) lot containing Rural Residential Zone land. Given the surrounding locality, the provision for community, retail or commercial uses is not warranted.
PO <sub>9</sub> 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:	AO <sub>9.1</sub> Reconfigurations incorporate the lot types identified in the performance outcome as follows: <ul style="list-style-type: none"> <li>(a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and</li> </ul>	<b>N/A:</b> The site is located within the Rural and Rural Residential Zones.

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>(a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a 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 375m<sup>2</sup> and 480m<sup>2</sup> 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 250m<sup>2</sup> and 320m<sup>2</sup> 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>PO<sub>10</sub> 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<sub>10.1</sub> Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.</p>	<p><b>N/A:</b> The site is located within the Rural and Rural Residential Zones.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
PO <sub>11</sub> 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 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.	No acceptable outcome is nominated.	<b>N/A:</b> The site is located within the Rural and Rural Residential Zones.
<b>Lot Sizes and Design</b>		
PO <sub>12</sub> Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO <sub>12.1</sub> Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	<b>N/A:</b> The site is located within the Rural and Rural Residential Zones.
PO <sub>13</sub> 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 <sub>13.1</sub> Lots have a minimum area as shown in Table 9.4.5:4.	<b>Performance Solution:</b> The site is currently located within two (2) zones, being the Rural Residential and Rural Zones. The proposed subdivision seeks to create two (2) separate lots which are wholly contained within each zone. The intent for this is to ensure that each lot can be developed and utilised in accordance with the intent and outcomes sought under each of the zones. Accordingly, whilst the proposed development does not involve a lot exceed 100 hectares in size, it does not result in the fragmentation of rural land and allows for the improved management and operation of the rural zoned land for agricultural pursuits.
<b>Movement network design</b>		
PO <sub>14</sub> The street and road network has a clear structure, with roads that conform to their function in the network, having regard to:	AO <sub>14.1</sub> The street and road network is consistent with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i> .	<b>N/A:</b> The proposed development does not involve the creation of new roads.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(a) traffic volumes, vehicle speeds and driver behaviour;</li> <li>(b) on street parking;</li> <li>(c) sight distance;</li> <li>(d) provision for public transport routes and stops;</li> <li>(e) provision for pedestrian and cyclist movement, prioritising these where appropriate;</li> <li>(f) provision for waste collection and emergency vehicles;</li> <li>(g) lot access;</li> <li>(h) convenience;</li> <li>(i) public safety;</li> <li>(j) amenity;</li> <li>(k) the incorporation of public utilities and drainage; and</li> <li>(l) landscaping and street furniture.</li> </ul>		
PO <sub>15</sub> The road network provides for convenient and safe movement between local streets and higher order roads.	AO <sub>15.1</sub> The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The proposed development does not involve the creation of new roads.
PO <sub>16</sub> 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.	<b>N/A:</b> The proposed development does not involve the creation of new roads.
PO <sub>17</sub> Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO <sub>17.1</sub> Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The proposed development does not involve the creation of intersections or pedestrian or cyclist crossings.

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Performance outcomes	Acceptable outcomes	Compliance summary
PO <sub>18</sub> Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO <sub>18.1</sub> 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.	<b>Complies:</b> Proposed Lot 1 will utilise existing access to Bogong Court. Whilst proposed Lot 2 will be provided new access to Meharry Court via the proposed easement in accordance with the relevant standards.
PO <sub>19</sub> On-road car parking is provided according to projected needs taking into account: (a) total parking demand; (b) car parking opportunities on lots; and (c) non-residential and external parking generators.	AO <sub>19.1</sub> On-street parking is provided in accordance with the Transport, Access and Parking Code.	<b>N/A:</b> The proposed development does not involve on-street carparking.
PO <sub>20</sub> The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO <sub>20.1</sub> Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The proposed development does not involve changes to the movement network.
PO <sub>21</sub> Rear lanes are designed to: (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	AO <sub>21.1</sub> Rear lanes are designed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	<b>N/A:</b> The proposed development does not involve the provision of rear lanes.

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>recesses or provide uninvited access opportunities into rear yards; and</p> <p>(g) not provide for visitor parking within the lane unless in specifically designated areas.</p>		
<p>PO<sub>22</sub> 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<sub>22.1</sub> Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.</p>	<p><b>N/A:</b> The proposed development does not involve the creation of new roads.</p>
<b>Road design</b>		
<p>PO<sub>23</sub> The geometric design features of each type of road:</p> <p>(a) convey its primary function for all relevant design vehicle types;</p> <p>(b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds;</p> <p>(c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and</p> <p>(d) ensure unhindered access by emergency vehicles.</p>	<p>AO<sub>23.1</sub> Design of the roads comply with the <i>SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure</i>.</p>	<p><b>N/A:</b> The proposed development does not involve the creation of new roads.</p>
<b>Pedestrian and cyclist facilities</b>		
<p>PO<sub>24</sub> A network of pedestrian and cycle ways is provided having regard to:</p> <p>(a) opportunities to link open space networks, and community facilities, including public</p>	<p>AO<sub>24.1</sub> 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>.</p>	<p><b>N/A:</b> The proposed development does not involve pedestrian or cyclist facilities.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>transport stops, local activity centres and schools;</p> <p>(b) likely trip purpose;</p> <p>(c) topography;</p> <p>(d) cyclist and pedestrian safety;</p> <p>(e) cost effectiveness;</p> <p>(f) likely user volumes and types;</p> <p>(g) convenience; and</p> <p>(h) accessibility.</p>	<p>AO<sub>24.2</sub> Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i>.</p>	
<p>PO<sub>25</sub> The alignment of pedestrian paths and cycleways is designed so that they:</p> <p>(a) allow for the retention of trees and other significant features;</p> <p>(b) maximise the visual interest provided by views and landmarks where they exist;</p> <p>(c) do not compromise the operation of or access to other infrastructure services;</p> <p>(d) are widened at potential conflict points; and</p> <p>(e) consider CPTED principles and disability access requirements.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development does not involve pedestrian or cyclist facilities.</p>
<p>PO<sub>26</sub> Safe street crossings are provided for pedestrians and cyclists across major roads.</p>	<p>AO<sub>26.1</sub> Crossings and intersections are provided in accordance with <i>SC6.3 PSP No 2 –Engineering Standards – Roads and Drainage Infrastructure and Austroads Guide to Road Design Part 4: Intersections and Crossings: General</i>.</p>	<p><b>N/A:</b> The proposed development does not involve pedestrian or cyclist facilities.</p>
<b>Public transport</b>		
<p>PO<sub>27</sub> The movement network caters for the extension of existing or future public transport routes to</p>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development will not impact on the future expansion of existing or future public transport routes.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
provide services that are convenient and accessible to the community.		
PO <sub>28</sub> 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 <sub>28.1</sub> 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.	<b>N/A:</b> The site is located within the Rural and Rural Residential Zones.
PO <sub>29</sub> 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.	<b>N/A:</b> The proposed development does not involve the provision of public transport.
<b>Open Space Network</b>		
PO <sub>30</sub> Neighbourhood design and lot layout provides a balanced variety of park types, including: (a) small local parks, which are designed to: (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: (i) be centrally located;	AO <sub>30.1</sub> The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan.	<b>N/A:</b> The proposed development does not involve extensions to the open space network.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(ii) support the local community's recreational needs;</li> <li>(iii) provide opportunities for community and special events;</li> <li>(c) lineal or corridor parks, which are designed to:               <ul style="list-style-type: none"> <li>(i) connect with existing or planned open space in the locality;</li> <li>(ii) incorporate pedestrian and cycle paths;</li> <li>(iii) protect significant natural features;</li> <li>(iv) convey stormwater;</li> <li>(v) provide for other recreational needs when not flooded; and</li> </ul> </li> <li>(d) natural parkland areas which:               <ul style="list-style-type: none"> <li>(i) retain locally significant wetlands, remnant vegetation and habitat for fauna;</li> <li>(ii) continue ecological corridors and linkages to areas outside of the neighbourhood;</li> <li>(iii) maintain important landscape and visual quality values.</li> </ul> </li> </ul>	<p>AO<sub>31.1</sub> The public park meets the requirements of section 4.5.5 of the planning scheme.</p> <p>AO<sub>31.1</sub> The public park meets the standards identified in Table 9.4.5:3.</p>	<p><b>N/A:</b> The proposed development does not involve extensions to the open space network.</p>
<p>PO<sub>31</sub> 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>	<p>AO<sub>31.1</sub> The public park meets the requirements of section 4.5.5 of the planning scheme.</p> <p>AO<sub>31.1</sub> The public park meets the standards identified in Table 9.4.5:3.</p>	<p><b>N/A:</b> The proposed development does not involve extensions to the open space network.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(a) has passive surveillance by surrounding development;</li> <li>(b) is of a suitable size, shape and topography for its function;</li> <li>(c) is located on a suitable road;</li> <li>(d) is highly accessible to local communities; and</li> <li>(e) achieves an acceptable standard of flood immunity.</li> </ul>		
<p>PO<sub>32</sub> Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> <li>(a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping;</li> <li>(b) enhances the area's local identity and landscape amenity;</li> <li>(c) provides for a range of recreational opportunities to meet community needs;</li> <li>(d) forms a linkage to existing parkland or habitats;</li> <li>(e) respects and retains existing natural elements; and</li> <li>(f) protects biodiversity values and features.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development does not involve extensions to the open space network.</p>
<b>Amenity</b>		
<p>PO<sub>33</sub> Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies:</b> The proposed development has been designed to ensure that future buildings can be sufficiently located and designed to minimise impacts from potential nearby incompatible land uses.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
PO <sub>34</sub> 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.	<b>N/A:</b> The proposed lots are intended for residential and rural land uses.
PO <sub>35</sub> 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 <sub>35.1</sub> 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"> <li>(a) the indoor noise objectives set out in the <i>Environmental Projection (Noise) Policy 2008</i> are met; and</li> <li>(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"> <li>(i) landscaping and open space;</li> <li>(ii) setbacks;</li> <li>(iii) the orientation of lots away from the industrial area;</li> <li>(iv) barriers, mounds and fencing; and/or</li> <li>(v) screening.</li> </ul> </li> </ul>	<b>N/A:</b> The subject site is not located within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone.
<b>Safety and security</b>		
PO <sub>36</sub> The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates:	AO <sub>36.1</sub> The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i> .	<b>Complies:</b> The proposed development can be designed in accordance with CPTED principles.

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(a) personal and property security;</li> <li>(b) casual surveillance of footpaths and parkland; and</li> <li>(c) activity and interaction within public spaces and movement networks.</li> </ul>		
<b>Natural values</b>		
PO <sub>37</sub> Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO <sub>37.1</sub> 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"> <li>(a) all of the land; or</li> <li>(b) a building envelope designated on each lot; or</li> <li>(c) the centre of each lot, excluding access handles (where no building envelope is designated); and</li> <li>(d) all existing or proposed buildings.</li> </ul>	<b>Complies:</b> The proposed development has been designed to ensure each lot can be provided with adequate water supply for firefighting purposes. Reference is made to the Bushfire Management Report prepared by Range Environmental Consultants at <b>Appendix G.</b>
PO <sub>38</sub> 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.	<b>Complies:</b> The subject land includes Areas of Ecological Significance on the Environmental Significance Overlay. The development has been designed in accordance with the recommendations of the Ecological Advice Letter prepared by Range Environmental Consultants attached at <b>Appendix F.</b> These recommendations seek to minimise clearing and make provision for large allotments that retain fauna corridors by identifying building envelope areas and access locations.
PO <sub>39</sub> The layout of roads, driveways and other infrastructure avoids crossing or otherwise	No acceptable outcome is nominated.	<b>Performance Solution:</b> Refer to response to PO <sub>38</sub> .

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Performance outcomes	Acceptable outcomes	Compliance summary
<b>Climatic response</b>		
fragmenting waterways, wetlands, habitat areas or ecological corridors.		
PO <sub>40</sub> 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 <sub>40.1</sub> Neighbourhoods are generally designed so that: (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 <sub>40.2</sub> 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.	<b>N/A:</b> The proposed development involves large rural residential lots that will be of suitable size and orientation to promote climate-responsive siting and design of future dwellings.  <b>N/A:</b> The proposed development does not involve built to boundary walls.
<b>Services</b>		
PO <sub>41</sub> Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient; (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.	No acceptable outcome is nominated.	<b>Complies:</b> Proposed lots will be connected to the reticulated water supply. Future lots will rely on individual on-site wastewater disposal systems.

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Performance outcomes	Acceptable outcomes	Compliance summary
<b>Noise Impacts</b>		
PO <sub>42</sub> Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO <sub>42.1</sub> 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 <i>L<sub>A10</sub>(18hr)</i> .  AO <sub>42.2</sub> 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.	<b>N/A:</b> The site is not located near a railway corridor, regional arterial, sub-arterial or distributor road.
PO <sub>43</sub> Noise attenuation measures: (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: (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 (v) easy and economic maintenance.	No acceptable outcome is nominated.	<b>N/A:</b> The proposed lots are intended to be utilised for rural and residential uses. Any future development will be required to consider these impacts as required at that time.
<b>Air Quality</b>		
PO <sub>44</sub> Reconfiguration does not result in lots intended for accommodation activities or sensitive land	No acceptable outcome is nominated.	<b>Complies:</b> The proposed lots are not located near a land use that will result in adverse air quality impacts

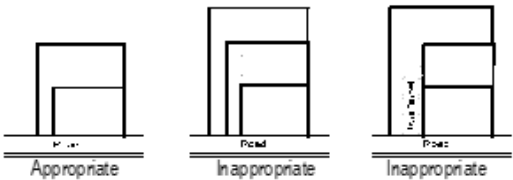
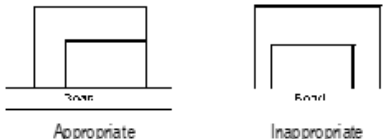
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**Reconfiguring a Lot Code – assessment benchmarks for assessable development**

Performance outcomes	Acceptable outcomes	Compliance summary
uses being subject to adverse air quality or impacts.		
<b>Additional requirements for volumetric subdivision</b>		
PO <sub>45</sub> 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.	<b>N/A:</b> The proposed development does not involve a volumetric subdivision.
<b>Hatchet Lots</b>		
PO <sub>46</sub> 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); (d) A central transport corridor bounded by Nelson, West, Jellicoe and Hume street, and	AO <sub>46.1</sub> Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.	<b>N/A:</b> The proposed development does not involve hatchet lots.

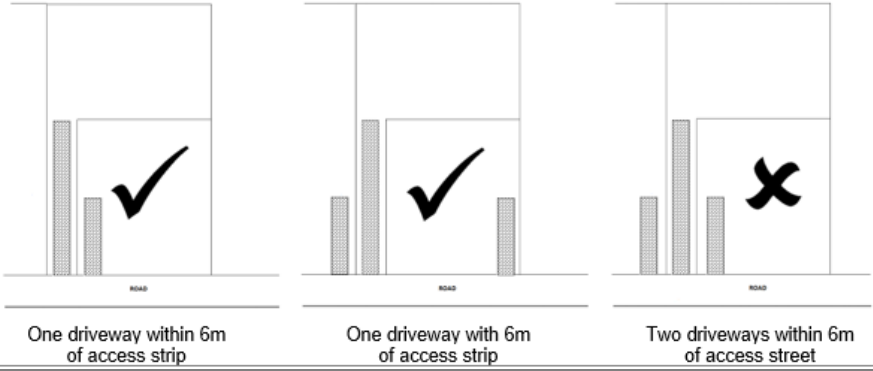
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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
<p>(e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).</p>		
<p>PO<sub>47</sub> The location and configuration of the access strip/easement and main body does not compromise:</p> <ul style="list-style-type: none"> <li>(a) the streetscape qualities of the area;</li> <li>(b) the residential amenity of the area; or</li> <li>(c) the Street System.</li> </ul>	<p>AO<sub>47.1</sub> Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below.</p> <p>Figure 1</p>  <p>AO<sub>47.2</sub> 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><b>N/A:</b> The proposed development does not involve hatchet lots.</p>
<p>PO<sub>48</sub> The configuration of hatchet lots maintain the ability of existing buildings and structures to –</p> <ul style="list-style-type: none"> <li>(a) provide adequate daylight and ventilation to habitable rooms;</li> </ul>	<p>AO<sub>48.1</sub> Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.</p>	<p><b>N/A:</b> The proposed development does not involve hatchet lots.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<ul style="list-style-type: none"> <li>(b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and</li> <li>(c) not adversely impact on the amenity and privacy of residents on adjoining lots.</li> </ul>		
<p>PO<sub>49</sub> The access strip/easement:</p> <ul style="list-style-type: none"> <li>(a) has a minimum width of 6 metres for its full length;</li> <li>(b) is located on the southern or western side of the lot;</li> <li>(c) has a maximum length of 30 metres;</li> <li>(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).</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>N/A:</b> The proposed development does not involve hatchet lots.</p>
<p>Figure 3</p>  <p>One driveway within 6m of access strip      One driveway with 6m of access strip      Two driveways within 6m of access strip</p>		
<p>PO<sub>50</sub> Stormwater is discharged from the site to a lawful point of discharge, as defined in the</p>	<p>AO<sub>50.1</sub> The site:</p>	<p><b>N/A:</b> The proposed development does not involve hatchet lots.</p>

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Performance outcomes	Acceptable outcomes	Compliance summary
<p>Queensland Urban Drainage Manual (QUDM), without the use of pumped or charged pipe systems, and not to private land other than to an easement for stormwater purposes befitting the site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control.</p> <p>Note: Land over which Council has tenure or control does not include Council's open space network.</p>	<p>(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> <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 450m<sup>2</sup> in area in a residential zone**

<p>PO<sub>51</sub> Lot reconfigurations creating lots less than 450m<sup>2</sup> 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<sub>51.1</sub> Lot reconfigurations creating lots less than 450m<sup>2</sup> 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;</p> <p>(b) land slope and major infrastructure items;</p>	<p><b>N/A:</b> The proposed development does not involve the creation of lots with an area less than 450m<sup>2</sup>.</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"> <li>(c) primary and secondary street frontages (if necessary);</li> <li>(d) public open space areas, including lot number and area;</li> <li>(e) built-to-boundary wall locations (including mandatory built-to-boundary situations);</li> <li>(f) where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details;</li> <li>(g) for lots under 450m<sup>2</sup>:               <ul style="list-style-type: none"> <li>(i) location, areas and dimensions of private open space;</li> <li>(ii) building envelopes indicating minimum setbacks, access points, and heights; and</li> <li>(iii) driveway crossovers</li> </ul> </li> </ul>											
<p>PO<sub>52</sub> The lots are located on a road that is appropriate to accommodate small lots.</p>	<p>AO<sub>52.1</sub> Small lots are located in accordance with the following table:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Proposed lot width</th> <th style="text-align: center;">Vehicle Access Location</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Lot width &lt;10m</td> <td style="text-align: center;">Laneway, Local or collector roads only</td> </tr> <tr> <td style="text-align: center;">Lot width 10 – 12.4m</td> <td style="text-align: center;">Laneway, Local or collector roads only</td> </tr> <tr> <td style="text-align: center;">Lot width 12.5 – 14.9m</td> <td style="text-align: center;">Laneway, Local, collector or distributor roads only</td> </tr> <tr> <td style="text-align: center;">Lot width &gt;15m</td> <td style="text-align: center;">Laneway, Local, collector, distributor or sub-arterial roads only</td> </tr> </tbody> </table>	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><b>N/A:</b> The proposed development does not involve the creation of lots with an area less than 450m<sup>2</sup>.</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											


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Performance outcomes	Acceptable outcomes	Compliance summary
	<p><b>Note:</b> Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).</p>	
<p>PO<sub>53</sub> Small lots are located so as to minimise the need to cut and fill the land.</p>	<p>AO<sub>53.1</sub> Small lots are located on land with a pre-development gradient of less than 10%;</p>	<p><b>N/A:</b> The proposed development does not involve the creation of lots with an area less than 450m<sup>2</sup>.</p>
<p>PO<sub>54</sub> Development provides a frequency of standard and small lots which are varied to facilitate housing variety.</p>	<p>AO<sub>54.1</sub> 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.</p>	<p><b>N/A:</b> The proposed development does not involve the creation of lots with an area less than 450m<sup>2</sup>.</p>
<p><b>Reconfigurations facilitating Dual Occupancy development</b></p>		
<p>PO<sub>55</sub> 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>	<p>AO<sub>55.1</sub> Lot reconfigurations designate lots for Dual Occupancy development;            AO<sub>55.2</sub> No more than 20 percent of the properties within a street block are designated for Dual Occupancy development.            AO<sub>55.3</sub> No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development.            AO<sub>55.4</sub> Hatched lots are not designated as Dual Occupancy lots.            See Figure 4</p>	<p><b>N/A:</b> The proposed lots are not intended 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>Figure 4</p>	
<p>PO<sub>56</sub> 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<sub>56.1</sub> Lots designated for Dual Occupancy development:</p> <ul style="list-style-type: none"> <li>(a) have a minimum area of 500m<sup>2</sup> where in the Low-medium Density Residential Zone;</li> <li>or</li> <li>(b) have a minimum area of 700m<sup>2</sup> where in the Low Density Residential Zone,</li> </ul>	<p><b>N/A:</b> The proposed lots are not intended for Dual Occupancy development.</p>

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	<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

### *Parkinson Surveys*

**APPENDIX D - ENGINEERING INFRASTRUCTURE STATEMENT**  
*Kehoe Myers Consulting Engineers*

**APPENDIX E - STORMWATER MANAGEMENT STATEMENT**  
*Kehoe Myers Consulting Engineers*

**APPENDIX F - ECOLOGICAL ADVICE LETTER**  
*Range Environmental Consultants*

**APPENDIX G - BUSHFIRE MANAGEMENT REPORT**  
*Range Environmental Consultants*