

PLANNING REPORT

Development Application

Reconfiguring a Lot
(Boundary Realignment – Two (2) into
Two (2) Lots) at 11A Rhyde Street,
Mount Lofty Qld 4350.

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Report Author:	Melissa Saunders Senior Planner – Alpha Planning Applications <i>Bachelor of Laws (Honours) – University of Queensland</i> <i>Grad. Dip. - Urban & Regional Planning – University of Queensland</i>
Report Reviewed by:	Andrew Hill Managing Director – Alpha Planning Applications <i>Bachelor of Business – RMIT University</i> <i>Grad Dip. - Urban & Regional Planning – University of New England</i>
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1. Summary of Application Details

Applicant Details

Applicant Name:	Corey Weston C/- Alpha Planning Applications
Applicant Contact Name:	Andrew Hill
Applicant Contact Address:	C/- Alpha Planning Applications PO Box 764, TOOWOOMBA QLD 4350
Applicant Contact Phone Number:	0439 373 414
Applicant Email Address:	andrew@alphaplanning.com.au

Proposal

Approval Type:	Development Permit
Development Type:	Reconfiguring a Lot
Proposed Development:	Boundary Realignment – Two (2) into Two (2) Lots
Planning Scheme Definition:	Reconfiguring a Lot (Boundary Realignment - Two (2) into Two (2) Lots)
Level of Assessment:	Impact Assessable
Referrals:	Nil
Planning Scheme:	<i>Toowoomba Regional Planning Scheme 2012</i>

Site Details

Address:	11A Rhyde Street, Mount Lofty QLD 4350
Property Description:	Lot 2 RP60505 and Lot 11 RP55697
Site Area:	911m ² total (304m ² and 607m ²)
Existing Use:	“Dwelling House”
Planning Scheme Zone:	Low Density Residential Zone
Planning Scheme Precinct:	General Precinct
Local Plan:	Nil
Planning Scheme Overlays:	Airport Environs Overlay
Landowner:	Janet Robertson

Proposal Details

General Description of Proposed Development:	Boundary Realignment – Two (2) into Two (2) Lots
Planning Scheme Description:	Reconfiguring a Lot (Boundary Realignment - Two (2) into Two (2) Lots)
Existing Site Use:	“Dwelling House”
Existing Lot Size:	Lot 2 RP60505: 304m² Lot 11 RP55697: 607m²
Proposed Lot Sizes:	Proposed Lot 1: 455m² Proposed Lot 2: 455m²
Street Frontage:	Rhyde Street
Existing Buildings:	Dwelling house and ancillary structures (three (3) x sheds) – to be removed
Access:	Proposed Lot 1: existing access/driveway crossover to Rhyde Street Proposed Lot 2: proposed new access/driveway crossover to Rhyde Street
Services/Infrastructure:	The site has access, is connected to and can be provided with/retain connections to urban infrastructure, including reticulated water supply, reticulated sewer, stormwater, electricity, telecommunications and sealed roads.

2. Introduction

This report has been prepared to support the development application for Reconfiguring a Lot (Boundary Realignment – Two (2) into Two (2) Lots) at 11A Rhyde Street, Mount Lofty – described as Lot 2 RP60505 and Lot 11 RP55697. This report has been prepared on behalf of the applicant, Corey Weston.

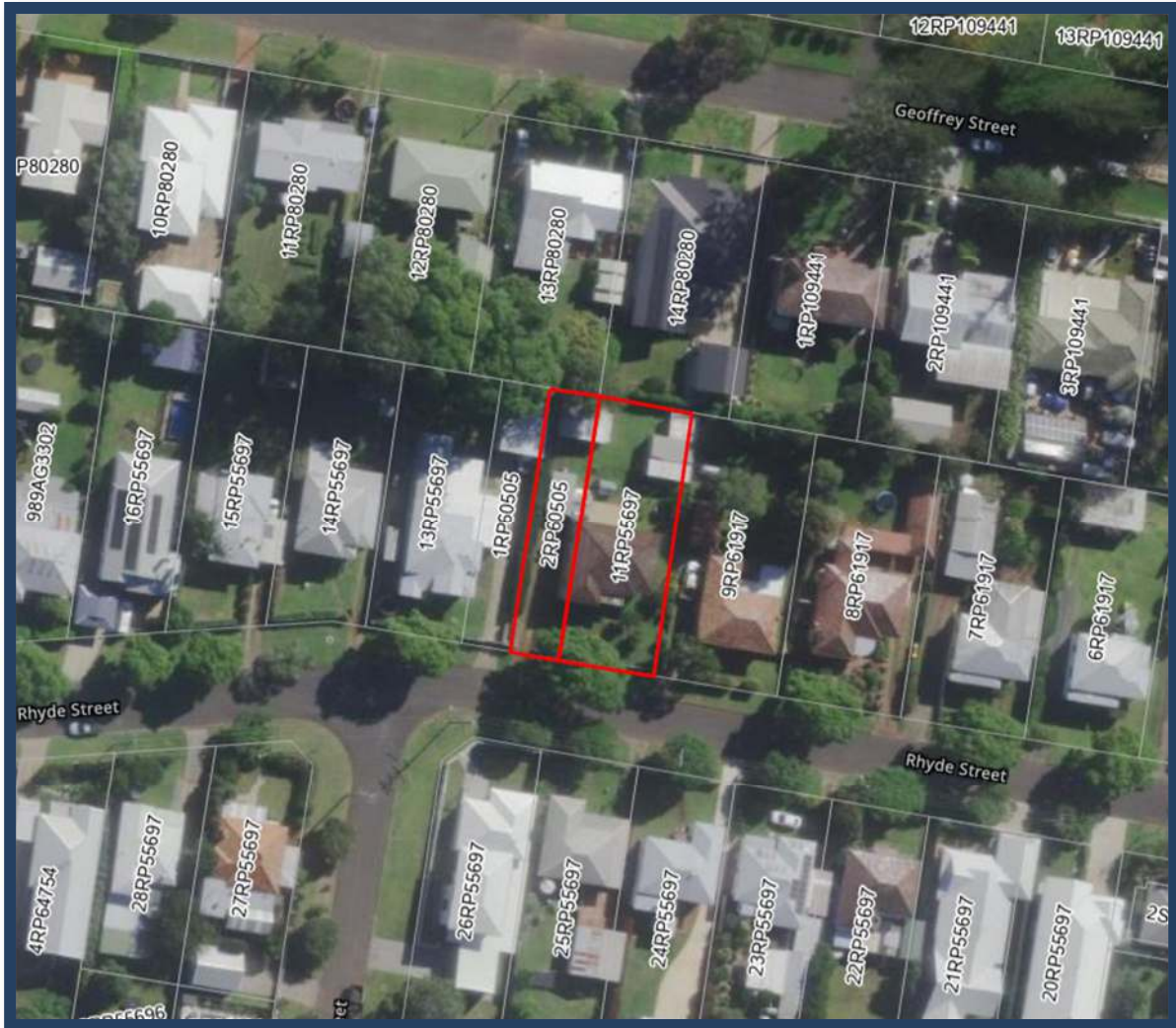


Figure 1: Aerial View of Subject Address

(Source: DSDIP Mapping)

The proposed development is for a Development Permit for a Reconfiguring a Lot, which is subject to Impact Assessment.

This report provides a comprehensive and detailed assessment against the Strategic Framework, Zone and Precinct Intent and applicable codes of the *Toowoomba Regional Planning Scheme 2012*, and state planning instruments the *South East Queensland Regional Plan*, *Darling Downs Regional Plan*, *State Planning Policy* and *State Development Assessment Provisions*; and in accordance with the legislative requirements of the *Planning Act 2016*.

The proposed development generally complies with the *Toowoomba Regional Planning Scheme 2012*, and applicable Council and State assessment requirements, and this report demonstrates this within. Where the proposed development does not comply or may be perceived to not comply with an assessment provision, it is considered that the pragmatic consideration of the 'relevant matters' (grounds) raised in support of the proposed use will enable Council's support of the application for approval.

3. Site

Site Description

The subject site is located at 11A Rhyde Street, Mount Lofty QLD 4350 (described as Lot 2 RP60505 and Lot 11 RP55697); and has a total site area of approximately 911m² (304m² and 607m²).

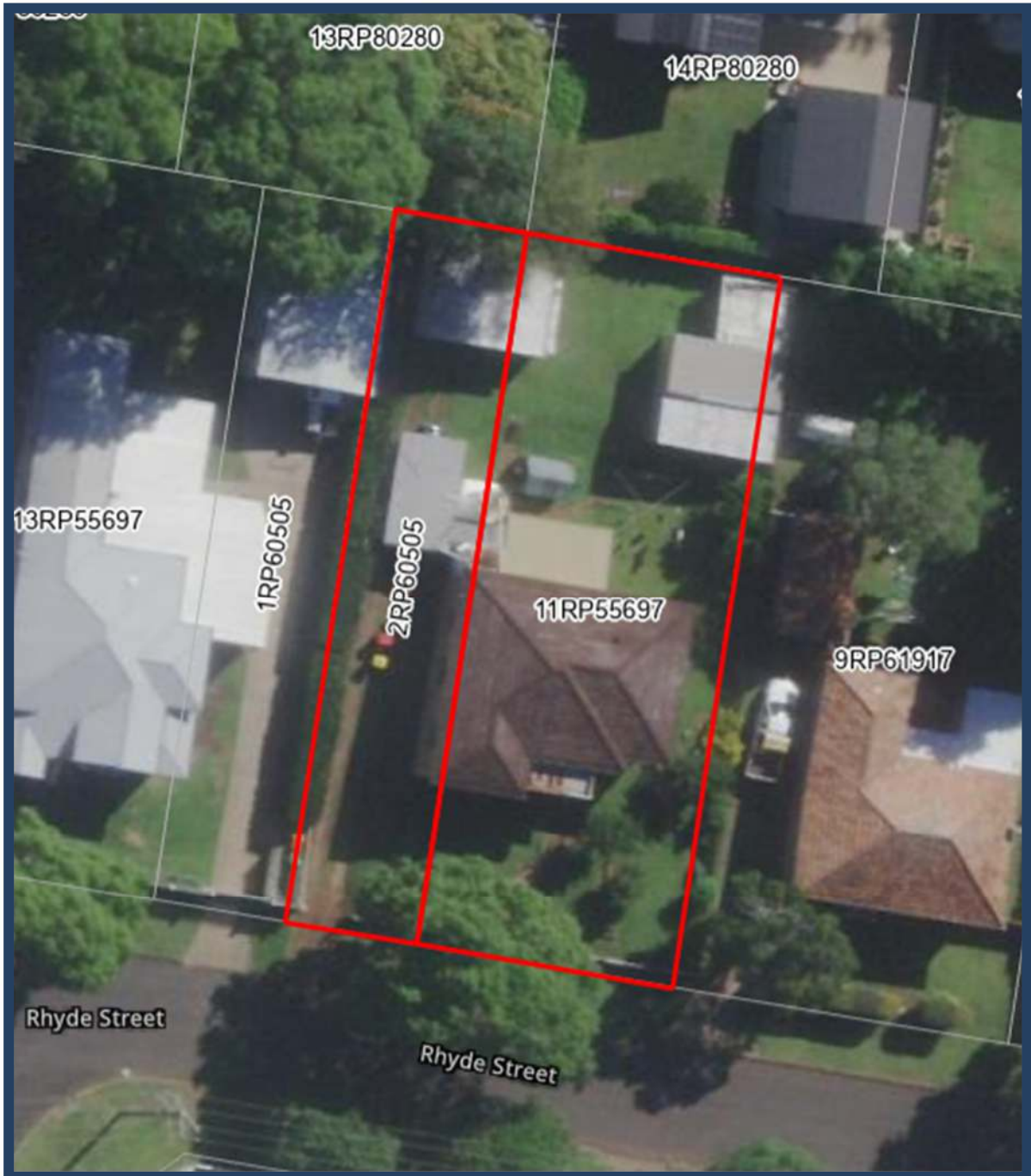


Figure 2: Aerial View of Development Site

(Source: DSDIP Mapping)

The site is located on Rhyde Street and consists of Two (2) rectangular lots containing a “Dwelling House” use. The site has an existing combined frontage to Rhyde Street of approximately 22.6 metres and a depth of approximately 40.2 metres.

The site is improved by the existing dwelling house, Three (3) ancillary sheds, a concrete ribbon driveway and crossover to Rhyde Street, and ornamental landscaping. The site has been historically cleared of all significant stands of vegetation with One (1) Street Tree within the Rhyde Street frontage.

Planning Designations

The subject site is located within the Low Density Residential Zone (General Precinct), is covered by the Airport Environs Overlay (Lighting Area Buffer (6km) & 8km Wildlife Buffer); and is located on a Local Access Road (Rhyde Street) under Council's Road Hierarchy. All surrounding and adjoining sites are also within the Low Density Residential Zone (General Precinct).



Figure 3: Zoning map of sites and surrounds

(Source: TRC Online Mapping)

Environment

Vegetation and Street Trees

The existing lots have been historically cleared of all significant stands of vegetation and contain only ornamental residential style landscaping; and contain no remnant/protected vegetation. There is One (1) Street Tree located within the site's Rhyde Street frontage only.

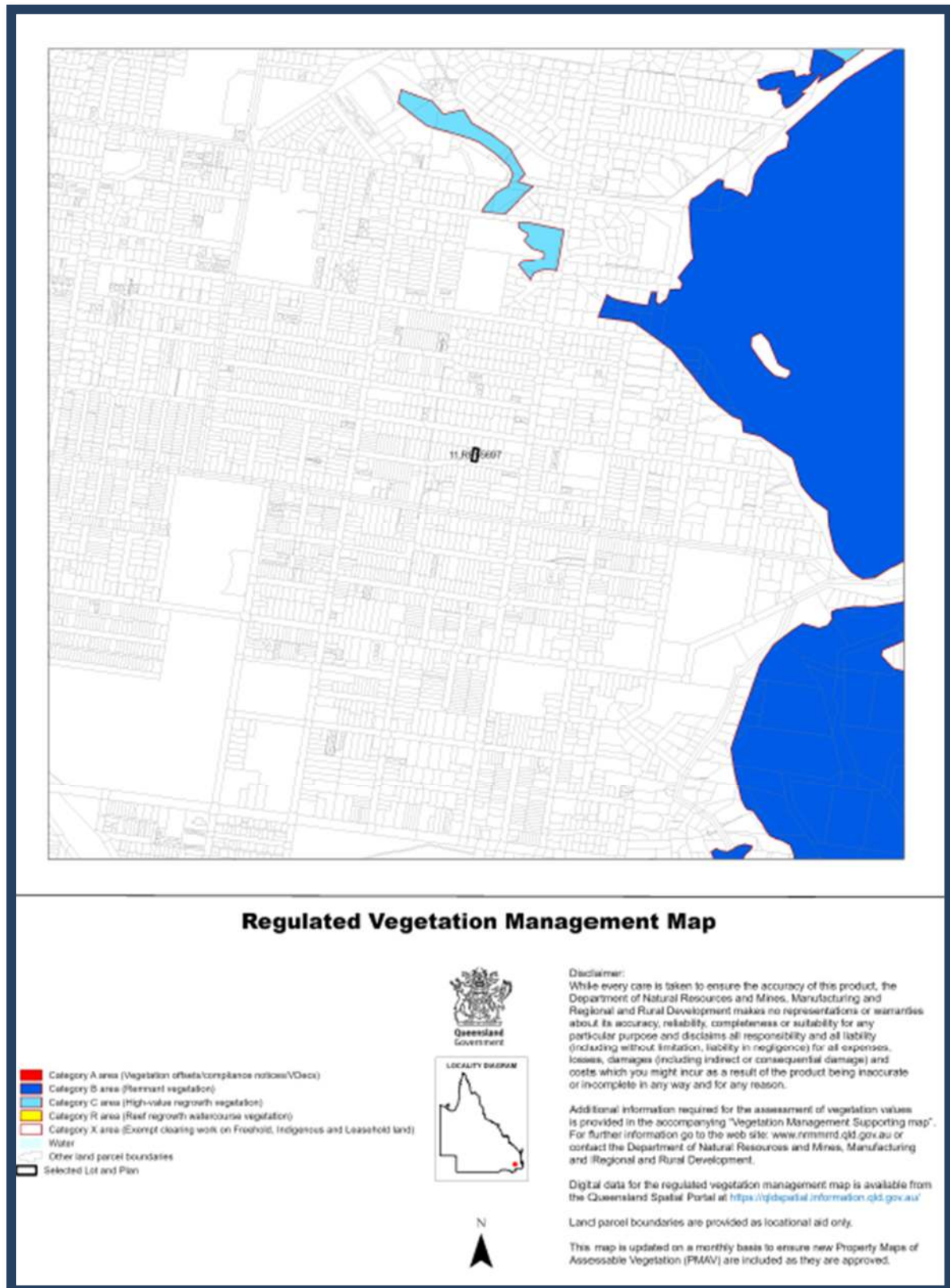


Figure 4: Regulated Vegetation Map

(Source: DNRM Website)

Watercourses

The subject site does not contain, nor is it adjacent to any identified watercourse.

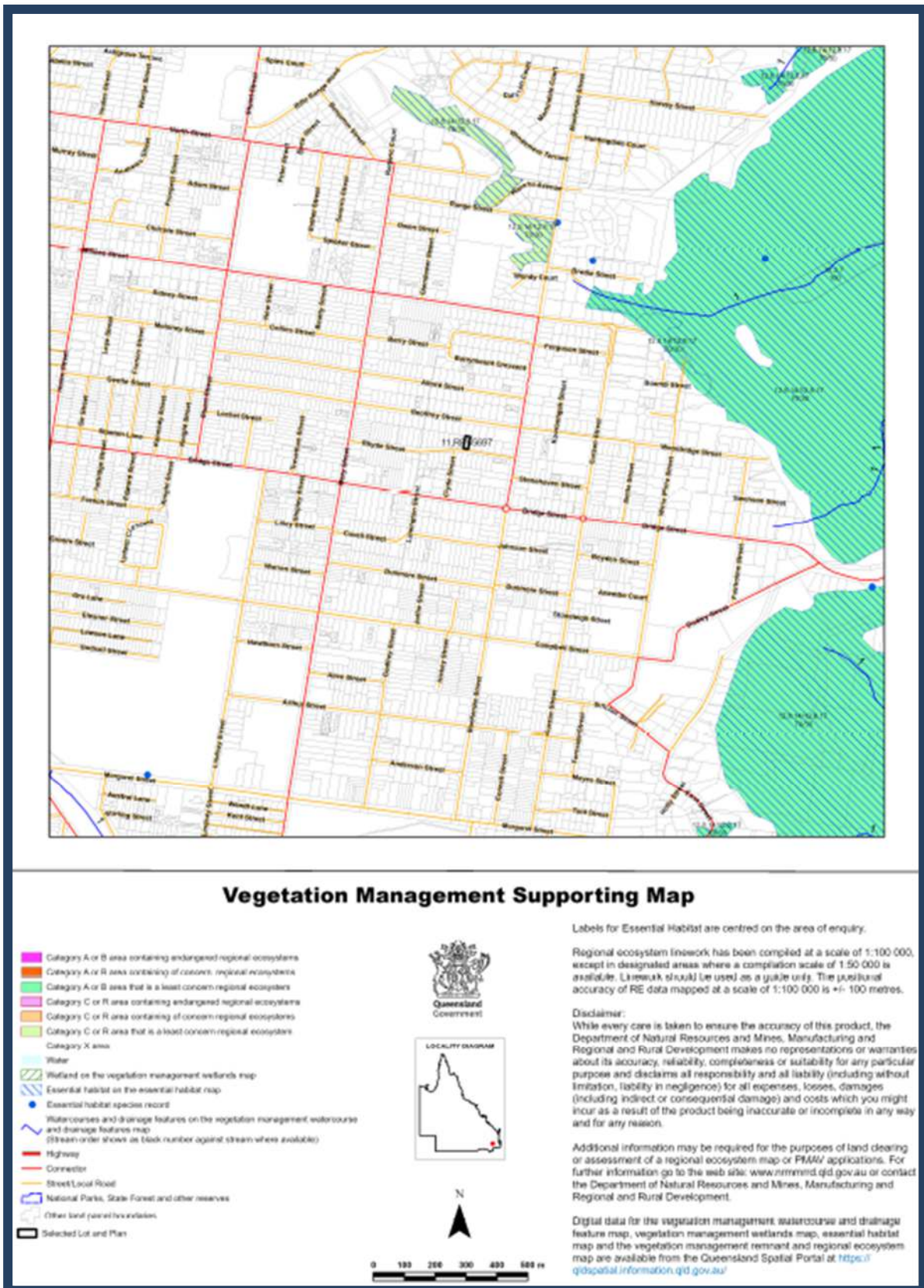


Figure 5: Vegetation Management Supporting Map

(Source: DNRM Website)

Referrable Wetlands

The subject site is not within or adjacent to a referable wetland.

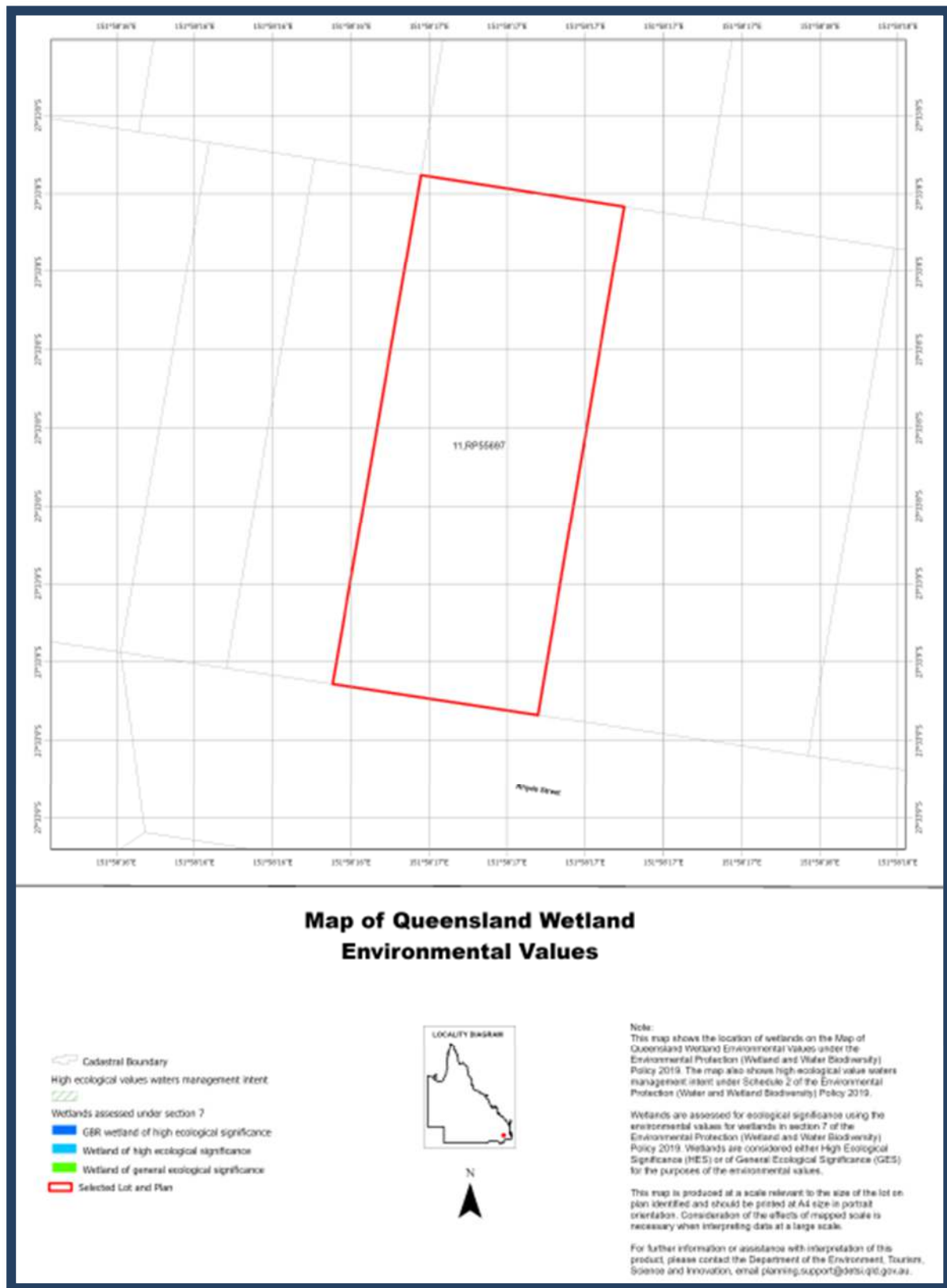


Figure 6: Referrable Wetlands (WPA)

(Source: DNRM Website)

Infrastructure

The subject site has access and can be connected to all available urban infrastructure as follows:

- Reticulated electricity – aboveground (existing connection to existing “Dwelling House” use from Rhyde Street);
- Telecommunications – including NBN (existing connections to existing “Dwelling House” use from Rhyde Street);
- Roads:
 - Rhyde Street - approximately 7 metre wide sealed carriageway within a 14 metre wide road reserve with kerb and channel;
- Reticulated sewer – the site is within Council's reticulated sewer network and infrastructure is available/connected as follows:
 - 150mm concrete sewer line running along Rhyde Street road reserve parallel to the site;
- Reticulated water – the site is within Council's reticulated water supply network and infrastructure is available/connected as follows:
 - 100mm AC water supply line running along Rhyde Street road reserve parallel to the site;
- Stormwater infrastructure – aboveground (road itself) and below ground ‘pit and pipe’ infrastructure within Rhyde Street road reserve.



Figure 7: Infrastructure Mapping of site

(Source: TRC Online Mapping)

Access

There is an existing, approximately Three (3) metre wide, concrete ribbon driveway crossover to Rhyde Street from the existing "Dwelling House" use lot to service the existing use on site.



Figure 8: View from the west of Site Access and Frontage

(Source: Google Maps)

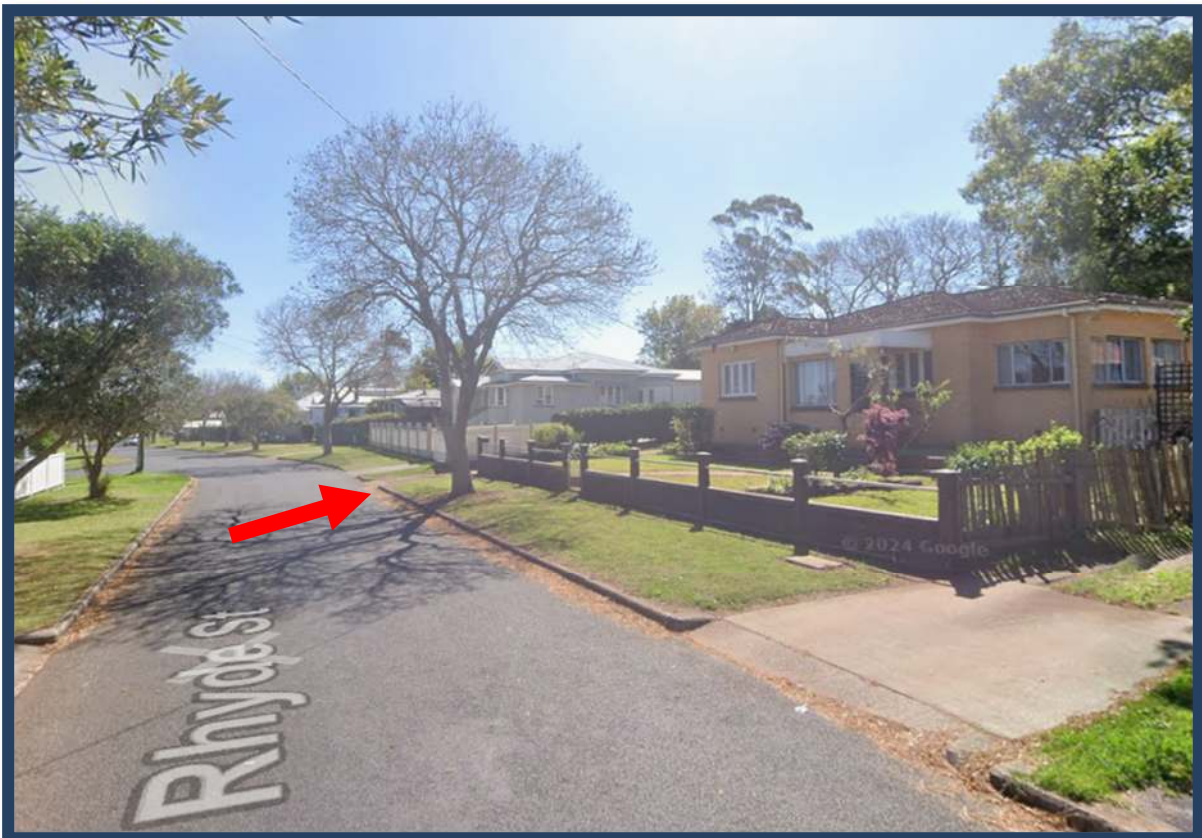


Figure 9: View from the east of Site Access and Frontage

(Source: Google Maps)

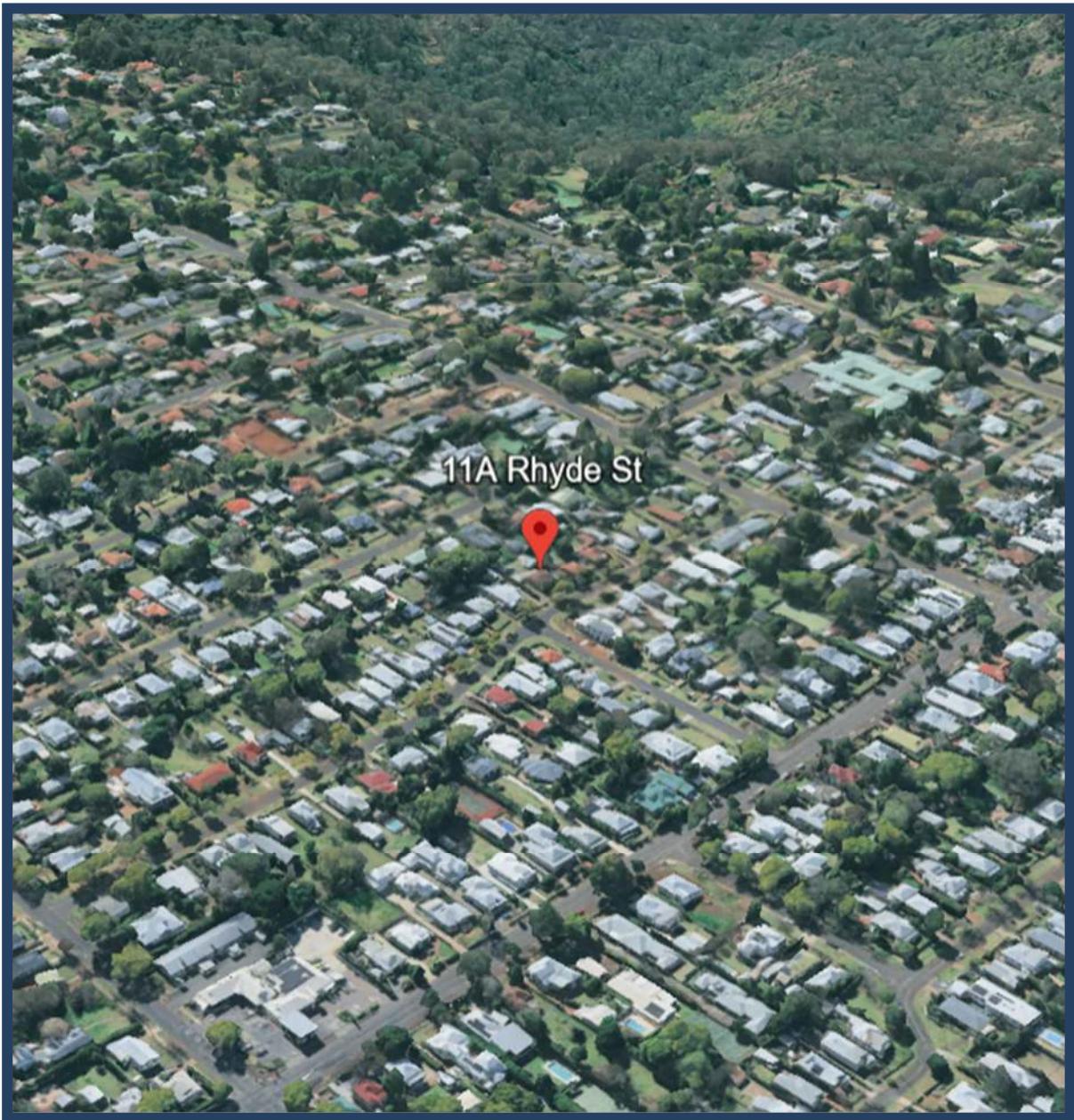


Figure 10: Aerial view of subject site and surrounding road network

(Source: Google Earth)

Topography

The site is generally flat with a gradual fall from north to south towards Rhyde Street.

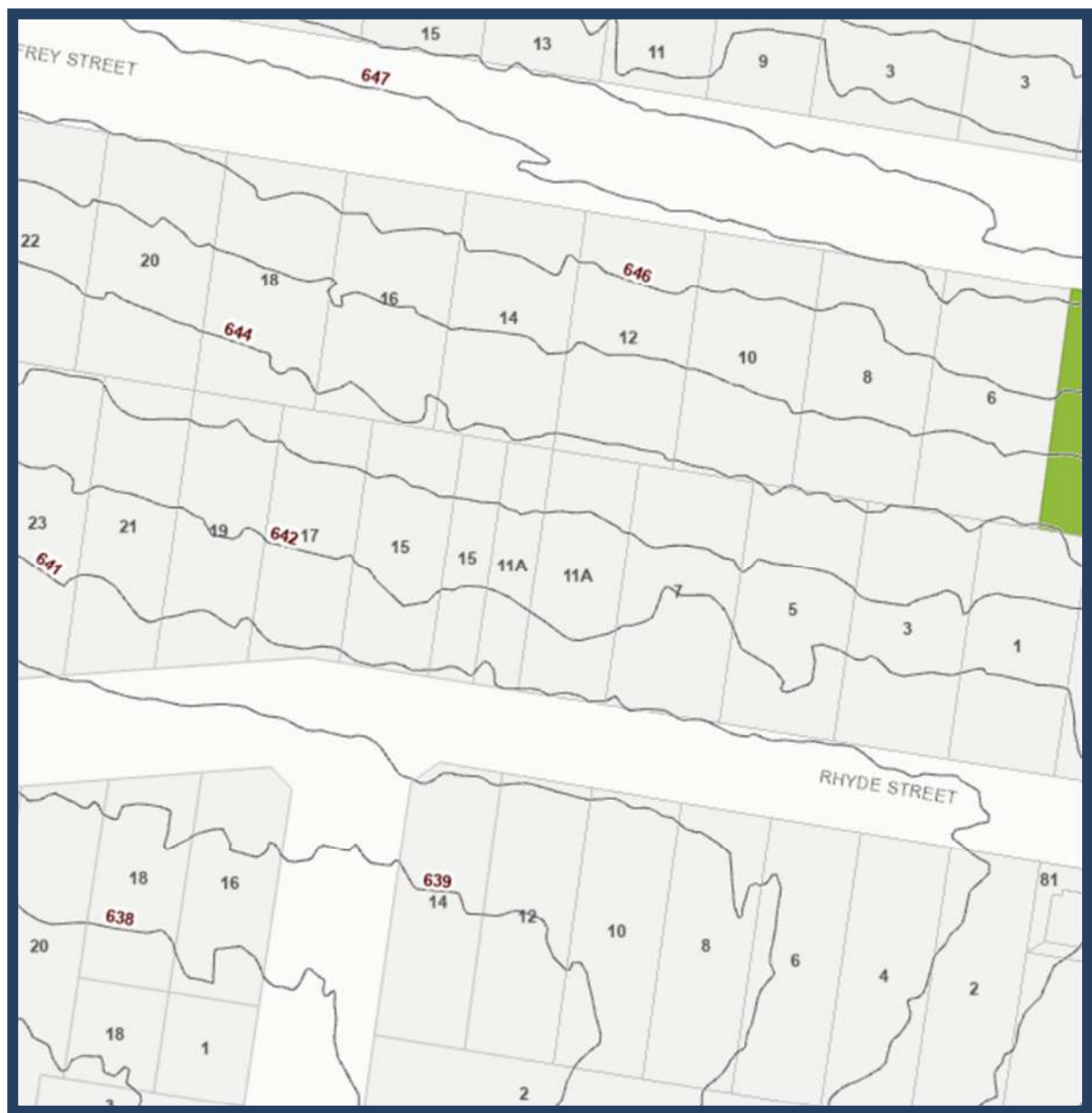


Figure 11: Contour Mapping of site

(Source: TRC Online Mapping)

Site History

The subject lots are existing, and whilst there are no relevant records/approvals contained on Council's website, it is considered that the "Dwelling House" use contained upon them (as described herein) is an existing 'lawful use'.



Figure 12: Aerial view of existing dwelling house use

(Source: Google Earth)

4. Surrounding Uses

The subject site is located approximately 1.5km to the north-east of the Toowoomba CBD in an existing residential area. The subject site and adjoining and surrounding sites are all located within the Low Density Residential Zone and generally contain "Dwelling House" uses on lots of approximately 300m² to 1,300m² in area. Other nearby land uses among the surrounding residential area include the Eastside Market shopping precinct approximately 300 metres to the south-west, Bunya Park approximately 70 metres to the east, and Chiselhurst Kindergarten approximately 150 metres to the south-east.

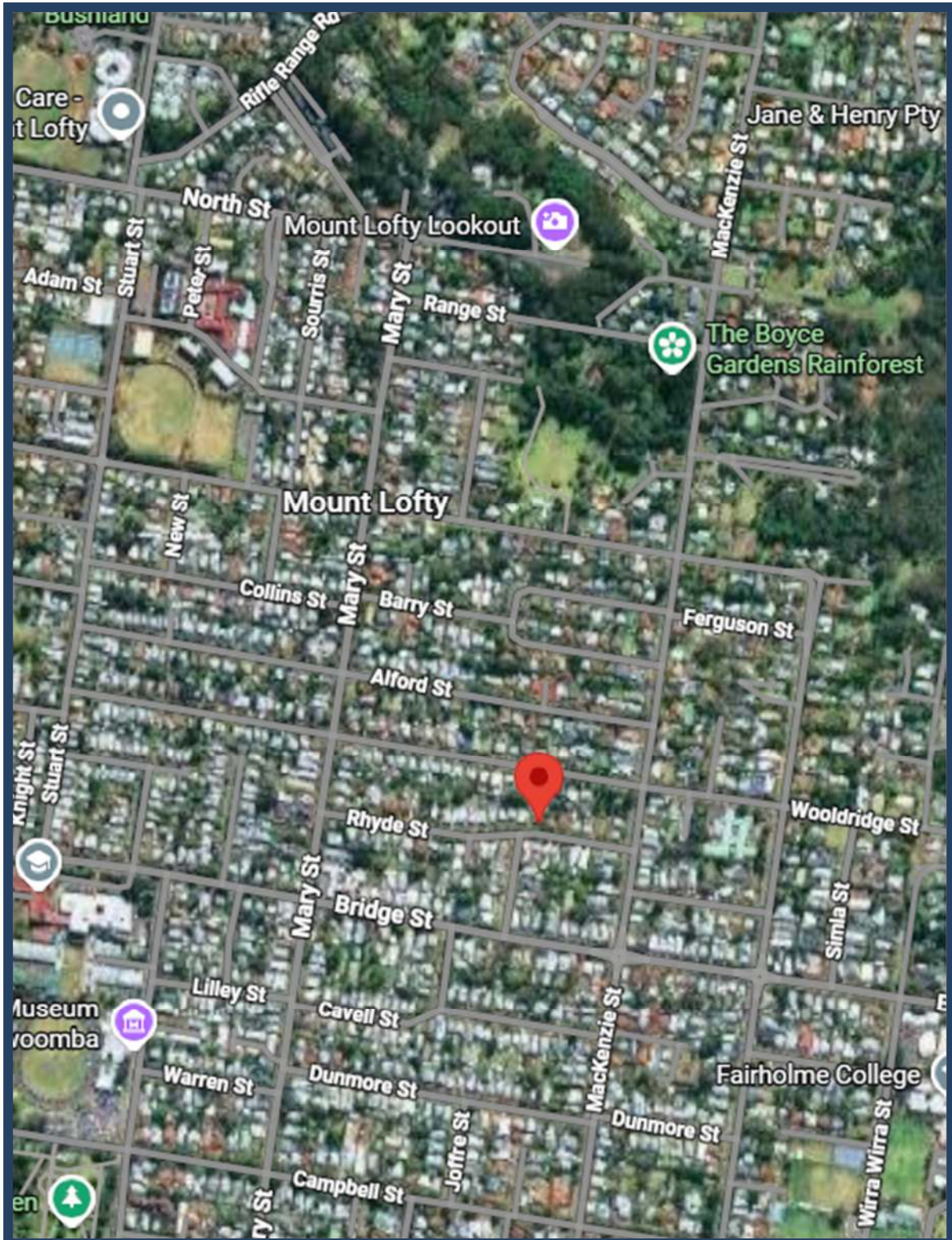


Figure 13: Surrounding Uses

(Source: Google Maps)

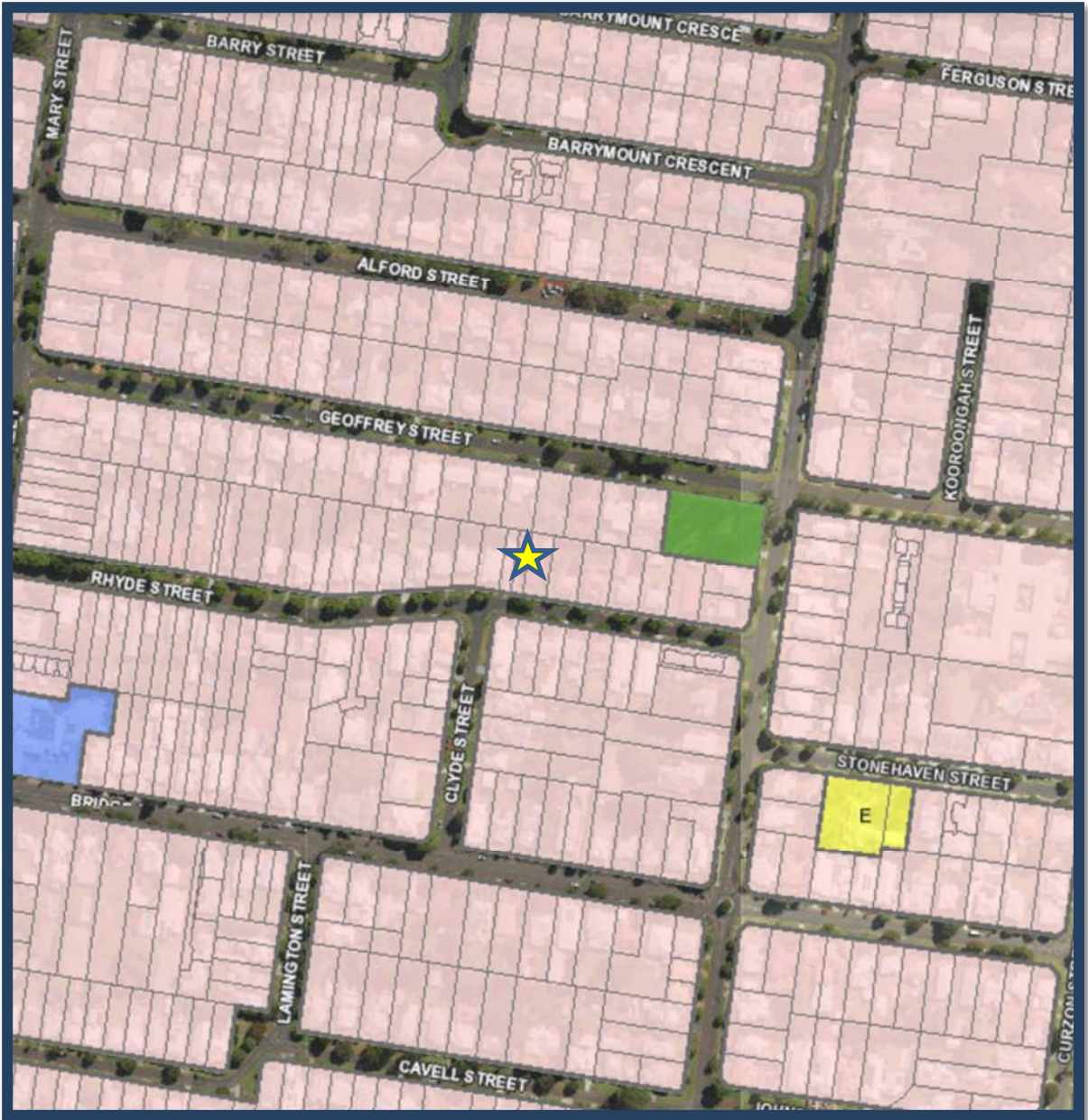


Figure 14: Surrounding Zones

(Source: TRC Online Mapping)

5. Proposed Development

Description of Proposed Reconfiguring a Lot

The applicant is seeking a Development Permit for a Reconfiguring a Lot for a Two (2) into Two (2) Lot Boundary Realignment. The proposed development will effectively shift the existing common boundary line between the two lots to the east, resulting in Two (2) residential lots of equal size (both 455m²). The existing dwelling house and ancillary structures will be removed, enabling proposed Lots 1 and 2 to be used for future residential development (i.e. Dwelling House uses).

The proposed Boundary Realignment is Impact Assessable and relevant details are provided below:

Details	Total
General Description of Use:	Boundary Realignment – Two (2) into Two (2) Lots
Planning Scheme Description:	Reconfiguring a Lot (Boundary Realignment – Two (2) into Two (2) Lots)
Existing Site Use:	“Dwelling House”
Existing Lot Size:	Lot 2 RP60505: 304m ² Lot 11 RP55697: 607m ²
Proposed Lot Sizes:	Proposed Lot 1: 455m ² Proposed Lot 2: 455m ²
Existing Buildings:	Dwelling house and ancillary structures (three (3) x sheds) – to be removed
Proposed Street/Road Access:	Rhyde Street
Services/Infrastructure:	The site has access, is connected to and can be provided with/retain connections to urban infrastructure, including reticulated water supply, reticulated sewer, stormwater, electricity, telecommunications and sealed roads.

Details of the proposed Lots are as follows:

Proposed Lot Number	Lot Size	Dimensions	Road Access
1	455m ²	11.3 metres wide and 40.2 metres deep	Rhyde Street
2	455m ²	11.3 metres wide and 40.2 metres deep	Rhyde Street

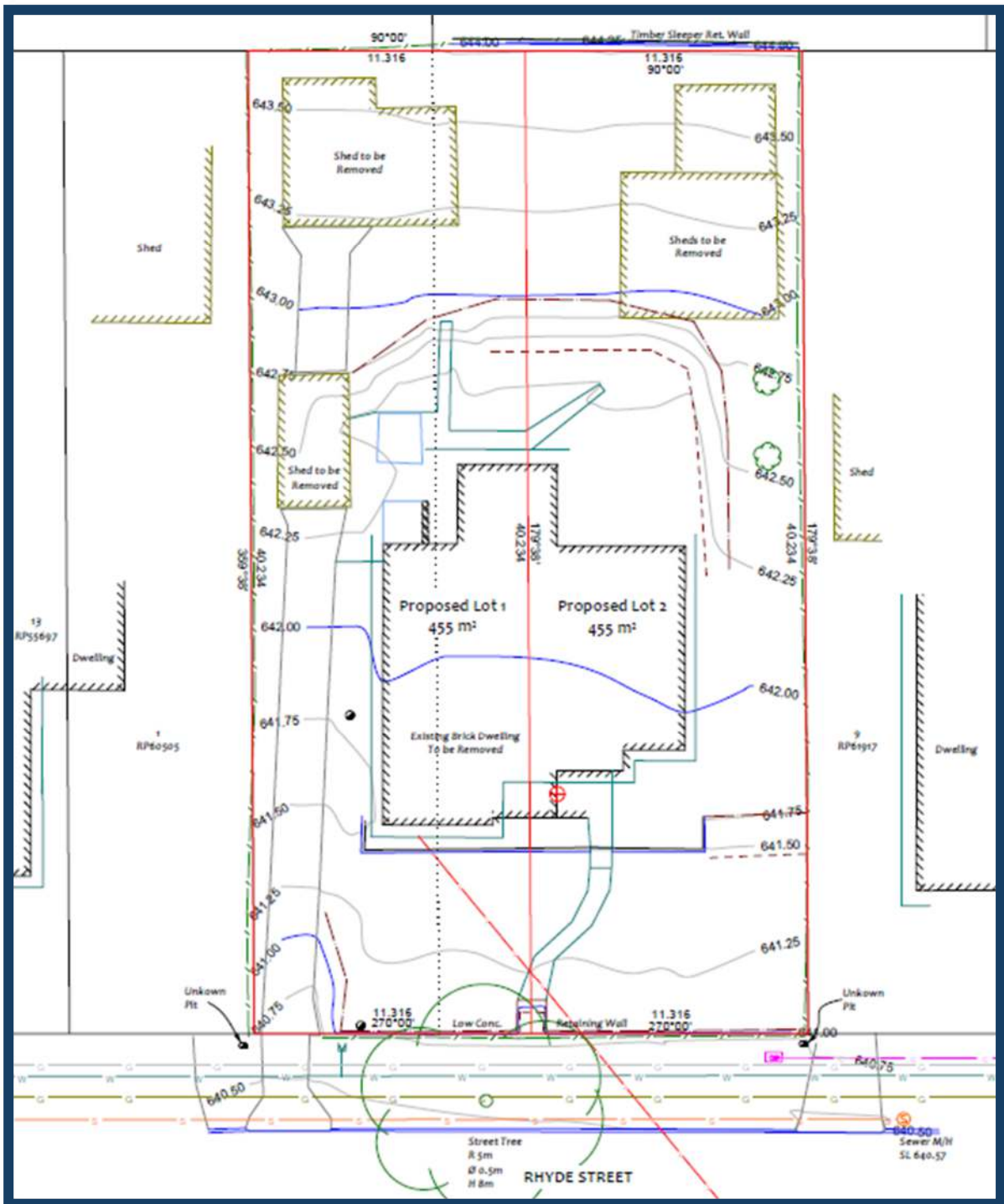


Figure 15: Proposed Reconfiguration Layout

(Source: Level Up Surveying)

Earthworks

Earthworks and retaining walls are not proposed and will not be required as a result of the proposed development. Thus, it is considered that no further regard is required to earthworks in the assessment of the application and/or the conditioning of the approval.

Infrastructure

The proposed lots will retain and can and will be compliantly connected to all available urban services and infrastructure – including reticulated water and sewer, electricity, telecommunications, stormwater and bitumen sealed roads.

Therefore, it is considered that no further regard to infrastructure provision/issues is required in the assessment or conditioning of the proposed development, other than as may be discussed further below.

Stormwater

The development site is within the stormwater network area and the existing use and lots are currently connected to/discharge to the available stormwater infrastructure within Rhyde Street (on-site discharge with gravitational overland flow to street via natural fall of site).

The proposed development will not alter existing approved stormwater discharge methods and characteristics. Both proposed lots will have a fall from their rear boundary to their southern front boundary towards Rhyde Street. Stormwater from any future use (i.e. a "Dwelling house") on either lot is proposed to be discharged to Rhyde Street via overland flow. This method of stormwater discharge will ensure there is no potential adverse impacts or nuisance on adjoining or downstream uses.

As such, it is considered that no further regard is required to stormwater in the assessment of the application by Council. Appropriate conditioning of the approval by Council can be confidently applied to the approval to ensure compliance with the proposed stormwater discharge methods.

Sewer/Effluent Disposal

The development site is within the reticulated sewer network area and both proposed lots will either be able to retain existing compliant connections or be provided with a compliant connection to the existing reticulated sewer infrastructure – without the need to extend or upgrade existing sewer infrastructure. Hence, it is considered that no further regard to sewer/effluent disposal is required for the assessment of the proposed development and that appropriate reasonable and relevant 'standard' conditions of approval requiring their connection, or the retention of existing connections, will ensure compliance with the Planning Scheme is achieved/maintained.

Water Supply

The development site is within the reticulated water supply network area and both proposed lots will be able to retain or be provided with compliant connections to the existing water supply infrastructure within the road frontage – without the need to extend or upgrade existing water supply infrastructure. Accordingly, it is considered that no further regard to water supply is required for the assessment of the proposed development and that appropriate reasonable and relevant 'standard' conditions of approval requiring their connection, or the retention of existing connections, will ensure compliance with the Planning Scheme is achieved/maintained.

Electricity and Telecommunications

The development site is within the reticulated electricity and telecommunications network area and both proposed lots will be able to be connected to the reticulated electricity and telecommunications network infrastructure within the road frontage, and the approval can be conditioned accordingly. Consequently, it is considered that no further regard to Electricity and Telecommunications is required for the assessment or conditioning of the proposed development - other than the imposition of standard reasonable and relevant conditions of approval requiring the proposed lots to be provided with or retain compliant connections.

Access and Roads

The proposed lots will utilise existing or new accesses to Rhyde Street within their respective road frontages. Proposed Lot 1 will utilise the existing access driveway within its proposed 11.3 metre frontage to Rhyde Street, with any alteration to this or the provision of an alternate constructed access being subject to future assessment by Council to ensure compliance is maintained/achieved. Proposed Lot 2 is to be provided with a new access to the 11.3 metre frontage to Rhyde Street, subject to future "Dwelling House" development.

Further to the above, it is noted that Rhyde Street is a fully constructed bitumen sealed road constructed to Council's standards; and its current alignment and construction standards will ensure compliant sight distances are provided for both proposed lots within the existing 'low speed environment'. Therefore, it is considered that no further regard to Access and Roads is required for the assessment or conditioning of the proposed development.

Traffic Impacts

A formal Traffic Impact Assessment (TIA) has not been prepared for the proposed development as the proposed development will not result in any additional or altered traffic impacts upon the local and surrounding road infrastructure. It is considered that the existing road network infrastructure is adequate for the proposed development, particularly given the existing standard, and existing and proposed usage (traffic volumes). Particularly given that the proposed development will not result in the creation of additional lots or notably increase traffic volumes.

Character and Amenity

The proposed Boundary Realignment will not affect or adversely impact upon the existing streetscape or the amenity of the surrounding area. The proposed lots are of a size and dimension, and provide road frontages, that are generally consistent with the zone and precinct intents and that of the surrounding area in terms of layout and dimensions. Although the proposed lots will comprise lot sizes and frontages below the minimum acceptable outcomes offered under the Reconfiguring a Lot Code and Low Density Residential Zone Code, the proposed development will nonetheless be consistent with the established neighbourhood pattern and streetscape character of the surrounding residential area, with many lots within the locality comprising relatively narrow sites developed with detached dwelling houses.

It is also noted that the subject site, and surrounding and adjoining sites, are not within the Neighbourhood Character or Heritage Character Overlays and are not identified as Neighbourhood Character Places or Heritage Character Places. As such, it is considered that no further regard to Character or Amenity is required for the assessment of the proposed development.

Acoustic Issues

The proposed development is of a scale and nature that will ensure that the proposed development will not result in the potential for adverse acoustic impacts on existing or future development; and will not result in 'reverse amenity' acoustic impacts. Accordingly, it is considered that no further regard is required in relation to the assessment and or conditioning of the approval by Council.

Air Quality & Dust Issues

The proposed development will not result in the potential for adverse air quality or dust impacts on existing or future development. Noting that the proposed lots are large enough to provide adequate and compliant setback distances to site boundaries and adjoining uses, and this will be sufficient to adequately mitigate potential air quality and dust issues. As such, it is considered that no further regard is required in relation to the assessment and or conditioning of the approval by Council.

Lighting Issues

The proposed development is unlikely to produce any additional lighting impacts or issues for adjoining or adjacent uses. Thus, it is considered that no further regard to potential lighting impacts is required in the assessment of the proposed development.

Environmental & Vegetation Issues

The proposed development will not result in the potential for adverse environmental impacts on existing or future development. Noting that the site is not covered by the Environmental Significance Overlay of the Planning Scheme and does not contain any remnant/significant or protected vegetation; and stormwater will be compliantly discharged from the proposed lots. Thus, it is considered that no further regard is required to potential environmental issues/impacts in relation to the assessment and or conditioning of the approval by Council.

6. Statutory Planning Framework

Planning Act 2016 (PA)

The *Planning Act 2016* (PA) requires that the applicant obtain a Development Permit for an Impact Assessable Reconfiguring a Lot for the proposed Two (2) into Two (2) Boundary Realignment.

Section 45 of the *PA* requires that Council assess the Impact Assessable application against all relevant sections of the *Toowoomba Regional Planning Scheme 2012*.

In accordance with *Section 68(1)* of the *PA* this application is submitted and should be assessed in accordance with the *Development Assessment Rules*.

State Planning Policy (July 2017)

The Queensland Government introduced a single State Planning Policy (SPP) in December 2013 which replaced previous State Planning Policies, and was subsequently amended in April 2016 and again in July 2017. The SPP provides a comprehensive set of principles which underpin Queensland's planning system to guide the State and local government in land use planning and development assessment. The State Planning Policy applies to the proposed development. The State Planning Policy identifies all state interests in one policy and replaces previous State Planning Policies. The policy seeks to guide local governments and relevant state agencies in their planning processes. The State Planning Policy contains 17 state interests contained within five (5) broad themes, as follows:

- Liveable Communities and Housing;
- Economic Growth;
- Environment and Heritage;
- Safety and Resilience to Hazards; and
- Infrastructure.

Schedule 2 of the *Planning Act 2016* defines state interests as an interest that the Minister considers:

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

State Planning Policy Mapping

The SPP Mapping Layers that apply to the subject land (as shown on DSDIPs SPP Interactive Mapping System (DA)) are listed below:

1. Natural Hazards Risk and Resilience
 - Flood hazard area – local government flood mapping area

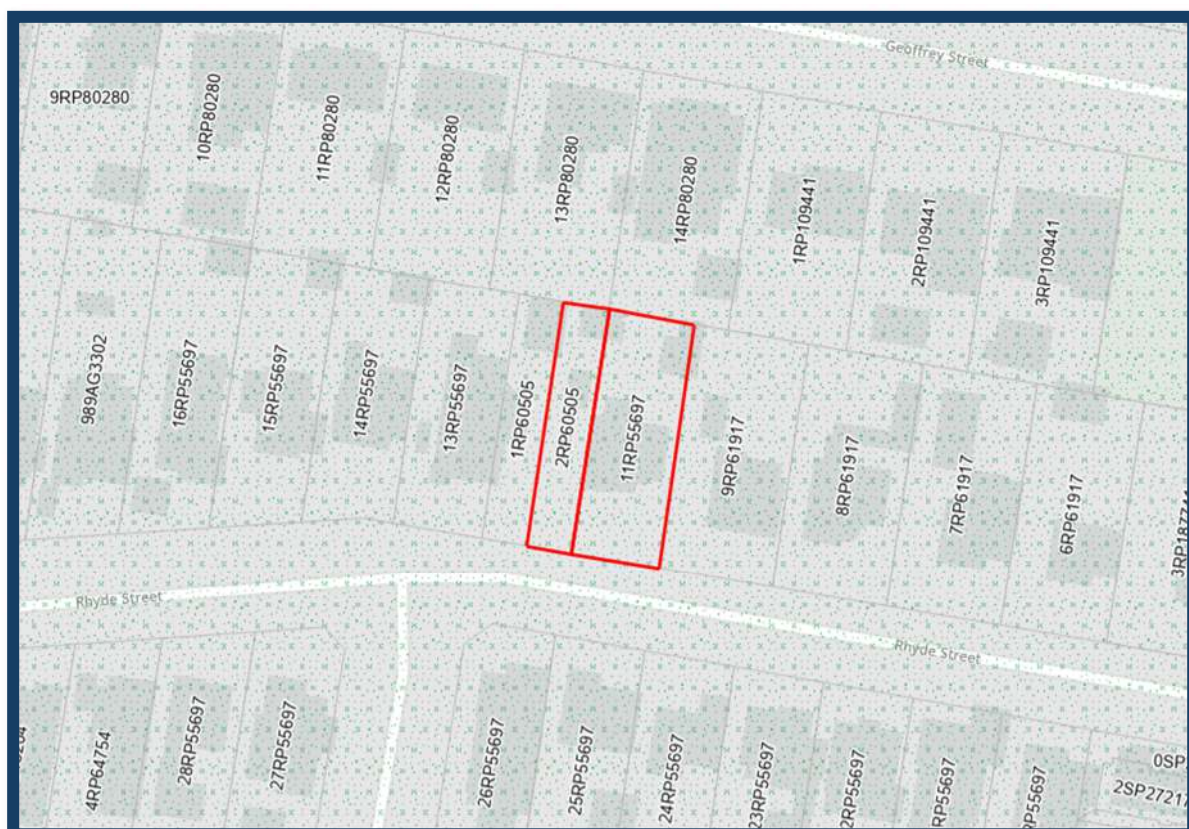


Figure 16: State Planning Policy Map

(Source: State Planning Policy Mapping)

Interim Development Assessment Requirements

In order to demonstrate compliance with the state interests the proposal must be assessed against the applicable Interim Development Assessment Requirements of the State Planning Policy.

Part E of the SPP lists the state interests for which interim development assessment requirements have been prepared by the State, when the requirements apply to development and what the development application is to be assessed against.

These state interests are:

- Housing Supply and Diversity;
- Liveable Communities;
- Agriculture;
- Development and Construction;
- Mining and extractive resources;
- Tourism;
- Biodiversity;
- Coastal environment;
- Cultural Heritage;
- Water quality;
- Emissions and hazardous activities;
- Natural Hazards, Risk and Resilience;
- Energy and Water Supply;
- Infrastructure Integration;
- Transport Infrastructure;
- Strategic Airports and Aviation Facilities;
- Strategic Ports.

The proposed development has been assessed against the applicable state interests included under *Part E: State Interest Policies and Assessment Benchmarks* of the SPP and where relevant is considered to comply accordingly.

Liveable Communities and Housing

Housing Supply and Diversity

Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.

This state interest does not apply to the proposed development.

Liveable Communities

Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.

The Liveable communities state interest development assessment requirements apply to a development application in an urban area involving premises that is, or will be, accessed by common private title, for:

- (1) a material change of use, or reconfiguring a lot; and*
- (2) the application involves buildings – either attached or detached – that are not covered by other legislation or planning provisions mandating fire hydrants.*

This state interest does not apply to the proposed development.

Economic Growth

Agriculture

The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector.

This state interest does not apply to the proposed development.

Development and Construction

Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed use development opportunities.

This state interest does not apply to the proposed development.

Mining and Extractive Resources

Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.

The Mining and extractive resources state interest development assessment requirements apply to:

- (1) reconfiguring a lot within a KRA; or*
- (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.*

However, requirements (2) and (3) above do not apply to the assessment of a material change of use for a:

- (a) dwelling house on an existing lot; or*
- (b) home-based business (where not employing more than two non-resident people on a full-time equivalent basis); or*
- (c) caretaker's accommodation (associated with an extractive industry); or*
- (d) animal husbandry; or*
- (e) cropping.*

This state interest does not apply to the proposed development.

Tourism

Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.

This state interest does not apply to the proposed development.

Environment and Heritage

Biodiversity

Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.

This state interest does not apply to the proposed development.

Coastal Environment

The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.

This state interest does not apply to the proposed development.

Cultural Heritage

The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.

This state interest does not apply to the proposed development.

Water Quality

The environmental values and quality of Queensland waters are protected and enhanced.

The Water Quality state interest applies to:

For Receiving Waters, a development application for:

- (1) *a material change of use for an urban purpose that involves premises 2500 metres² or greater in size and;*
 - (a) *will result in six or more dwellings; or*
 - (b) *will result in an impervious area greater than 25 per cent of the net developable area; or*
- (2) *reconfiguring a lot for an urban purpose that involves premises 2500 metres² or greater in size and will result in six or more lots; or*
- (3) *operational works for an urban purpose that involves disturbing a land area 2500 metres² or greater in size.*

This state interest does not apply to the proposed development.

Safety and Resilience to Hazards

Emissions and hazardous activities

Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.

This state interest does not apply to the proposed development.

Natural Hazards, Risk and Resilience

The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards.

The Natural Hazards state interest development assessment requirements apply to a development application for a material change of use, reconfiguration of a lot or operational works on premises in any of the following:

- (1) *bushfire prone areas*
- (2) *flood hazard areas*
- (3) *landslide hazard areas*
- (4) *storm tide inundation areas*
- (5) *erosion prone area.*

This state interest applies to the proposed development. However, the *Toowoomba Regional Planning Scheme 2012* adequately addresses the Natural Hazards, Risk and Resilience considerations of this State interest within its Flood Hazard Overlay Code, to which the proposed development complies (noting the Flood Hazard Overlay Code does not apply to the development). Therefore, it is considered that the proposal complies with the requirements of this state interest and will not result in a conflict with it.

Infrastructure

Energy and Water Supply

The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.

This state interest does not apply to the proposed development.

Infrastructure Integration

The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.

This state interest does not apply to the proposed development.

Transport Infrastructure

The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.

This state interest does not apply to the proposed development.

Strategic Airports and Aviation Facilities

The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.

This state interest does not apply to the proposed development.

Strategic Ports

The operation of strategic ports and priority ports is protected and their growth and development is supported.

This state interest does not apply to the proposed development.

Referral Agencies

Mapping of State Interests

The SDAP Mapping Layers that apply to the subject land as shown on DSDIPs DA Mapping System are listed below:

1. SEQ Regional Plan Triggers
 - SEQ Regional Plan land use categories – Urban Footprint
2. Water Resources
 - Water resource planning area boundaries
 - Great artesian water resource plan area

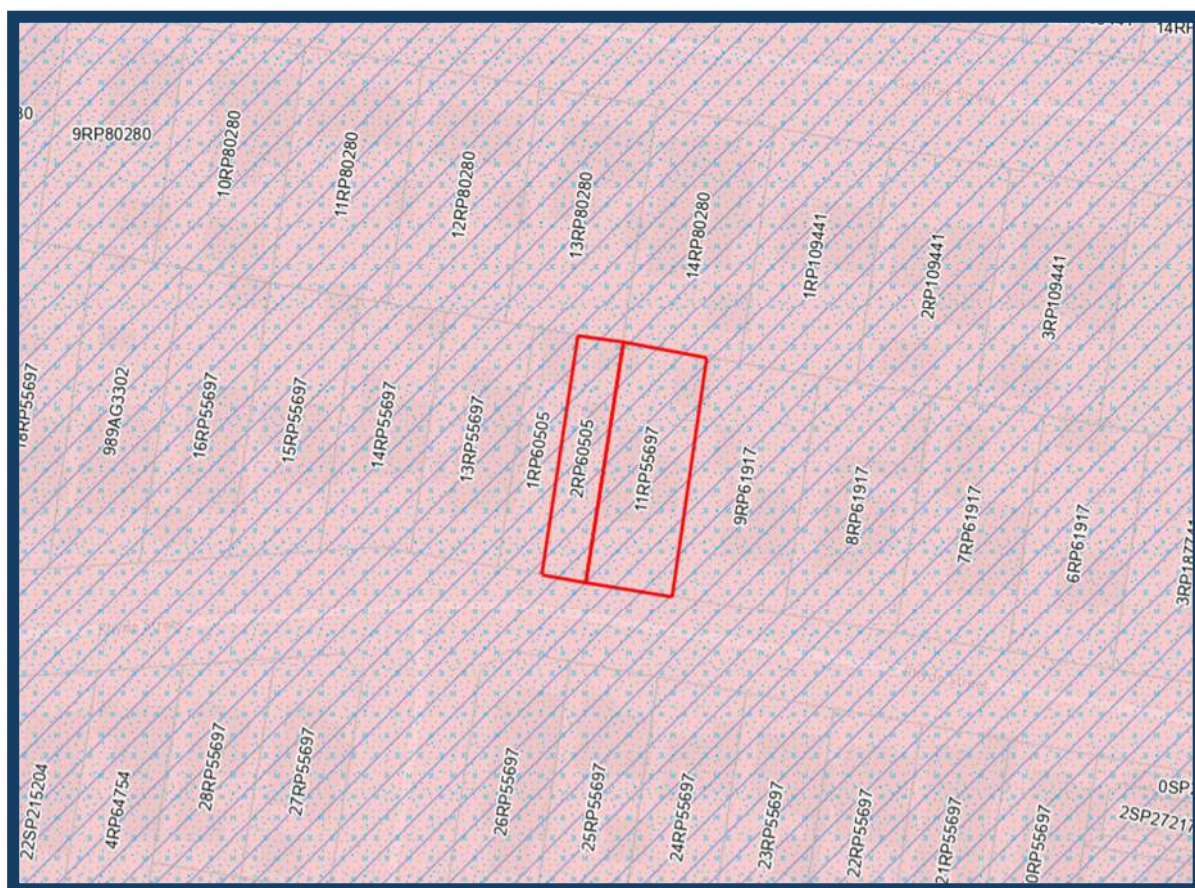


Figure 17: State Interests Map

(Source: State DA Mapping)

State Referral Triggers

The development does not require State referral under the *Planning Act 2016* and *Planning Regulation 2017*.

State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out matters of interest to the state for development assessment, where the chief executive administering the *Planning Act 2016* (the Act) is responsible for assessing or deciding development applications. The SDAP contains the criteria for assessment by the chief executive as either an assessment manager or a referral agency.

The SDAP is not applied by local government in the assessment of development applications and only applications that trigger referral to the state must be assessed against the applicable provisions (SDAP).

South East Queensland (SEQ) Regional Plan

The purpose of the South East Queensland Regional Plan 2009 – 2031 (SEQ Regional Plan) is to manage regional growth and change in the most sustainable way to protect and enhance quality of life in the region.

The following parts of the SEQ Regional Plan are relevant when assessing a development application...

- *the sub-regional narratives in Part C*
- *the regional policies in Part D.*

An application conflicts with the SEQ Regional Plan if it does not comply with the sub-regional narratives in Part C or the regional policies in Part D.

The SEQ Regional Plan allocates all land into one of three regional land use categories:

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

The proposed development is in the Low Density Residential Zone within the Urban Footprint and is not unsuitable for urban development due to other constraints (e.g. slope, flooding, significant biodiversity values or scenic amenity).

Therefore, it complies with the requirements of the SEQ Regional Plan and does not require statutory referral to the Department of State Development, Infrastructure and Planning (DSDIP).

Darling Downs Regional Plan

The Darling Downs region has long been one of Queensland's most important agricultural assets, accounting for around a quarter of the state's agricultural production. From agriculture, the region developed into a diverse and resilient economy. Mining has also been a mainstay of the Darling Downs economy. The large reserves of thermal coal and coal seam gas in the Surat Basin continue to attract international investment.

The Darling Downs Regional Plan, adopted on 14 October 2013, covers the local authority areas of:

- Balonne Shire Council
- Goondiwindi Regional Council
- Maranoa Regional Council
- Southern Downs Regional Council
- Toowoomba Regional Council
- Western Downs Regional Council

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

It is considered that the development satisfies the outcomes of the Darling Downs Regional Plan.

7. Toowoomba Regional Planning Scheme 2012

The following provides an assessment of the proposed development against the applicable provisions of the *Toowoomba Regional Planning Scheme 2012*.

Definition of Proposed Use/Development

The proposed development is defined as a "Reconfiguring a Lot" (Boundary Realignment – Two (2) into Two (2) Lots) under the *Toowoomba Regional Planning Scheme 2012*.

Level of Assessment

The proposed "Reconfiguring a Lot" for a Two (2) into Two (2) Lot Boundary Realignment is Impact Assessable development within the Low Density Residential Zone under the *Toowoomba Regional Planning Scheme 2012* – as the proposed lots are less than 500m² in land size.

Assessment Against Strategic Framework

The following provides an assessment of the proposed development against the Planning Scheme's Strategic Framework:

Themes	Response
Settlement Pattern	The proposed development is generally consistent with and will not result in a conflict with this 'theme' as the proposed development seeks to support the provision of 'residential growth' (additional housing stock) as infill development within an existing urban residential area at a density consistent with that intended for the area/zone in which the site is located. The proposed development will not adversely impact upon the 'network of towns' or desired 'compact urban form' and instead provides appropriate development that generally maintains existing uses, character and residential densities within the locality.
Natural Environment	The proposed development will not have an adverse impact upon the natural environment as demonstrated herein and therefore, will not result in a conflict with this 'theme'. The proposed development will adequately mitigate its limited potential impacts (i.e. stormwater).
Community Identity	The proposed development will not result in a conflict with this 'theme' and maintains the existing character of the area and will positively contribute to the achievement of the 'housing diversity and affordability' element of this theme.
Natural Resources and Landscape	The proposed development will not adversely impact upon natural resources and will maintain the existing character of the area; and the proposed development will not impact upon existing scenic landscapes. Therefore, the proposed development will not result in a conflict with this 'theme'.

Access and Mobility	The proposed development will not result in a conflict with this 'theme' as any future uses (i.e. "Dwelling house") will be adequately and appropriately serviced by, and able to gain appropriate access to, the available transport and public transport networks/services; and can enable residents to obtain access to relevant services and recreation areas by alternate transport methods such as walking and cycling.
Infrastructure and Services	The proposed development will not result in a conflict with this 'theme' as it will not adversely impact upon existing or future infrastructure delivery/services and will not compromise existing/future infrastructure networks. Whilst also ensuring that any future use will be serviced by all urban infrastructure networks.
Economic Development	The proposed development will not result in a conflict with this 'theme' and will positively contribute to the achievement of the relevant elements of this theme by providing urgently needed housing stock to accommodate the growing population of the region that contributes to the economic growth and prosperity of the region.

Therefore, it is considered that the proposed use is generally consistent with, and is not in conflict with, the Strategic Framework of the Planning Scheme.

Assessment Against Purpose and Intent of the Low Density Residential Zone Code

The following provides an assessment of the proposed development against the Purpose and Intent of the Low Density Residential Zone:

- (1) *The purpose of the Low Density Residential Zone code is to provide for a variety of low density dwelling types, including dwelling houses and community uses and small-scale services, facilities and infrastructure that cater for local residents.*

The amenity and lifestyle of residents in the Low Density Residential Zone is conserved while providing mechanisms to promote and implement a mix of housing forms at a density appropriate to each locality. Non-residential uses are small scale and low intensity uses that service the day to day needs of the immediate local residential community and do not undermine the viability of a nearby centre.

Complies – the proposed development will enable future dwelling house development at a density consistent with the Zone and Precinct Intents.

- (2) *The overall outcomes sought for the zone code are as follows:*

- (a) *the provision of detached dwelling houses as the primary form of housing within the zone and dual occupancy as a secondary form of housing, on a range of lot sizes greater than 500m²;*

Does not comply – the proposed development will create two vacant residential lots, each with an area of approximately 455m² and capable of accommodating future detached dwelling houses along with associated setbacks, landscaping, private open space and on-site car parking. Although the proposed lots will be less than 500m², the proposed lots are capable of supporting a residential built form consistent with the low-density character of the locality. The proposed development will remain consistent with the predominant detached housing character that exists throughout the surrounding area, maintaining the fundamental intent of this overall outcome.

- (b) *medium density forms of residential development are supported within greenfield areas in this zone where within walking distance of a local, district or major centre providing a wide range of goods, services and facilities, including provision of goods and services to meet daily convenience needs or where adjacent or opposite a district or regional park offering a high level of residential amenity;*

N/A

- (c) *retirement villages are established in the Low Density Residential Zone only where they are designed to achieve a transition in scale and density from one that is consistent with the surrounding area to a more dense form consistent with a typical retirement village;*

N/A

- (d) *dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;*

N/A

- (e) *lot reconfiguration within greenfield areas in the zone achieves a minimum dwelling yield of 15 dwellings per hectare;*

N/A

- (f) *new hatchet lots are not created within this zone and existing hatchet lots are occupied by a single dwelling house only;*

N/A

- (g) *development provides for an efficient land-use pattern and is well connected to other parts of the local government area;*

Complies – the proposed use will enable the ‘efficient use’ of the subject site at a density that is generally consistent with and intended within the Zone and provided with connections to the local transport network and in close proximity to essential urban services and amenities (e.g. schools and parks).

- (h) *development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;*

Complies – the proposed development is in close proximity to schools and parks and public transport routes that will enable easy and safe access to shops, community facilities etc.

- (i) *small scale short-term accommodation occurs only on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and in proximity to existing development of a similar nature, in buildings of a scale that is consistent with the surrounding residential area, all car parking needs can be met on site, and the use does not detract from the residential amenity of the area;*

N/A

- (j) *development maintains a high level of residential amenity avoiding uses that introduce adverse impacts such as excessive traffic, noise, dust, odour, lighting and other locally specific impacts;*

Complies

- (k) *development reflects and enhances the existing low density scale and character of the area, and is no more than 2 storeys above ground level;*

Complies

- (l) *development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourage sustainable transport use such as walking, cycling and public transport use;*

Complies

- (m) *development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure including utility installations to support the needs of the local community;*

Complies – refer to ‘Surrounding Uses’ section within Section 4 of this Report.

(n) *non-residential uses occur only where such uses:*

- (i) *primarily function to directly support the day to day convenience needs of the immediate local residential community;*
- (ii) *provide a local community or limited business function, and include:*
 - a) *Child care centre*
 - b) *Club*
 - c) *Community care centre*
 - d) *Community use*
 - e) *Educational establishment*
 - f) *Emergency services*
 - g) *The following uses only where reuse of an existing building used for an existing business activity:*
 - i. *Food and drink outlet*
 - ii. *Shop (only convenience)*
 - iii. *Health care services.*
 - iv. *Place of worship*
 - v. *Sales office*
 - vi. *Veterinary services.*

N/A

(o) *non-residential uses only occur within the zone where they:*

- (i) *are accessible to the immediate local residential community they serve;*
- (ii) *are located on land with direct access to a road at the distributor, sub-arterial and regional arterial level in the road hierarchy and minimises intrusion of through traffic into local residential streets;*
- (iii) *have a built form that is compatible with surrounding residential character and amenity, including:*
 - a) *reuse of existing non-residential premises or*
 - b) *extensions and/or new buildings have height, bulk and scale consistent with intended low density residential built form intent of the zone and compatible with existing streetscape character;*
- (iv) *do not have a significant detrimental impact on the neighbourhood amenity expected within a predominantly low density residential environment having regard to sunlight and solar access, privacy, hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;*
- (v) *ensure all car parking needs can be met on site, and off-street car parking areas do not dominate the appearance in the streetscape and are landscaped to provide an attractive frontage that maximise pedestrian activity and safety.*

N/A

(p) *Development responds to the natural topography and environmental constraints of the land and avoids or where this is not possible, mitigates any adverse impacts on areas of ecological significance, including creeks, gullies, steep land, waterways, wetlands, habitats and vegetation and bushland through location, design, operation and management.*

Complies – the proposed development minimises the use of earthworks and retaining walls.

(q) *Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone is designed to mitigate industrial air, noise and odour emissions with potential to adversely impact on human health, amenity and wellbeing*

N/A

Therefore, the proposed development is considered to generally comply with and will not result in a conflict with the Purpose and Intent of the Zone Code.

Applicable Codes

The following Codes within the *Toowoomba Regional Planning Scheme 2012* apply to the proposed development, and an overview of the assessment of the proposal's compliance with said Codes is outlined below.

- Low Density Residential Zone Code;
- Reconfiguring a Lot Code; and
- Airport Environs Overlay Code.

The proposed development generally complies with the applicable Planning Scheme Codes. See detailed assessment against the applicable Codes attached within Appendix C of this report.

Public Notification

As the application is Impact Assessable, Public Notification of the application will be required to be carried out pursuant to the *Planning Act 2016*.

8. Conclusion

The proposed Reconfiguring a Lot (Boundary Realignment – Two (2) into Two (2) Lots) at 11A Rhyde Street, Mount Lofty (described as Lot 2 RP60505 and Lot 11 RP55697) is over land within the Low Density Residential Zone (General Precinct) within an existing urban residential area.

As per the detailed assessment of the proposed development herein the proposed development generally complies with the Strategic Outcomes, Purpose and Intent of the Low Density Residential Zone and the applicable codes of the *Toowoomba Regional Planning Scheme 2012*; as well as the *South East Queensland Regional Plan*, the *Darling Downs Regional Plan*, and the *State Planning Policy*.

As it has been demonstrated that the proposed Reconfiguring a Lot (Boundary Realignment) complies with the requirements of the *Planning Act 2016*, the *South East Queensland Regional Plan*, the *Darling Downs Regional Plan*, the *State Planning Policy*, and the *Toowoomba Regional Planning Scheme 2012*, it is considered that approval of the subject application is warranted; and therefore, the approval of the application by Council is respectfully recommended.

Appendix A

Proposal Plans

Appendix B

DA Form 1

Appendix C

Detailed Assessment of **Applicable Planning** **Scheme Codes**

Low Density Residential Zone Code

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

Performance outcomes		Acceptable outcomes	Response
Caretaker's accommodation			
PO₁ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: (a) does not compromise the productivity of the use; (b) is safe and comfortable for the amenity of residents; and (c) has regard to the landscape and private recreation needs of the residents.	AO1.1 A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the non-residential use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum area of 8m² with minimum dimensions of 2.4m. AO1.2 No more than one (1) caretaker's accommodation is established per non-residential use.	N/A	
Dwelling Unit			
PO₂ Development incorporating a dwelling unit is provided in a manner that: (a) integrates visually with the non-residential use through the use of materials, colours and finishes, architectural treatments and landscaping treatments; (b) ensures residents have a high level of safety, security, privacy and amenity; (c) ensures residents are not exposed to noise and light nuisance from the non-residential use; and	AO_{2.1} Separate entrances are provided to the dwelling unit and non-residential uses on the same site. AO_{2.2} Entries to the dwelling unit are clearly identifiable from the street and have a defined pathway. AO_{2.3} Dwelling units are readily distinguishable from the non-residential use for emergency service providers. AO_{2.4} The dwelling unit number is clearly displayed on the unit and letter box. AO_{2.5} The dwelling unit is provided with a private landscape and recreation area which: (a) is directly accessible from a habitable room; (b) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and	N/A	

(d) provides residents access to private outdoor recreation spaces directly from the dwelling unit.	(c) if a balcony, a veranda or a deck, has a minimum¹ area of 8m² with minimum dimensions of 2.4m. AO_{2.6} Habitable rooms of the dwelling unit are protected from overlooking of the non-residential use/area by: (a) separation of 9m from a window or activity area of the non-residential use; or (b) screening the outlook from windows, balconies or activity area of the non-residential use within a direct view of 9m to the habitable room or private open space of the dwelling unit.	
Non-residential Uses and building work – Scale of use where involving the reuse of an existing building		
PO₃ The non-residential use is of a scale and intensity that is compatible with the intended built form intent of the precinct in which it is located, existing streetscape character and the residential appearance of the locality.	AO3.1 The use: (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the existing building by a maximum of 25m² and does not reduce existing front or side setbacks; (c) is a single tenancy only; (d) has a maximum gross floor area of 200m²; (e) is conducted wholly within an enclosed building; and (f) does not involve outdoor dining or drive through facility.	N/A
Non-residential Uses and building work – Noise Amenity		
PO4 The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or the intended residential streetscape character.	AO4.1 New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.	N/A
Non-residential Uses and building work – Privacy and Screening		
PO5 Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the	AO5.1 A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary.	N/A

privacy and amenity of residential premises is protected.	AO5.2 A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO5.3 Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.	
Non-residential Uses and building work– Outdoor Lighting		
PO6 Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO6.1 Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO6.2 Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	N/A
Utilities and Stormwater		
PO7 A water supply is provided that is adequate for the current and future needs of the intended use.	AO7.1 Development is designed, constructed and connected to Council's reticulated water supply system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Complies – refer to Section 5 of this Report.
PO8 Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	AO8.1 Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No. 3 Engineering Standards – Water and Wastewater Infrastructure.	Complies – refer to Section 5 of this Report.
PO9 The development is equipped with an adequate energy supply approved by and installed in	AO9.1 Premises are connected to an electricity supply approved by the relevant energy regulatory authority.	Complies – refer to Section 5 of this Report.

accordance with the standards of the relevant energy regulatory authority.		
PO10 Stormwater resulting from roofed areas and impervious surfaces is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	AO10.1 Roof water and impervious surface water runoff is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies – refer to Section 5 of this Report.
Waste Management		
PO11 Appropriate refuse container storage areas are provided which are: (a) in a building or enclosing structure or screened from public view; (b) of adequate size to accommodate the expected amount of refuse to be generated by the use; (c) in a position that is conveniently accessible for collection; and (d) able to be kept in a clean state at all times, and waste is captured and discharged to an approved collection point.	AO11.1 Refuse container storage areas are provided that : (a) are screened from public view in a location that is: (i) are in a building, outbuilding or other enclosed structure, or (ii) screened, by a minimum 1.5 m high solid fence or wall surrounded by minimum 1m wide landscaping where not adjoining a residential boundary; or (iii) screened by a minimum 1.8m high solid fence where adjoining a residential boundary; (b) are provided with an imperviously sealed pad, on which to stand the bin(s), that is drained to an approved waste disposal system; (c) are within normal hose length of a hose cock; and (d) are large enough to accommodate at least one (1) standard sized container per dwelling and, in commercial and industrial premises, one (1) or more industrial bins of a size appropriate to the nature and scale of use.	Complies – refer to Section 5 of this Report.
Non-residential uses and building work - Access and on-site manoeuvring		
PO12 Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and:	AO12.1 Where not involving a reuse car parking is provided in accordance with the Transport, Access and Parking Code. AO12.2 Where involving the reuse of a premises: (a) There is no reduction in existing or previously approved on-site car parking;	N/A

(a) to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity. (b) to ensure that off-street carparking areas do not dominate the appearance in the streetscape.	(b) There are no alterations to the existing or previously approved access (driveways and vehicle cross-overs) and on-site car parking and manoeuvring areas.	
Non-residential uses and building work - Landscaping		
PO13 Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO13.1 Where involving the reuse of a premises there is no reduction in the area or quantity of established or previously approved landscaping.	N/A

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

Performance outcomes	Acceptable outcomes	Response
Non-residential uses - Hours of Operation		
PO1 Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO1.1 Hours of operation, including for deliveries, are limited to hours between 6:00 am to 9:00 pm.	N/A
Non-residential Uses – Impact on Road Network		
PO2 Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO2.1 Non-residential uses: (a) have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road; and (b) vehicle access to the development does not occur from a local street.	N/A

Table 6.2.1:3 – Low Density Residential Zone Code – assessment benchmarks for assessable development¹⁰

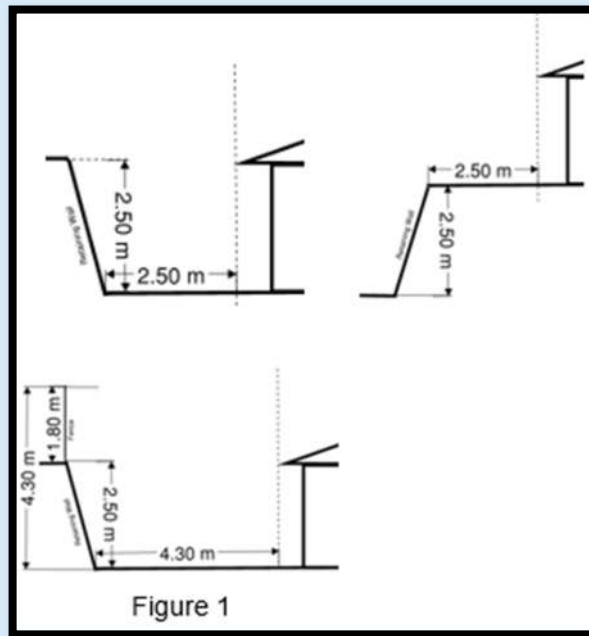
Performance outcomes	Acceptable outcomes	Response
Uses		
PO1 The zone accommodates predominantly dwelling houses and other housing forms at a low density scale and intensity.	AO1.1 Uses which are consistent with the intent of the zone include accommodation activities: (a) dwelling house; and (b) dual occupancy, except where located in the Clifford Park Stables and Park Residential Precincts.	N/A
PO2 The density of accommodation activities in the Clifford Park Stables Precinct is not increased, other than where directly associated with the management of stables on the same site.	No acceptable outcome is nominated.	N/A
PO3 Short-term accommodation occurs where: (a) it is of a small scale that is consistent with the intensity of development in the surrounding residential area; (b) adjoining or located on the opposite side of a road to existing Short-term accommodation or other Accommodation activities of a similar scale and density; (c) all car parking needs can be met on site; (d) have direct vehicle access to a distributor, sub-arterial and regional arterial level road that is not a State- controlled road; and	No acceptable outcome is nominated.	N/A

(e) do not unduly detract from the amenity of nearby residences.		
PO4 Higher density forms of Accommodation activities (i.e. other than caretaker's accommodation, community residence, dwelling house and dual occupancy) are designed to reflect the residential scale and density of the surrounding area.	AO4.1 The number of dwellings on the site does not exceed one per 500m². AO4.2 The site has a minimum frontage of 12m.	Complies with PO – The proposed development will create two vacant residential lots, each with an area of approximately 455m² and a frontage of approximately 11.3 metres. The existing dwelling house and ancillary sheds will be removed, resulting in two regular-shaped lots capable of accommodating future detached dwelling houses. Although the proposed development does not strictly comply with AO4.1 and AO4.2, the proposed lots are nonetheless capable of supporting a residential built form consistent with the low-density character of the locality. The proposed development will maintain the predominant detached housing character that exists throughout the surrounding area.
Non-Residential Development		
PO5 Non-residential uses establish only where they: (a) except for child care centres, provide for the day to day convenience needs or local service of the immediate local residential community; (b) do not undermine the viability of a nearby centre and are not of a	No acceptable outcome is nominated.	N/A

scale that impacts on the role or function centres network; (c) do not contribute to strip development or expansion of an existing centre; (d) are a of a small scale, and have low intensity operation and employment; (d) are highly accessible to the immediate local community it serves and have direct vehicle access to a distributor, sub-arterial and regional arterial; (c) do no introduce non-local traffic into a local street; (e) are in buildings, including extensions and alterations to an existing building, that have a low rise bulk and scale compatible with a dwelling house and consistent with the character of adjoining residential buildings and the surrounding streetscape; (f) do not adversely impact the amenity, safety or privacy of nearby residences.		
Built Form		
PO6 Buildings are of a height which is consistent with the intended character of the zone and overlay, and which do not unduly reduce privacy or access to sunlight to habitable rooms, private open space and solar panels on adjoining land.	AO6.1 Buildings have a maximum height of two (2) storeys or 8.5m above ground level.	N/A

PO7 Except for Dwelling Houses and Dual Occupancies site coverage: (a) maximizes setbacks; (b) maximizes landscaping; (c) ensures adequate useable outdoor areas; (d) ensures adequate space for vehicle movement and parking areas; (e) maximizes solar access for internal and external living spaces; (f) does not compromise solar access for adjoining premises; and (g) does not result in overshadowing of adjoining properties.	AO7.1 For development up to two (2) storeys site cover does not exceed 50% of the site area. For development over two (2) storeys no acceptable outcome is nominated.	N/A
PO8 Impervious site coverage: (a) ensures development maximizes on- site infiltration and minimizes the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hardstand; (c) respects the existing or preferred neighbourhood character and responds to the features of the site; and (d) allows for the provision of an appropriate supply of landscaping and open space.	AO8.1 Impervious areas of the site do not exceed 60% of the site area.	N/A

PO9 The front building setback is consistent with the prevailing front setbacks in the street.	AO9.1 Where the site has frontage to a collector or local road, buildings are set back from that frontage: (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. AO9.2 Where the site has frontage to a road other than a collector or local road: (a) residential buildings are set back from that frontage in accordance with the requirements of the Queensland Development Code. (b) non-residential buildings are set back from that frontage 6m. AO9.3 Where involving non-residential use, buildings are set back a minimum 6m from the road frontage.	N/A
PO10 Side and rear building setbacks: (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the intended low density character of the zone or precinct in which the site is located; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; (e) provide adequate separation and buffering between residential and non- residential premises; and (f) maximise opportunities for landscaping.	AO10.1 Buildings are set back from a side boundary: (a) Ground Floor (up to 3.5m high) – 1.5m; and (b) First floor (up to 7.5m high) – 2m; (c) Above 7.5m – 3m; or (d) the distance of the height of the retaining wall on the side boundary or combination of the height of the retaining wall and a fence, whichever is greater (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall. AO10.2 Buildings are set back: (a) a minimum of 3m from a rear boundary; or (b) the distance equivalent to of the cumulative height of the retaining wall and fence on the rear boundary (Figure 1). Where the retaining wall extends into the site, the setback is measured from the base or top of the retaining wall.	N/A



For non-residential development:

AO10.3 Buildings are set back a minimum of 2.5m from a side boundary.

AO10.4 Buildings are set back from a rear boundary whichever is the greater -

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

PO11 The development is designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to the following:

In partial compliance with the performance outcome:

AO11.1 A minimum 1m wide landscaping strip is provided for the full length of the driveway and parking areas where parallel to a boundary common with a residential premises.

N/A

(a) built form; (b) open space; (c)landscaping; (d) the public realm; (e) parking and access; (f) solar access; (g) views and outlook; (h) setbacks; (i) height; (j) scale and bulk; and (k) provision of services	Note: Such landscaping areas must not be compromised by the maneuvering areas required for the vehicle.	
PO12 Non-residential use buildings, including extensions or additions, exhibit design elements that are characteristic of and compatible with surrounding houses in the streetscape including:- (a) buildings orient to and addresses the street frontage; (b) the main building entry faces the street at ground level; (c) building mass is broken up by articulation, fenestration, recesses and landscape elements to avoid large expanses of blank surfaces ; (d) differentiate between private houses and the non-residential use through variation in materials, patterns, textures and/or colours Editor's note – examples of façade treatment to avoid expanses of blank surface may include (but is not limited to): • windows are provided in any building façade facing the street	No acceptable outcome is nominated	N/A

or other public and communal space; awnings, verandahs, pitched roofs and rectangular building plan forms are used in the building design.		
PO13 Where appropriate, development facilitates active transport and open space connections through the neighbourhood.	No acceptable outcome is nominated.	N/A
PO14 The site layout responds sensitively to adjoining land uses as well as on-site and surrounding topography, drainage patterns, utility services, access, built forms and vegetation such that: (a) any hazards or nuisance to people or property on the site or offsite are avoided; (b) any earthworks are minimised and design alternatives are prioritised over earthworks; (c) natural drainage lines are retained; (d) existing vegetation is retained or replaced; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening a separation to adjoining development.	No acceptable outcome is nominated.	Complies – refer to relevant sections within Section 5 of this Report: (a) no potential hazards to people or property other than stormwater – proposed development will ensure non-worsening effect downstream and no adverse impacts on adjoining or surrounding uses; (b) earthworks will be minimal; (c) natural drainage lines are generally retained; (d) vegetation has been historically cleared, the development will not adversely impact upon existing vegetation; (e) infrastructure protected in compliance with Planning Scheme requirements and QDC standards and the

		subdivision designed to ensure that the integrity of the infrastructure is not compromised; and (f) adequate separation and buffering is provided to adjoining uses via the provision of lots with appropriate sizes and dimensions.
Amenity and Safety		
PO15 Development maintains a high level of residential amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.	Complies
PO16 Site layout, building design and landscaping facilitates the security of people and property having regard to: (a) opportunities for casual surveillance of and sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) exterior building design and orientation which promote safety; (c) adequate definition of uses and public and private ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage);	AO16.1 Setbacks are provided from all boundaries in accordance with acceptable outcome AO10.2; AO16.2 The development does not introduce lighting which is inconsistent with a residential area; AO16.3 Sunlight access for the private open space or habitable rooms on adjoining properties or private open spaces on the subject site is not reduced to less than 3 hours between 9am and 3pm on June 21, or AO16.4 Where existing overshadowing by building and fences is greater than this, sunlight is not further reduced by 20%.	Complies

(f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours.		
PO17 Development is designed to incorporate graffiti-prevention measures.	AO17.1 Building design and layout incorporates the following features where practical: (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.¹¹	N/A
PO18 Development for non-residential uses provides landscaping that: (a) is consistent with the dominant landscape character appearance of the streetscape in an established area and intended in the zone and character overlay in which the site is located; (b) provides an attractive interface between the use, the streetscape and adjoining residential uses (c) provides and maintains: (i) the privacy and amenity for adjoining residential uses (ii) sight lines and overlooking to public spaces and the street to enable casual surveillance (iii) a clearly defined pedestrian entry point for visitors and customers that is separated from the driveway;	AO18.1 Where not involving reuse of a premises development provides a minimum 3m wide landscaped garden strip along the frontage of the site.	N/A

(iv) established trees (including street trees) and other significant existing vegetation.		
PO19 Development for non-residential uses provide car parking and loading and servicing areas that: (a) are located to minimise impact on any adjoining residential premises (b) are located behind the building, and hardstand areas do not dominate the streetscape; (c) prioritise the movement and safety of pedestrians along the frontage of the site, and between the street frontage and the entrance to the building; (d) are integrated into the building design and include screening and buffering to reduce negative impact on adjoining residential uses	No acceptable outcome is nominated.	N/A
PO20 Development for a sensitive use on land within 250m of land within the Medium Impact Industry Zone must not result in that use being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO20.1 The use is designed to ensure that: (a) the indoor noise objectives set out in the Environmental Projection (Noise) Policy 2008 are met; and (b) the air quality objectives in the Environmental Protection (Air) Policy 2008, are met. Note: Design measure that may assist in achieving the acceptable outcome may include: (a) landscaping; (b) setbacks; (c) the orientation of buildings away from the industrial area; and (d) barriers, mounds and fencing; and/or screening.	N/A

PO21 Where located on land that is affected by environmental emissions generated by an operational rail corridor, sensitive development mitigates noise generated by the railway to the extent that it adversely impacts on the development.	No acceptable outcome is nominated.	N/A
Development involving Animal Keeping (where for Stables) in the Clifford Park Stables Precinct		
PO22 The minimum site area for Animal Keeping (where for stables) is sufficient to: (a) meet the needs of the use; (b) accommodate a dwelling house on the same premises; and (c) maintain an overall scale and intensity of development consistent with the character of the local area.	AO22.1 The site area for a Animal Keeping (where for stables) is a minimum of 1,200m².	N/A
PO23 Animal Keeping (where for stables) does not adversely affect the health and safety of residents of the site or adjoining premises and do not unduly impact on the amenity of the local area.	AO23.1 No horse is stabled closer than 15m to a residential building on an adjoining lot. AO23.2 Stable buildings are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection/treatment point. AO23.3 Exterior walls of buildings are constructed of sound absorbent material being brick, concrete, masonry or other similar material. AO23.4 A person who is responsible for the supervision of the stables is accommodated on the premises at all times. AO23.5 A minimum 1.8m high solid screen fence is provided on the site along all common boundaries. AO23.6 Wastes are collected and disposed of daily. AO23.7 All food/waste holding areas and receptacles are contained and covered.	N/A

	AO23.8 A health management plan approved by Council identifies potential health and amenity hazards associated with the stables such as vermin and other pests, animal waste, other odour sources and the methods by which these hazards are to be addressed and managed.	
PO24 Residential development maintains an overall low density, domestic scale and intensity to: (a) maintain suitable development sites for Animal Keeping (where for stables) to co-locate with residential uses; and (b) limit conflicts between Animal Keeping (where for stables) and neighbouring residential uses.	AO24 Accommodation activities are limited to Dwelling Houses and Community Residences.	N/A
Development in the Park Residential Precinct		
PO25 Development does not create lots smaller than 2,250m ² within the Park Residential Precinct.	No acceptable outcome is nominated.	N/A
PO26 Effluent generated by a development is capable of being treated and disposed of on site.	No acceptable outcome is nominated.	N/A

Reconfiguring a Lot Code

Table 9.4.5:1 – Reconfiguring a Lot Code – Requirements for accepted development and assessment benchmarks for assessable development⁶⁴

Performance Outcomes	Acceptable Outcomes	Response
Rearrangement of Boundaries		
PO₁ The lots resulting from the rearrangement of boundaries does not contribute to: (a) the proliferation of lots of rural land fragmentation; or (b) the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.	AO_{1.1} No additional lots are created by the rearrangement of boundaries. AO_{1.2} The resulting lots from rearranging boundaries are contained entirely within a single zone.	Complies
PO₂ Lots resulting from rearrangement of boundaries do not require any new or additional infrastructure connections, or modification of existing connections.	AO_{2.1} All lots resulting from rearrangement of boundaries: (a) retain all existing connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; (b) do not require additional infrastructure connections or augmentation of existing connections; (c) except where in the Rural Zone, have sealed vehicle crossovers; (d) have stormwater drainage for lots 4000m ² or less: (i) connected to adequately sized inter-allotment drainage; or (ii) that drains the entirety of each lot independently without fill to the kerb and channel or swale of the road frontage.	Complies – with exception of (b) – see below – however, complies with PO as new compliant connections can be provided or retention of existing is appropriate/adequate: (a) all existing connections compliantly retained; (b) additional infrastructure connections are required and can be compliantly provided; (c) can be conditioned to comply; and (d) retains compliant stormwater discharge methods, with the sites to drain to kerb and channel via overland flow. Refer also to “Infrastructure section’ of Section 5 of this Report.

Performance Outcomes	Acceptable Outcomes	Response
PO₃ Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with all weather road access from the driveway crossover to the nearest formed road.	AO_{3.1} Where in the rural zone, all lots resulting from rearrangement of boundaries are provided with a formed gravel road from the driveway crossover to the nearest formed road in accordance with SC6.2 PSP No.2 Engineering Standards – Roads and Drainage Infrastructure.	N/A

PO₄ All new lots provide sufficient area, frontage and dimensions, and road access that enable their future development to achieve relevant outcomes in applicable Use, Zone, Overlay, and Other Development Codes in relation to: (a) dwellings, buildings and/or other structures (b) setbacks ; (c) landscaping; (d) on site car parking and vehicle access; (e) recreation areas (private open space); (f) cultural heritage and character streetscape values; (g) other design criteria. Editors note: i. Setback considerations include solar access, privacy and amenity of residents and adjoining neighbours, on-site effluent disposal. ii. A building envelope may demonstrate suitability to accommodate future development.	AO_{4.1} All lots are rectangular and have minimum width to depth ratios, areas, dimensions and frontages as prescribed in Table 9.4.5:4. AO_{4.2} Where in the Low Medium Density Residential Zone development for lots 450m² or less in area are capable of accommodating a rectangular building envelope with area and dimensions for: (a) a dwelling, including ancillary buildings and structures such as garages, covered carports and decks, that comply with the minimum setback requirements of the overlay or zone in which the land is located and building regulations; (b) private open space and recreation areas; (c) vehicle access and on-site car parking in accordance with the Transport, Access and Parking Code.	Complies with PO – Proposed Lots 1 and 2 will each have a lot size of 455m² and frontage of 11.3m, below the minimum requirements specified under Table 9.4.5:4 (which requires a minimum 500m lot size and 15m frontage). Nonetheless the proposed development will comply with PO4. Both proposed lots: • are of sufficient size to provide suitable building envelopes capable of accommodating future dwelling houses, while allowing compliant setback distances. The lot depths of approximately 40.2 metres provide ample opportunity to locate future dwellings that achieve appropriate separation from boundaries, maintain privacy for adjoining residents, and preserve solar access and residential amenity; • are capable of accommodating usable private open space and landscaping areas consistent with the requirements of the Low Density Residential Zone; • comprise regular rectangular lots, providing a practical and efficient development form can readily accommodate future dwelling houses and associated residential infrastructure; • will have direct frontage and access to Rhyde Street, providing sufficient space for compliant vehicle access arrangements and on-site car parking
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Performance Outcomes	Acceptable Outcomes	Response
		associated with future residential development; and are consistent with the established neighbourhood pattern and streetscape character of the surrounding residential area, with many lots within the surrounding locality comprising relatively narrow sites developed with detached dwelling houses. Overall, the non-compliance with the AO4.1 minimum lot size/frontage requirements is considered relatively minor and the proposed development nonetheless achieves compliance with PO4. The proposed lots will provide sufficient area, dimensions, frontage and road access to enable future residential development consistent with the intent of the Low Density Residential Zone.

Table 9.4.5:2 – Reconfiguring a Lot Code – assessment benchmarks for assessable development⁶⁵

Performance Outcomes	Acceptable Outcomes	Response
Master Planning		
PO1 Except where in the Rural Zone (other than where in the Heinemann Road Transport Precinct) Limited Development (Constrained Land) Zone, Community Facilities Zone, Open Space Zone or Recreation Zone, development: (a) occurs in a logical pattern and sequence; (b) is of a scale and density that facilitates an efficient land use pattern and facilitates a mix of lot sizes that provide for a range of residential dwelling choices; (c) is designed to create compact and walkable neighbourhoods that are well connected to employment nodes, centres, open space and recreational areas, community services and educational opportunities; (d) creates a high quality streetscape and public open space network with connected public spaces and parks; (e) appropriately responds to constraints and natural values and	AO_{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.⁶⁷	Complies

Performance Outcomes	Acceptable Outcomes	Response
mitigates any adverse impacts on areas of ecological significance; (f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and (g) creates lots which are suitable for their intended use without requiring significant earthworks⁶⁶.		
General		
PO₂ The layout of streets, lots and infrastructure gives the locality a strong and positive identity by: (a) responding to site characteristics, settings, landmarks, places of cultural heritage significance and views; (b) creating legible and interconnected movement and open-space networks; (c) locating community, retail, commercial and public transport facilities at focal points within convenient, safe and direct walking distance for residents/users; and (d) providing connections to existing facilities, services and movement networks in the surrounding area.	Where included in a local plan: AO_{2.1} Neighbourhood design and lot layout is consistent with the requirements of any local plan. All other circumstances: No acceptable outcome provided.	Complies

Performance Outcomes	Acceptable Outcomes	Response
PO3 The layout of streets, lots and infrastructure responds appropriately to environmental features of the site or locality by: (a) following the natural topography; (b) protecting and promoting views of landscape features, significant ridgelines, mountains, hills, rocky outcrops or other geological formations; (c) minimising the need for earthworks; (d) minimising vegetation loss and/or fragmentation; (e) maintaining natural drainage features and floodways; (f) maintaining important wildlife corridors and habitat areas; (g) providing for adequate buffering of (d), (e) and (f); (h) protecting and maintaining areas of indigenous cultural significance; and (i) connecting streets and open space to existing streets and open space on adjoining land as necessary for the orderly development of the precinct.⁶⁸	<i>In partial fulfilment of the performance outcome:</i> AO_{3.1}⁶⁹ A lot with an area of less than 450m² intended to be used for a dwelling house has a natural slope: (a) across the width of the lot not exceeding 10%; and (b) along the length of the lot not exceeding 5%.	Complies
PO₄ Street blocks and lot types are generally rectilinear and arranged to provide: (a) an efficient neighbourhood pattern, that supports walking cycling and public transport use; (b) the highest densities are located around open space, amenity features or other focal points; and (c) a mix of lot sizes which provide a wide choice in affordable and accessible	<i>In partial fulfilment of the performance outcome</i> AO_{4.1} Subdivision involving the creation of lots for residential use ensures lots within the block are arranged so that: (a) there are between four (4) and six (6) adjoining attached (terrace or row) house lots in a group (to enable group	N/A

Performance Outcomes	Acceptable Outcomes	Response
housing and achieve streetscape variety.	housing construction and integrated streetscape solution); (b) there are no more than eight (8) narrow frontage (less than 15m) lots in a row; (c) there are no more than four (4) lots with a width of 7.5m or less in a row unless serviced by a rear lane; and (d) there are no minor mismatches (e.g. less than 1m) in the rear corner lot boundaries of adjoining lots (to minimise the risk of set out error); AO_{4.2} Subdivision involving the creation of lots for residential use ensures lots with access to a laneway intended to accommodate more than one dwelling have a: (a) minimum width of 7.5m; and (b) minimum depth of 30m. AO_{4.3} Street blocks fronting local streets do not exceed 100m in length.	
PO₅ Reconfiguration avoids risk to human safety and the environment from natural hazards ⁷⁰ and contaminated land.	<i>In partial fulfilment of the performance outcome</i> AO_{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	Complies – not a contaminated site
PO₆ The development is integrated with the surrounding urban or rural environment, having regard to:	No acceptable solution is nominated.	Complies

Performance Outcomes	Acceptable Outcomes	Response
(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.		
PO₇ 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; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and	No acceptable solution is nominated.	N/A

Performance Outcomes	Acceptable Outcomes	Response
(g) minimise maintenance costs through: (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on street planting.		
PO₈ 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.	N/A
PO₉ 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: (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. (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	AO_{9.1} Reconfigurations incorporate the lot types identified in the performance outcome as follows: (a) reconfigurations creating between 10 and 50 additional lots incorporate at least two (2) different lot types; and (b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) lot types.	N/A

Performance Outcomes	Acceptable Outcomes	Response
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. (c) Courtyard: A courtyard lot has an area between 375m² and 480m² and comfortably accommodates a smaller detached dwelling house on a lot with a frontage of approximately 15m. (d) Villa: A villa lot has an area between 250m² and 320m² and accommodates a smaller dwelling house on a lot with a frontage of approximately 10m. It is suited to the housing needs of an increasing number of one and two person households. A dwelling house on a villa lot is detached but usually built to one side boundary of the lot. (e) Terrace: A terrace lot has an area between 187.5m² and 240m² and will typically accommodate attached dwellings houses or dwelling houses built to both side boundaries on lots with a frontage of typically 7.5m. Dwelling houses on a standard 7.5m terrace lot will generally be two (2) habitable rooms wide and two (2) storeys in height. A terrace lot is also capable of development with a narrow (4m wide) single-storey detached dwelling house where one wall is built up to, and along most of the length of one side boundary.		

Performance Outcomes	Acceptable Outcomes	Response
(f) Dwelling houses on narrow terrace lots will be built as an integrated development as far as practicable and typically require frontage to both a street and laneway to accommodate on-site car parking that does not interfere with the safe and efficient functioning of the street; Row: A row lot has an area between 125m² and 160m² and provides for narrow attached dwelling house or a dwelling house built to both side boundaries on lots with a frontage of typically 5m. A row lot typically requires rear lane access for car parking so the street frontage is free of driveways.		
PO₁₀ Reconfigurations within the Low-medium Density Residential Zone achieve a residential density that makes efficient use of the land and associated physical infrastructure.	AO_{10.1}⁷¹ Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.	N/A
PO₁₁⁷²Reconfigurations 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.	N/A

Performance Outcomes	Acceptable Outcomes	Response
Lots Sizes and Design⁷³		
PO₁₂ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO_{12.1} Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	N/A
PO₁₃⁷⁴ In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone.	AO_{13.1} Lots have a minimum area as shown in Table 9.4.5:4.	N/A
Movement network design⁷⁵		
PO₁₄ The street and road network has a clear structure, with roads that conform to their function in the network, having regard to: (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity;	AO_{14.1} The street and road network is consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies

Performance Outcomes	Acceptable Outcomes	Response
(k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.		
PO ₁₅ The road network provides for convenient and safe movement between local streets and higher order roads.	AO _{15.1} The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A
PO ₁₆ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	N/A
PO ₁₇ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO _{17.1} Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A
PO ₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO _{18.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies
PO ₁₉ 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 _{19.1} On-street parking is provided in accordance with the Transport, Access and Parking Code.	Complies

Performance Outcomes	Acceptable Outcomes	Response
PO ₂₀ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO _{20.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A
PO ₂₁ 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 recesses or provide uninvited access opportunities into rear yards; and (g) not provide for visitor parking within the lane unless in specifically designated areas.	AO _{21.1} Rear lanes are designed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	N/A
PO ₂₂ 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	AO _{22.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.	N/A

Performance Outcomes	Acceptable Outcomes	Response
area without the need to 'repeat a part of a route as part of the one trip'.		
Road design⁷⁶		
PO₂₃ The geometric design features of each type of road: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds; (c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; and (d) ensure unhindered access by emergency vehicles.	AO_{23.1} Design of the roads comply with the SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure .	N/A
Pedestrian and cyclist facilities		
PO₂₄ A network of pedestrian and cycle ways is provided having regard to: (a) opportunities to link open space networks, and community facilities, including public transport stops, local activity centres and schools; (b) likely trip purpose;	AO_{24.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure . AO_{24.2} Footpaths and bikeways are provided in accordance with the Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m) .	N/A

Performance Outcomes	Acceptable Outcomes	Response
(c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility.		
PO₂₅ The alignment of pedestrian paths and cycleways is designed so that they: (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) do not compromise the operation of or access to other infrastructure services; (d) are widened at potential conflict points; and (e) consider CPTED principles and disability access requirements.	No acceptable outcome is nominated.	N/A
PO₂₆ Safe street crossings are provided for pedestrians and cyclists across major roads.	AO_{26.1} 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> .	N/A
Public Transport		
PO₂₇ The movement network caters for the extension of existing or future public	No acceptable outcome is nominated.	N/A

Performance Outcomes	Acceptable Outcomes	Response
transport routes to provide services that are convenient and accessible to the community.		
PO₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.	AO_{28.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	N/A
PO₂₉ 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.	Complies
Open Space Network		
PO₃₀ 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;	AO_{30.1} The lot reconfiguration makes provisions for the establishment of public parks in accordance with Part 4 Local Government Infrastructure Plan ⁷⁷	N/A

Performance Outcomes	Acceptable Outcomes	Response
(iii) incorporate landscaping to assist in creating neighbourhood identity and way-finding; (b) neighbourhood parks, which are designed to: (i) be centrally located; (ii) support the local community's recreational needs; (iii) provide opportunities for community and special events; (c) lineal or corridor parks, which are designed to: (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; (v) provide for other recreational needs when not flooded; and (d) natural parkland areas which: (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; (iii) maintain important landscape and visual quality values.		
PO₃₁ Where provision for a public park is required in Part 4 – Local Government	AO_{31.1} The public park meets the requirements of section 4.5.5 of the planning scheme.	N/A

Performance Outcomes	Acceptable Outcomes	Response
Infrastructure Plan⁷⁸ the design and lot layout provides for safe and secure, well distributed and located parkland that: (a) has passive surveillance by surrounding development; (b) is of a suitable size, shape and topography for its function; (c) is located on a suitable road; (d) is highly accessible to local communities; and (e) achieves an acceptable standard of flood immunity.	AO_{31.1} The public park meets the standards identified in Table 9.4.5:3.	
PO₃₂ Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that: (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping; (b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features.	No acceptable outcome is nominated.	N/A
Amenity		

Performance Outcomes	Acceptable Outcomes	Response
PO ₃₃ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses. ⁷⁹	No acceptable outcome is nominated.	Complies
PO ₃₄ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	N/A
PO ₃₅ Where the lot reconfiguration is of 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 High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO _{35.1} Where reconfiguring a lot on land in the Low-Medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium impact industry Zone or 500m of land within the High impact industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet: (a) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met; and (b) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i> , are met through the use of measures such as:	Complies – not within 250m of land within the Medium impact industry Zone or 500m of land within the High impact industry Zone.

Performance Outcomes	Acceptable Outcomes	Response
	(i) landscaping and open space; (ii) setbacks; (iii) the orientation of lots away from the industrial area; (iv) barriers, mounds and fencing; and/or (v) screening.	
Safety and security		
PO₃₆ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: ⁸⁰ (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks.	AO_{36.1} The reconfiguration is designed in accordance with Crime Prevention Through Environmental Design (CPTED) Guidelines.	Complies
Natural values		
PO₃₇⁸¹ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO_{37.1}⁸² Development within a water supply area 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: (a) all of the land; or (b) a building envelope designated on each lot; or (c) the centre of each lot, excluding access handles (where no building envelope is designated); and (d) all existing or proposed buildings.	Complies – can be conditioned to comply accordingly.

Performance Outcomes	Acceptable Outcomes	Response
PO ₃₈ The reconfiguration provides for lot sizes and titling arrangements that ensure areas of ecological significance remain intact as part of common property or within large lots.	No acceptable outcome is nominated.	Complies – site does not contain areas of ecological significance.
PO ₃₉ The layout of roads, driveways and other infrastructure avoids crossing or otherwise fragmenting waterways, wetlands, habitat areas or ecological corridors.	No acceptable outcome is nominated. ⁸³	Complies – site does not contain waterways, wetlands, habitat areas or ecological corridors.
Climate response		
PO ₄₀ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	<i>In partial compliance with the performance outcome:</i> AO_{40.1} Neighbourhoods are generally designed so that: (a) the long axis of roads runs east-west; (b) the number of wide lots (lots with a width greater than 15m) is minimised on streets running north-south; and (c) lots are generally rectangular in shape and not splayed. AO_{40.2} Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.	Complies

Performance Outcomes	Acceptable Outcomes	Response
Services		
PO₄₁ 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. ⁸⁴	Complies – can be conditioned to comply accordingly. Refer also to ‘Infrastructure section’ within Section 5 of this report.
Noise Impacts⁸⁵		
PO₄₂ Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO_{42.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB ^L A10(18hr). AO_{42.2} Where it is not practical to achieve the required noise levels through lot layout and design, noise attenuation barriers are utilised to achieve the required noise levels.	N/A

Performance Outcomes	Acceptable Outcomes	Response
PO₄₃ 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.	N/A – not required.
Air Quality		
PO₄₄ Reconfiguration does not result in lots intended for accommodation activities or sensitive land uses being subject to adverse air quality or impacts.⁸⁶	No acceptable outcome is nominated.	Complies
Additional requirements for volumetric subdivision		
PO₄₅ The reconfiguration of the space above or below the surface of the land facilitates	No acceptable outcome is nominated.	N/A

Performance Outcomes	Acceptable Outcomes	Response
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.		
Hatchet Lots⁸⁷		
PO₄₆ 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 (e) An 800m walking catchment of the University of Southern Queensland (Toowoomba campus).	AO_{46.1} Lot reconfigurations only create hatchet lots in the Low-medium Density Residential Zone.	N/A

Performance Outcomes	Acceptable Outcomes	Response
PO₄₇ The location and configuration of the access strip/easement and main body does not compromise: (a) the streetscape qualities of the area; (b) the residential amenity of the area; or (c) the Street System.	AO_{47.1} Only 1 Hatchet Lot is created behind any full frontage lot as shown in Figure 1 below. Figure 1 AO_{47.2} The access strip/easement to the Hatchet Lot is located on only 1 side of the lot with direct frontage to the street as illustrated in Figure 2 below. Figure 2	N/A
PO₄₈ The configuration of hatchet lots maintain the ability of existing buildings and structures to – (a) provide adequate daylight and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and	AO_{48.1} Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.	N/A

Performance Outcomes	Acceptable Outcomes	Response
(c) not adversely impact on the amenity and privacy of residents on adjoining lots.		
PO₄₉ The access strip/easement: (a) has a minimum width of 6 metres for its full length; (b) is located on the southern or western side of the lot; (c) has a maximum length of 30 metres; (d) is located so that there is no more than one driveway serving an adjoining property within 6 metres of the access strip/easement boundary (see figure 3 below).	No acceptable outcome is nominated.	N/A
Figure 3 One driveway within 6m of access strip One driveway with 6m of access strip Two driveways within 6m of access street		

Performance Outcomes	Acceptable Outcomes	Response
PO₅₀ Stormwater is discharged from the site to a lawful point of discharge, as defined in the Queensland Urban Drainage Manual (QUDM), without the use of pumped or charged pipe systems, and not to private land other than to an easement for stormwater purposes befitting the site and allowing discharge to a lawful point of discharge in land over which Council has tenure or control. Note: Land over which Council has tenure or control does not include Council's open space network.	AO_{50.1} The site: (a) has a natural surface with an elevation that is higher than the abutting road and enables stormwater to drain gravitationally to the abutting road via subsurface pipes; or (b) has a natural surface with an elevation that is higher than Council's stormwater drainage network in the abutting road and enables stormwater to drain gravitationally to the stormwater drainage network in the abutting road via subsurface pipes; or (c) has lawful access to an inter allotment drainage network with available capacity to meet the requirements of the development.	Complies - See also 'Infrastructure' section within Section 5 of this report.
Reconfigurations creating lots less than 450m² in area in a residential zone		
PO₅₁ Lot reconfigurations creating lots less than 450m² and at least 20 new lots, facilitate the orderly, neighbourly, integrated and timely development of those lots through a Plan of Development. Note: Orderly neatly and methodically arranged. Neighbourly exhibiting the qualities expected in a friendly neighbour.	AO_{51.1} Lot reconfigurations creating lots less than 450m² incorporate an Approved Plan of Development prepared by a suitably qualified professional(s) that sets development standards that comply with the performance outcomes within the Small Lot Housing Design Code and which includes, but is not limited to, the location of the following: (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;	Complies

Performance Outcomes	Acceptable Outcomes	Response
Integrated combining or coordinating separate elements so as to provide a harmonious, interrelated whole Timely done or occurring at a favourable or useful time.	(b) land slope and major infrastructure items; (c) primary and secondary street frontages (if necessary); (d) public open space areas, including lot number and area; (e) built-to-boundary wall locations (including mandatory built-to-boundary situations); (f) where privacy fencing is required at an interface with a street or park; fencing and, if sloping land, retaining wall details; (g) for lots under 450m²: (i) location, areas and dimensions of private open space; (ii) building envelopes indicating minimum setbacks, access points, and heights; and (iii) driveway crossovers	
PO ₅₂ The lots are located on a road that is appropriate to accommodate small lots.	AO _{52.1} Small lots are located in accordance with the following table:	Complies

Performance Outcomes	Acceptable Outcomes	Response										
	<table><thead><tr><th>Proposed lot width</th><th>Vehicle Access Location</th></tr></thead><tbody><tr><td>Lot width <10m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 10 – 12.4m</td><td>Laneway, Local or collector roads only</td></tr><tr><td>Lot width 12.5 – 14.9m</td><td>Laneway, Local, collector or distributor roads only</td></tr><tr><td>Lot width >15m</td><td>Laneway, Local, collector, distributor or sub-arterial roads only</td></tr></tbody></table> Note: Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).	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	
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											
PO₅₃ Small lots are located so as to minimise the need to cut and fill the land.	AO_{53.1} Small lots are located on land with a pre-development gradient of less than 10%;	Complies										
PO₅₄ Development provides a frequency of standard and small lots which are varied to facilitate housing variety.	AO_{54.1} There are no more than six (6) contiguous small lots along a street frontage, with groups of two (2) or more small lots separated by at least two (2) standard lots.	Complies										
Reconfigurations facilitating Dual Occupancy development												
PO₅₅ Lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone	AO_{55.1} Lot reconfigurations designate lots for Dual Occupancy development;	N/A										

Performance Outcomes	Acceptable Outcomes	Response
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.	AO_{55.2} No more than 20 percent of the properties within a street block are designated for Dual Occupancy development. AO_{55.3} No more than three (3) adjoining properties within a street block are designated for Dual Occupancy development. AO_{55.4} Hatchet lots are not designated as Dual Occupancy lots.	

Performance Outcomes	Acceptable Outcomes	Response
	See Figure 4  Each red line in this figure is an example of the extent of a street block. No more than 20 percent of properties within the street block are designated for dual occupancy development.	

Performance Outcomes	Acceptable Outcomes	Response
PO₅₆ Lots designated for Dual Occupancy development by lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone have an area, shape and dimensions suitable to accommodate their intended use.	AO_{56.1} Lots designated for Dual Occupancy development: (a) have a minimum area of 500m² where in the Low-medium Density Residential Zone; or (b) have a minimum area of 700m² where in the Low Density Residential Zone, Emerging Community Zone or Township Zone; and (c) are rectilinear in shape; and (d) have a frontage that is consistent with the minimum frontage required for the applicable zone.	N/A

Table 9.4.5:3 – Open Space Standards

Land characteristic	Recreation Parks			Sports Parks	
	Local	District	Regional	District	Regional
Shape	Square or rectangular with the sides no greater than 2:1.			Square or rectangular to <u>maximise</u> the area available for playing fields.	
Minimum flood immunity	15% of the total area above Q100 and free of hazards.	25% of the total area above Q50 with the main activity area/s above Q100.	50% of the total area above Q50 with the main activity area/s above Q100 and free of hazards.	Free of hazards with 90% of the land above Q20. All fields/courts above Q50. All facilities above Q100.	Free of hazards with 90% of the land above Q20. All fields/courts above Q50. All built facilities above Q100.
Maximum grade	1:10 for 80% of the area of the park (i.e. a maximum of 20% of the land may have a greater grade than 1:10).	Average grade of 1:10 for 80% of the area of the park. To facilitate wheelchair access to parks, areas with a grade of 1:14 will also <u>be</u> provided, where possible. Variable topography is <u>satisfactory</u> for the remaining area.	Average grade of 1:20 for main use areas, 1:50 for kick about area, and <u>variable</u> topography for remainder.	1:50 for all planning surfaces.	1:50 for all planning surfaces. Laser levelling to a maximum gradient of planning surface 1:100.
Road frontage and visibility	50% of the park perimeter to have frontage to a local road.	50% of the park perimeter to have frontage to a collector road.		50% of the park perimeter to have road frontage.	

Table 9.4.5:4 – Lot Sizes and Dimensions – requirements for accepted development and assessment benchmarks for assessable development⁸⁸

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density [†]	Minimum Frontage/Width	Max Frontage to Depth Ratio [*]
Low Density Residential	Regular and Corner	Clifford Park Stables Precinct	1,200 m ²	20 m.	1:3
		Park Residential	2,250 m ²	20 m.	1:3
		All other circumstances	500 m ²	15 m.	1:5
	Hatchet ⁸⁹	Hatchet lots do not occur within the Low Density Residential Zone.			
	Community Title Scheme	Clifford Park Stables	1,200 m ² (except for communal lots).	20 m.	No Acceptable Measure Prescribed
		All other circumstances	500 m ² (except for communal lots).	15 m.	No Acceptable Measure Prescribed
Low – medium Density Residential	Regular and corner	All	300 m ² ⁹⁰	20 m.	1:3
			Slope [#] <6% 300 m ²	10 m.	1:5
			Slope [#] 6-8% 800 m ²	25 m.	
			Slope [#] >8% 1,000 m ²	30 m.	
	Hatchet	All	Slope [#] <6% 500 m ²	6 m/15 m.	1:5
			Slope [#] 6-8% 800 m ²	6 m/25 m.	
			Slope [#] >8% 1,000 m ²	6 m/30 m.	
	Community Title Scheme	All	No minimum lot size	20 m.	1:3

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density*	Minimum Frontage/Width	Max Frontage to Depth Ratio*
Principal Centre	Regular and corner	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Hatchet	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Community Title Scheme	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
Major Centre	All	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
District Centre					
Local Centre					
Mixed Use					
<u>Specialised Centre</u>					
Open Space	All	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
Sport and Recreation					
Community Facilities	All	All	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density ⁺	Minimum Frontage/Width	Max Frontage to Depth Ratio ⁺
Low Impact Industry Medium Impact Industry High Impact Industry Extractive Industry	Regular and Corner	Wellcamp Low Impact Industry	2 ha.	No Acceptable Measure Prescribed	1:2
		General Industry	2 ha.	No Acceptable Measure Prescribed	1:2
		Transport and Warehousing	5 ha.	No Acceptable Measure Prescribed	1:2
		Intermodal Facility	2 ha.	No Acceptable Measure Prescribed	1:2
		Heavy Industry	10 ha (except for communal lots).	No Acceptable Measure Prescribed	1:2
		Quarry / Extractive Industry	10 ha.	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		All other circumstances	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density*	Minimum Frontage/Width	Max Frontage to Depth Ratio*
Rural Residential	Regular and Corner	4000 m²	4000 m²	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		1 Hectare	1 ha.	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		2 Hectare	2 ha.	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Hatchet	Hatchet lots do not occur within Rural Residential Zone			
	Community Title Scheme	4,000m²	4,000 m²	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		1 hectare	1 ha (except for communal lots).	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
		2 hectare	2 ha (except for communal lots).	No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
Rural	Regular and Corner	100 hectare	100 ha.	125 m.	No Acceptable Measure Prescribed
		200 hectare	200 ha.	250 m.	No Acceptable Measure Prescribed
	Hatchet	Hatchet lots do not occur within Rural Zone			
	Community Title Scheme	100 hectare	100 ha (except for communal lots).	125 m.	No Acceptable Measure Prescribed
		200 hectare	200 ha (except for communal lots).	250 m.	No Acceptable Measure Prescribed

Zone(s)	Lot Type	Precinct(s)	Minimum Lot Area/Max Density [†]		Minimum Frontage/ Width	Max Frontage to Depth Ratio [*]
Emerging Communities	Regular and Corner	All	10 ha (except for communal lots).		75 m.	No Acceptable Measure Prescribed
	Hatchet	Hatchet lots do not occur within the Emerging Communities Zone				
	Community Title Scheme	All	10 ha (except for communal lots).		75 m.	No Acceptable Measure Prescribed
Limited Development (Constrained Land)	All	No acceptable measure prescribed				
	Hatchet	Hatchet lots do not occur within the Limited Development (Constrained Land) Zone.				
Township	Regular and Corner	All (where reticulated wastewater services are provided)	Slope # <6 %	500 m ²	15 m.	1:2
			Slope # 6-8 %	800 m ²	25 m.	1:2
			Slope # >8 %	1,000 m ²	30 m.	1:2
		All (otherwise)	2,000 m ²		No Acceptable Measure Prescribed	No Acceptable Measure Prescribed
	Hatchet ⁹¹		Hatchet lots do not occur within the Township Zone.			
	Community Title Scheme	All (where reticulated wastewater services are provided)	500 m ² (except for communal lots).		15 m.	No Acceptable Measure Prescribed
		All (otherwise)	2,000 m ² (except for communal lots).		No Acceptable Measure Prescribed	No Acceptable Measure Prescribed

Table Explanations:

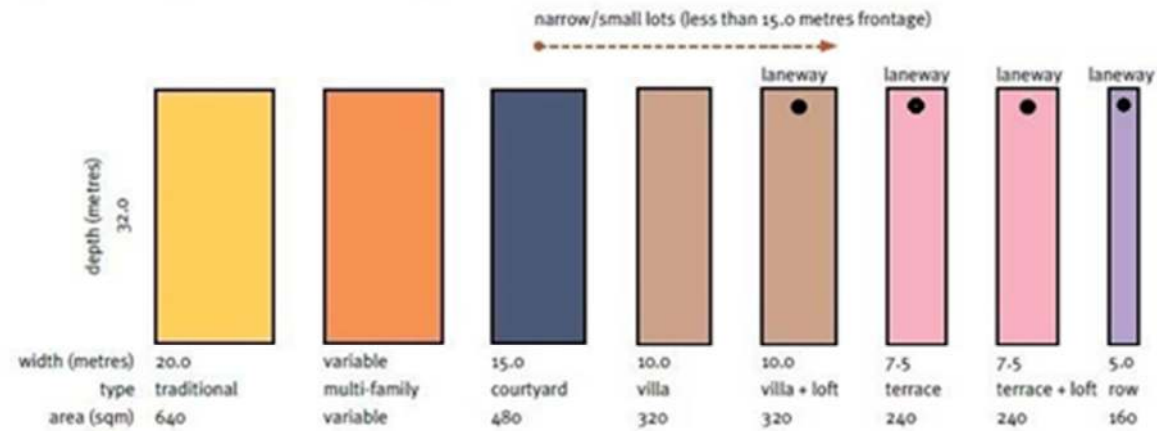
[†] In the case of Hatchet Lots, the frontage to depth ratio is the width to depth ratio, disregarding the access strip frontage.

^{*} across allotment slope.

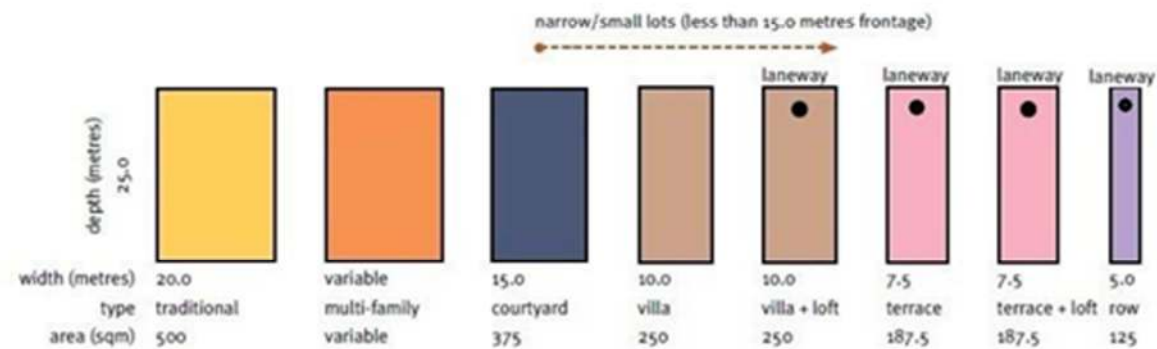
[‡] for hatchet shaped lots the minimum lot area does not include the access strip.

Examples of Lot Shapes and Dimensions (PO9)

Typical lot shapes and dimensions - 32.0 metres deep



Typical lot shapes and dimensions - 25.0 metres deep



Source: Urban Land Development Authority Guideline No. 1 - Residential 30 (page 15)

Airport Environs Overlay Code

Table 8.2.1:1 – Airport Environs Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Response
Height of Buildings and Other Structures		
PO1 The height of buildings or other structures does not affect the operational efficiency of the Toowoomba Airport or Oakey Army Aviation Centre or create a hazard to the safe navigation of aircraft using the airport.	AO_{1.1} Buildings and other structures in areas adjacent to the Toowoomba Airport do not penetrate the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps. AO_{1.2} Buildings or other structures (including private forestry plantations) in areas adjacent to the Oakey Army Aviation Centre shown on the Airport Environs Overlay maps do not exceed the following heights: (a) Area A – 0m; (b) Area B – 7.5m; (c) Area C – 15m; (d) Area D – 45m; and (e) Area F – 90m. AO_{1.3} Any cranes or other equipment used during the construction do not exceed the heights set out in AO_{1.1} or AO_{1.2}.	N/A
Acoustic Amenity³		
PO2 Development is appropriately located and designed to prevent adverse impacts from aircraft noise in accordance with Australian Standards AS2021 – Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.	AO_{2.1} Premises are not developed for: (a) dwelling house, multiple dwelling, dual occupancy, retirement facility, tourist park, hospital, health care services, relocatable home park, community residence, child care centre, educational establishment, residential care facility, resort complex, rooming accommodation or rural worker's accommodation on land within the 25 or higher ANEF contour; (b) short term accommodation, community use, hotel, place of worship, rooming accommodation or theatre, on land within the 30 or higher ANEF contour; (c) business activities or commercial uses on land within the 35 or higher ANEF contour.	Complies

PO3 Development for: (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; (b) short term accommodation, club, community uses, hotel, place of worship or theatre, on land situated between the 20 and 30 ANEF contours; or (c) business activities or commercial uses on land situated between the 20 and 35 ANEF contours; incorporates effective noise attenuation measures which meet Australian Standard AS2021 - Acoustics - Aircraft Noise Intrusion – Building Siting and Construction and Australian Standard AS2107 – Acoustics – Recommended design sound levels and reverberation times for building interiors.	No acceptable outcome is nominated.	N/A
Lighting and Emission Hazards		
PO4 The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airports by way of:	AO_{4.1} Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve: (a) lighting that shines light above the horizontal; (b) coloured or flashing lights;	Complies

(a) introducing reflective surfaces, very bright lighting, or lighting similar to aerodrome lighting, which can distract or confuse aircraft pilots; (b) interfering with navigation or communication facilities; or (c) emissions that may effect pilot visibility or aircraft operations.	(c) sodium lights; or (d) flare plumes. AO4.2 Street lighting and outdoor lighting within the airport dangerous light area shown on the Airport Environs Overlay maps does not involve configurations of lights in straight parallel lines 500m to 1,000m long. AO4.3 Roofs of buildings within the airport dangerous light area shown on Airport Environs Overlay maps are of a non-reflective colour or material.	
PO5 Development and operational activities do not generate emissions within the airport obstacle limitation surface shown on the Airport Environs Overlay maps that may affect pilot visibility or aircraft operation by way of: (a) gas plumes; (b) particulate emissions (e.g. dust or smoke); or (c) electromagnetic field radiations.	In partial fulfilment of the performance outcome: AO5.1 Any cleared vegetation is mulched or removed from the site and not burnt on-site. AO5.2 Any gas plumes do not have peak vertical velocities of more than 4.3m/sec and/or oxygen content of less than 50% of ambient levels.	Complies – can be conditioned to comply accordingly.
Development within the Public Safety Area		
PO6 Development does not introduce or intensify uses within the public safety area shown on the Airport Environs Overlay maps which are likely to increase risks to public safety.	AO6.1 Premises within the Public Safety Area are not developed for⁴: (a) accommodation activities; (b) uses that attract large numbers of people (e.g. business, community or industrial activities involving large numbers of workers or customers such as shopping centres, child care centres, health care services, major sport, recreation and entertainment facility, place of worship or club); (c) institutional uses (e.g. educational establishment, hospital or detention facility); (d) uses involving the manufacture or depot storage of hazardous materials (e.g. fuel, lubricants and other flammable materials, chemical, explosives, and poisonous or noxious gases); and (e) utility installations being transport terminals.	N/A

Potential Wildlife Hazards⁵

PO7 The development of premises does not cause an obstruction or other potential hazard to aircraft movement associated with the airport by way of attracting wildlife to the area which could cause or contribute to bird-strike hazard.

AO_{7.1} The following uses are not located within the 3km Wildlife Hazard Buffer Zone shown on the Airport Environs Overlay maps:

- (a) animal keeping (being a bird sanctuary or fauna reserve);
- (b) aquaculture;
- (c) cropping (being fruit cropping or turf farming);
- (d) intensive animal industries (being a piggery or feedlot);
- (e) special industries (being an abattoir or food processing plant);

and

- (f) commercial fish processing.

AO_{7.2} 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:

- (a) animal keeping (being a riding school, the keeping, handling and racing of horses or stables);
- (b) community use (being show grounds);
- (c) outdoor sport and recreation (being a drive in theatre); and
- (d) food and drink outlet (being a drive-through facility).

AO_{7.3} 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:

- (a) animal keeping (being a bird sanctuary or fauna reserve);
 - (b) aquaculture;
 - (c) cropping (being fruit cropping or turf farming);
 - (d) intensive animal industries (being a piggery or feedlot);
 - (e) special industries (being an abattoir or food processing plant);
- and
- (f) commercial fish processing.

AO_{7.4} Utility installations (being waste facilities that involve the disposal of putrescible waste) only establish within the 13km Wildlife Hazard Buffer zone shown on the Airport Environs Overlay Maps.

AO_{7.1} – N/A

AO_{7.2} – N/A

AO_{7.3} – N/A

AO_{7.4} – N/A

	AO_{7.5} Landscaping does not include species that at maturity would intersect the Airport Obstacle Limitation Surfaces shown on the Airport Environs Overlay maps.	AO7.5 – N/A
Transient Aviation Activities		
PO8 Development does not adversely impact on the operational airspace of the Toowoomba Airport or Oakey Army Aviation Centre.	AO_{8.1} Development that includes activities involving transient intrusions such as parachuting, hot-air ballooning or hang gliding are not located within the operational airspace shown on the Airport Environs Overlay maps.	N/A