



DEVELOPMENT APPLICATION

Development Permit – Reconfiguring a Lot

Boundary Realignment (2 into 2 Lots)

Westbrook-Wyreema Road, Westbrook

PLANNING REPORT

AUGUST 2026

TOOWOOMBA | IPSWICH

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Project Name: Westbrook Boundary
Realignment

Project Reference: 2026-166

Date: 4 August 2026

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A handwritten signature in black ink, appearing to read "J Williams".

Document History

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Draft	29/05/2026	Draft for Client Review	A.H	J.W
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EXECUTIVE SUMMARY

SITE DETAILS

Address of Site	Westbrook-Wyreema Road, Westbrook
Real Property Description	Lot 141 A342901 & Lot 224 A342707
Area of Site	48.8 hectares
Road Frontage	Westbrook Wyreema Road
Easements	Nil
Registered Owners	Ashley John Murphy Kim Marie Murphy

PLANNING INSTRUMENTS

Regional Plan	South East Queensland and Darling Downs Regional Plans
Regional Plan Designation	Regional Landscape and Rural Production Area
Planning Scheme	<i>Toowoomba Regional Planning Scheme 2012</i>
Zone	Rural Zone
Zone Precinct	100 Hectare Precinct
Overlays	• Agricultural Land Overlay • Flood Hazard Overlay
Existing Use	Rural Residential
Current Approvals	Nil (as available on Council's Development.i)

APPLICATION OVERVIEW

Application	Development Application
Approval Sought	Development Permit
Development Type	Reconfiguring a Lot
Development Description	Boundary Realignment (2 into 2 Lots)
Level of Assessment	Impact Assessable

Relevant Referral/Technical Agencies	Nil
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PROPOSED DEVELOPMENT

Existing Number of Lots	Two (2)
Proposed Number of Lots	Two (2)
Existing Lot Sizes	Lot 141 A342901 = 2,833m ² (0.28ha) Lot 224 A342707 = 485,620m ² (48.56ha)
Proposed Lot Sizes	Proposed Lot 141 = 18,000m ² (1.8ha) Proposed Lot 224 = 470,600m ² (47.06ha)
Vehicular Access	Westbrook Wyreema Road

APPLICANT DETAILS

Applicant	Ashley Murphy c/- Precinct Urban Planning PO Box 2251 NORTH IPSWICH QLD 4305
Contact Person	Ashley Hooper Phone: 07 3447 0466 Mobile: 0432 937 430 Email: ashley@precinctplan.com.au
Our Reference	2026-166

1.0 INTRODUCTION

This report has been prepared in support of a Development Application for a Development Permit for Reconfiguring a Lot – Boundary Realignment (2 into 2 Lots) on land at Westbrook-Wyreema Road, Westbrook, described as Lot 141 A342901 & Lot 224 A342707 (**the site**). The proposed development involves rearranging the boundaries of a lot and accordingly comprises Reconfiguring a Lot under Schedule 2 of the *Planning Act 2016* (**the Act**).

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

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

2.0 SITE AND LOCALITY

2.1 SITE

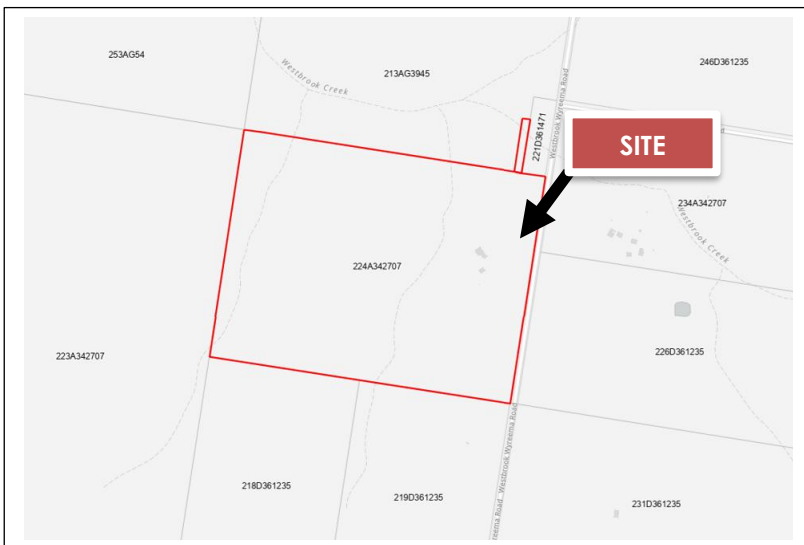
The site is located at Westbrook Wyreema Road, Westbrook, described as Lot 141 A342901 & Lot 224 A342707 (**the site**). The site is located within the suburb of Westbrook and is approximately 15km south-west of the Toowoomba CBD. The location of the site in respect of the surrounding locality is illustrated in **Figure 1**.

The site is of rectangular configuration comprising two (2) separate but contiguous titles with a total site area of 48.8 hectares. The site has sole frontage to Westbrook Wyreema Road. The configuration of the site is illustrated in **Figure 2**.

FIGURE 1 - LOCALITY PLAN



FIGURE 2 - CADASTRAL PLAN



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

FIGURE 3 - AERIAL IMAGERY



2.2 SITE CHARACTERISTICS

The site is characterised by the following features:

- The site has sole frontage to Westbrook Wyreema Road which comprises a two-lane unmarked bitumen sealed carriageway with earthen drains on either side of the roadway. Westbrook Wyreema Road is identified as a Local Road on Council's road hierarchy.
- Lands in the locality drain in a northerly direction towards Westbrook Creek. Westbrook Creek intersects Lot 141 and comprises the area's primary drainage feature.
- The site experiences a gradual decline in land elevation between the southern and northern boundaries of the site; refer to **Figure 4**. The highest point of the site is located adjacent to the southern boundary at approximately 513m AHD, with the lowest point of the site located adjacent to the northern boundary at approximately 497m AHD. This translates to a fall in natural ground level of approximately 16m across the site.
- The site is predominately clear of mature vegetation and does not contain mapped areas of remnant vegetation or ecological significance.
- The site is not burdened by, nor does it benefit from any existing easements.
- The site is not serviced by any of Council's urban infrastructure networks. The existing dwelling on Lot 224 is serviced by on-site water supply and effluent disposal infrastructure. The site is also serviced by reticulated electricity and wireless telecommunications networks.

FIGURE 4 - CONTOUR MAPPING

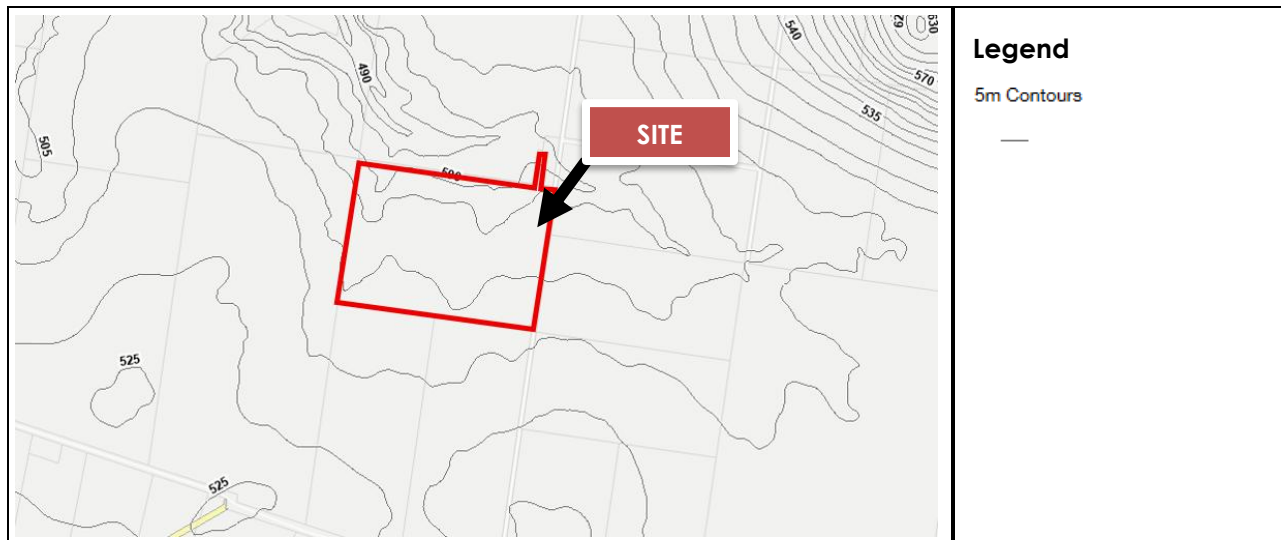


Figure 4 confirms that the site experiences a decline in land elevation across the site. The figure also illustrates that the site is not serviced by any of Council's infrastructure networks.

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



PHOTOGRAPH 1 - View of the existing dwelling on Lot 224 from Westbrook Wyreema Road.



PHOTOGRAPH 2 - View of Lot 141 from Westbrook Wyreema Road.

2.3 SURROUNDING LAND USE

2.3.1 SURROUNDING LOCALITY

The site is situated in a locality that is characterised by a mix of rural activities and rural residential premises. The scale and character of the built form in the locality is of a predominately rural character.

2.3.2 ADJOINING PROPERTIES

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

- Land to the **north** of the site, located at 27 Althaus Road, comprises a rural premises containing a shed in the north-western portion of the premises.



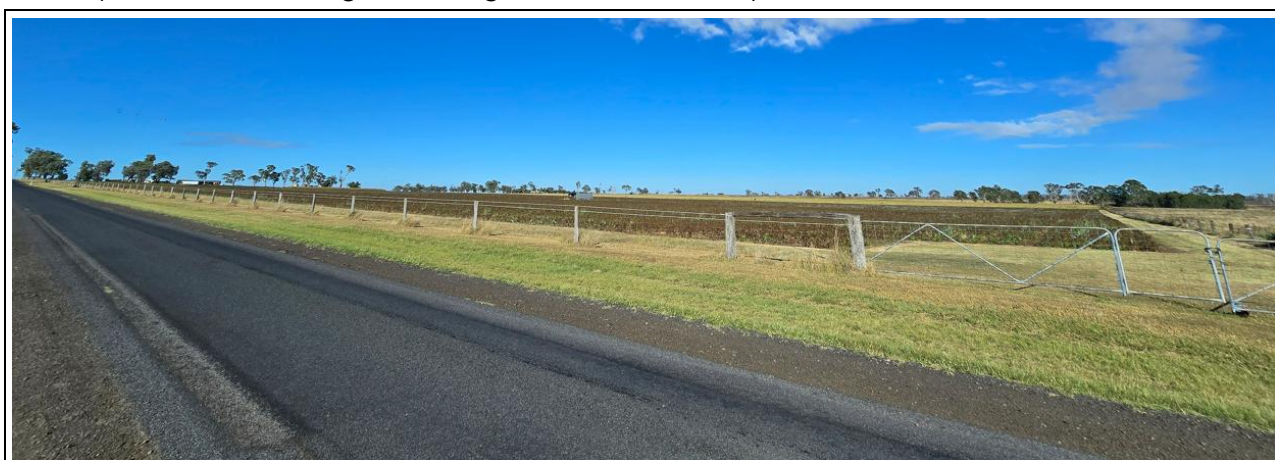
PHOTOGRAPH 3 - View of the rural premises to the north of the site from Westbrook Wyreema Road.

- Land to the **east** of the site, located at 239 Westbrook Wyreema Road, comprises a rural residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 4 - View of the rural residential premises to the east of the site from Westbrook Wyreema Road.

- Land to the **south** of the site, located at 121 Wegener Road, comprises a rural residential premises containing a Dwelling House and ancillary structures.



PHOTOGRAPH 5 - View of the rural residential premises to the south of the site from Westbrook Wyreema Road.

- Land to the **west** of the site, located along Holbrook Road, comprises a vacant rural lot; refer to **Figure 3**.

2.4 CURRENT DEVELOPMENT APPROVALS

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

3.0 PROPOSAL

This Development Application seeks a Development Permit for Reconfiguring a Lot – Boundary Realignment (2 into 2 Lots) on land at Westbrook Wyreema Road, Westbrook, described as Lot 141 A342901 & Lot 224 A342707 (**the site**).

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

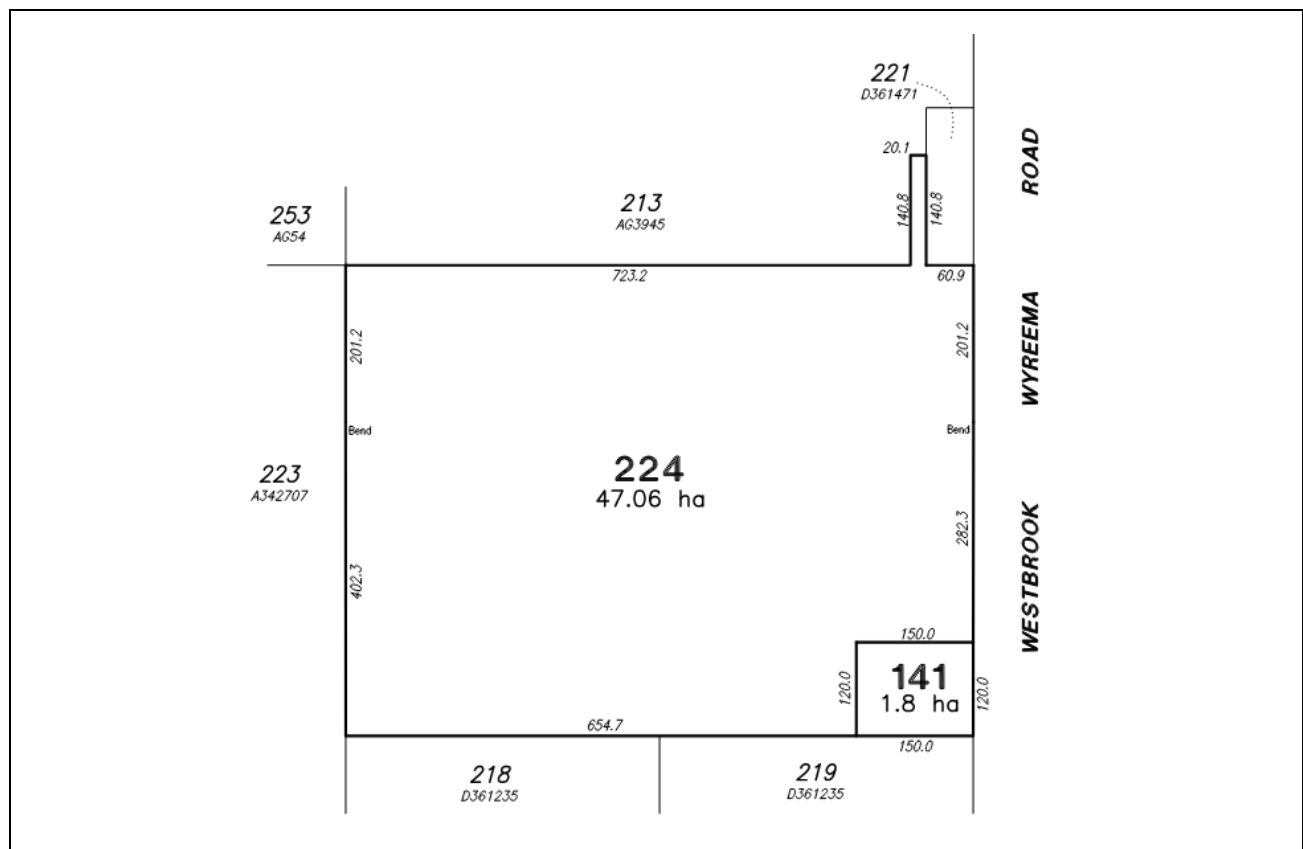
3.1 SITE COMPOSITION AND LAYOUT

The site currently consists of two (2) separate but contiguous allotments of 2,833m² (0.28ha) and 485,620m² (48.56ha) in area, equating to a combined site area of 48.8ha. The proposed development seeks to realign the common boundary between Lot 141 A342901 & Lot 224 A342707 to relocate the existing landlocked undersized lot (Lot 141) from the north-eastern corner of the site to allow frontage and access onto Westbrook Wyreema Road. Proposed Lot 224 will have an area of 47.06ha and will contain the existing dwelling house and associated outbuildings. Proposed Lot 141 will have an area of 1.8ha and is intended to be used in the future for a dwelling house.

The proposed boundary realignment has been designed to ensure the waterway located in the northern portion of the site is located within the larger land holding (Proposed Lot 224). This will improve rural land management by including the waterway within a viable rural lot.

The proposed boundary realignment will be generally in accordance with Proposed Configuration, Plan Ref. Murphy-002, dated 7 April 2026, prepared by RPS AAP Consulting Pty Ltd, attached at **Appendix C** and reproduced below as **Figure 5**.

FIGURE 5 - PROPOSED SITE PLAN



3.2 ACCESS & CARPARKING

The proposed boundary realignment will also ensure that all proposed lots have viable access to a formed road. The existing Dwelling House on Proposed Lot 224 will maintain existing access Westbrook Wyreema Road. Proposed Lot 141 will be provided with formalised access to Westbrook Wyreema Road in a manner that will not compromise the safety of users of the transport network.

3.3 INFRASTRUCTURE AND SERVICING

The site is not serviced by Council's reticulated water supply, sewerage or stormwater drainage infrastructure. Proposed Lot 224 is serviced by on-site water supply and effluent disposal infrastructure and reticulated electricity and telecommunications supply networks. Proposed Lot 141 is of a sufficient size to accommodate a future dwelling house with a suitable on-site effluent disposal area and an on-site water supply consistent with Planning Scheme requirements. Provision will also be made for telecommunications and electricity connections.

4.0 PLANNING FRAMEWORK

4.1 THE PLANNING ACT 2016

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

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

4.2 STATE PLANNING POLICY

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

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

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

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

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

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

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

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

4.2.1 STATE INTEREST POLICIES AND ASSESSMENT BENCHMARKS

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

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

The Planning Scheme incorporates the following State interests:

- Safety and Resilience to Hazards (those parts relating to flood hazards)

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

1. Liveable Communities

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

Where these circumstances apply, the development:

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

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

2. Mining and Extractive Resources

These provisions relate to the following developments:

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

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

3. Water Quality

These provisions relate to the following matters of state interest:

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

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

4. Natural Hazards, Risk and Resilience

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

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

In this instance, the site is identified as being impacted by natural hazards. In particular, the site is impacted by Potential Impact Buffer (bushfire) under the State Planning Policy mapping. The proposed development involves a boundary realignment with the proposed changes to the lot configuration located beyond the extent of Potential Impact Buffer (bushfire). Therefore, the proposed development will not result in increased risks to people or property as a result of bushfire hazard and will not adversely affect matters associated with this State interest.

5. Strategic Airports and Aviation Facilities

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

- (i) a material change of use of premises that will result in work encroaching into the operational airspace of a strategic airport, or on land within the light restriction zone, lighting area buffer or the wildlife hazard buffer zone of a strategic airport, ~~or~~ results in work encroaching into the building restricted area of an aviation facility; or

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

Where these circumstances apply, the development application is assessed against the strategic airports and aviation facilities assessment benchmarks listed under the SPP.

In this instance, the site is impacted by a Strategic Airport. In particular, the site is located within the 8km Wildlife Hazard Buffer of the Wellcamp Airport. The nature of the development is such that it will not attract wildlife or increase wildlife hazards within the Wildlife Hazard Buffer Zone.

Further to the above, the *Toowoomba Regional Planning Scheme 2012* addresses airport and aeronautical considerations under the Airport Environs Overlay Code which also generally includes the matters listed under the Assessment Benchmarks – Strategic Airports and Aviation Facilities. The proposed development has been assessed against the provisions of the overlay code and has been found to generally comply with these requirements; refer to section 4.7.3 of this report. Accordingly, the development will not adversely affect matters associated with this state interest.

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

4.3 STATE REFERRAL AGENCIES

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

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

TABLE 1 - REFERRAL TRIGGER ASSESSMENT

Part	Application Involving	Applicable	Comment
Part 1	Airport land	No	The proposed development is not located on airport land.
Part 2A	Caboolture West Interim Structure Plan	No	The site is not located within the Caboolture West investigation or growth areas.
Part 3	Clearing native vegetation	No	The proposed development does not involve clearing native vegetation or give rise to accepted clearing.
Part 4	Contaminated land	No	The site is not identified as contaminated land.

Part	Application Involving	Applicable	Comment
Part 5	Environmentally relevant activities	No	An approval for an ERA is not sought.
Part 6	Fisheries	No	The proposed development is not associated with: • aquaculture; or • the removal, destruction or damage of marine plants; or • the constructing or raising of waterway barrier works; and • is not within a declared fish habitat area.
Part 7	Hazardous chemical facilities	No	The proposed development is not for a hazardous chemical facility.
Part 8	Heritage places	No	The proposed development is not associated with a locally listed place. In addition, the site is not associated with, nor does it adjoin a property on the Queensland heritage register.
Part 9	Infrastructure-related	No	The following relates to infrastructure-related referrals: • The proposed development does not exceed the thresholds identified at Schedule 20. • The site is not associated with a designated premises. • The site is not located within 25m of a State transport corridor. • The site is not located adjacent to a local road that intersects with a State controlled road. • The site is not identified as a future State-controlled road. • The site is not subject to an easement for the benefit of an electricity distribution entity, or transmission entity and for a transmission grid or supply network. • The site is not located within 100m of an electricity substation. • The site is not associated with an easement for oil, gas or electricity infrastructure. • The site is not in proximity to a State controlled transport tunnel (both existing and/or future).
Part 10	Koala habitat area	No	The site is not mapped as containing koala habitat areas.
Part 11	Noise attenuation land	No	The site is not identified as being noise attenuation land and the site is not within proximity of an off-road motorcycle facility. The proposed development is not associated with prohibited development.
Part 12	Operational works for reconfiguring a lot	No	The proposed development does not involve Operational Works.
Part 13	Ports	No	The site is not associated with port land.
Part 14	Reconfiguring a lot under Land Title Act	No	The proposed development does not involve Reconfiguring a Lot under the Land Title Act.
Part 15	SEQ Development area	No	The site is not located within an SEQ development area.

Part	Application Involving	Applicable	Comment
Part 16	SEQ regional landscape and rural production area and SEQ rural living area	No	The site is located within the SEQ regional landscape and rural production area. The proposed development involves a boundary realignment and accordingly does not involve an increase in the number of lots within the Regional Landscape and Rural Production Area. The proposed boundary realignment therefore is defined as an exempt subdivision under the <i>Planning Regulation 2017</i> and therefore does not constitute prohibited development.
Part 16AA	Solar Farms	No	The proposed development does not involve a solar farm.
Part 16A	Southport Spit	No	The site is not located in the Southport Spit.
Part 16B	SEQ Northern Inter-Urban Break	No	The site is not located within the identified SEQ Northern Inter-Urban Break area.
Part 17	Tidal works or work in a coastal management district	No	The proposed development does not involve tidal works or works within a coastal management district.
Part 18	Urban design	No	The proposed development does not involve an increase in GFA that is greater than 25,000m ² .
Part 19	Water-related development	No	The proposed development does not involve: - the taking or interfering of water; or - removing quarry material from a watercourse or lake; or - relates to a dam; or - the construction of a levee.
Part 20	Wetland protection area	No	The site is not identified as being within a wetland protection area.
Part 21	Wind farms	No	The proposed development does not involve a wind farm

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

4.4 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The State Development Assessment Provisions (**SDAP**) provide assessment benchmarks for the assessment of development applications where the chief executive administering the *Planning Act 2016* (**the Act**) is the assessment manager or a referral agency. The chief executive through the State Assessment and Referral Agency (**SARA**) uses the SDAP to deliver a coordinated, whole-of-government approach to the state's assessment of development applications. The SDAP applies throughout the State and contains the matters of State interest the chief executive may have regard to when assessing/deciding a development application as either the assessment manager or referral agency.

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

4.5 REGIONAL PLANS

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

4.5.1 SOUTH-EAST QUEENSLAND REGIONAL PLAN

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

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

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

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

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

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

Under the settlement pattern identified in *ShapingSEQ 2023*, the site has been included within the **Regional Landscape and Rural Production Area**. The Regional Landscape and Rural Production Area identifies land to be protected from urban and rural residential development in order to preserve the agricultural, natural and cultural features of the area and support the development and economic growth of rural communities and industries.

The proposal involves Reconfiguring a Lot for the purposes of a 2 into 2 lot boundary realignment. Overall, there is no increase in the number of lots that are associated with the Regional Landscape and Rural Production Area, meaning that the proposed reconfiguration constitutes an “exempt subdivision”. Accordingly, the application complies with the provisions of ShapingSEQ 2023.

4.5.2 DARLING DOWNS REGIONAL PLAN

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

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

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

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

4.6 TOOWOOMBA REGIONAL PLANNING SCHEME 2012

4.6.1 INTRODUCTION

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

4.6.2 ZONING

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

The site is predominately located within the **Rural Zone**. The zoning of the site and surrounding locality is illustrated in **Figure 6**.

Under the assessment tables for Reconfiguring a Lot at Table 5.6:1 of the *Toowoomba Regional Planning Scheme 2012*, a Boundary Realignment, where involving the creation of lots less than the minimum lot size (i.e. 100 ha) is identified as **Impact Assessable**.

FIGURE 6 - ZONING MAPPING



4.6.3 OVERLAY MAPPING

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

The applicability of these overlays is illustrated in **Figures 7 and 8**.

FIGURE 7 - AGRICULTURAL LAND OVERLAY MAPPING

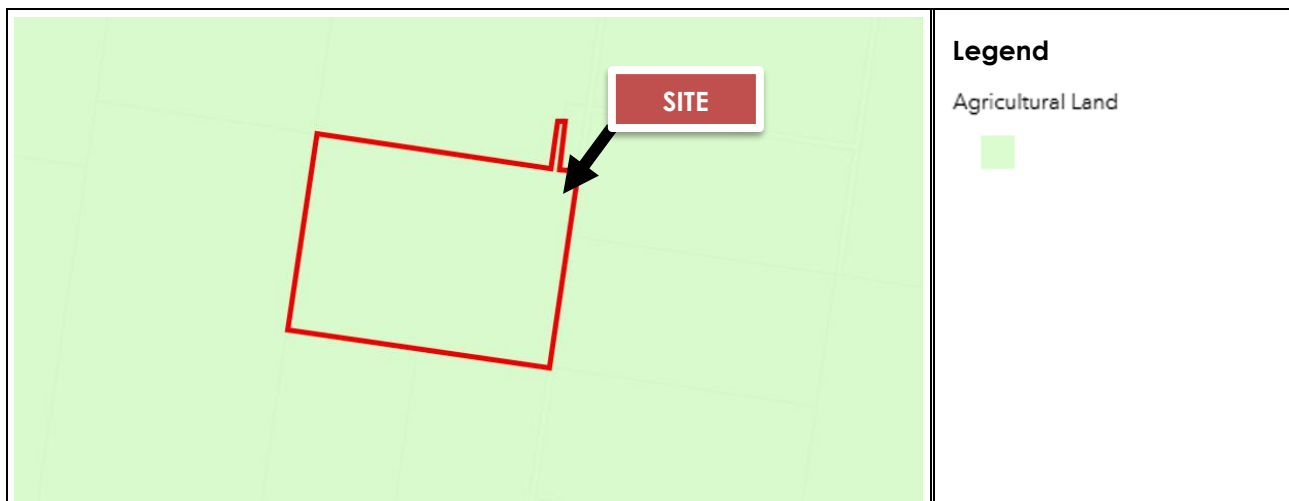


Figure 7 confirms that the site contains Good Quality Agricultural Land under the Agricultural Land Overlay. The overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012* do not change the level of assessment for this development, however, do trigger assessment against the Agricultural Land Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.3.

FIGURE 8 - FLOOD HAZARD OVERLAY MAPPING

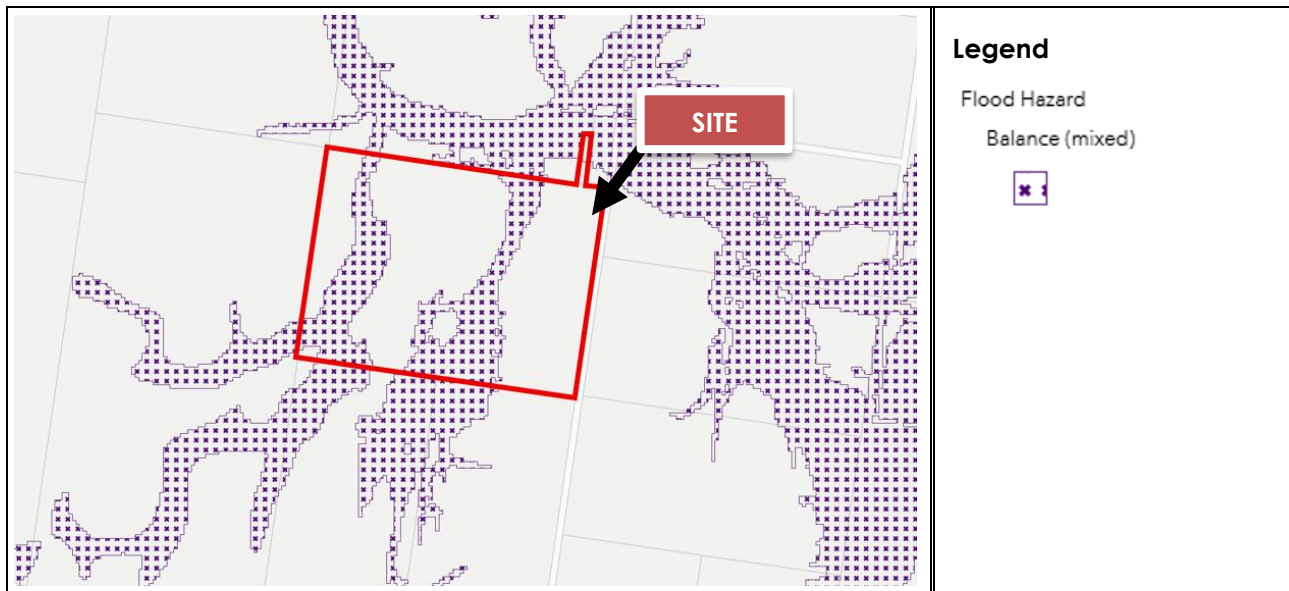


Figure 8 confirms that the site is impacted by Balance (Mixed) Flood Hazard. The overlay assessment tables at section 5.10:1 of the *Toowoomba Regional Planning Scheme 2012* do not change the level of assessment for this development, however, do trigger assessment against the Flood Hazard Overlay Code. An assessment of the proposed development against this code is considered at section 4.7.3.

4.7 ASSESSMENT BENCHMARKS

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

- Strategic Framework; refer to section 4.7.1
- Overall Outcomes – Rural Zone; refer to section 4.7.2
- Applicable Codes; refer to section 4.7.3

4.7.1 STRATEGIC FRAMEWORK

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

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

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

4.7.2 OVERALL OUTCOMES – RURAL ZONE

Section 6.6.6.2 of the *Toowoomba Regional Planning Scheme 2012* outlines the general intent for development within the Rural Zone through the collective identification of a series of overall outcomes for the zone. The proposed development generally complies with the intent of the Rural Zone as detailed in **Table 2**.

TABLE 2 - ASSESSMENT OF OVERALL OUTCOMES

Overall Outcome	Response
(a) areas used or suitable for primary production are conserved and are not further fragmented;	Complies. The proposed development does not result in further fragmentation of the land as the existing number of lots will not be increased, and the relative size of the lots will not substantially change.
(b) the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;	Complies. The proposed development seeks to maintain the use of the land for a variety of agricultural pursuits. The proposed development does not compromise existing or future rural uses on Proposed Lot 224.
(c) uses that require isolation from urban areas as a consequence of their impacts, such as noise or odour, may be appropriate where land use conflicts are minimised;	Not Applicable. The development is for a Boundary Realignment does not involve a new or changed use of premises.
(d) development incorporates sustainable land management and other sustainable practices that maximise energy efficiency, water conservation and encourages sustainable transport use;	Complies. The proposed development facilitates improved land management of the land by ensuring that the waterway located within the northern portion of the site is located within the larger land holding (Proposed Lot 224).
(e) development contributes to the amenity and landscape character of the area;	Complies. The proposed development will not impact on the rural amenity of the area.
(f) the establishment of non rural activities that are directly associated with and subordinate to rural production, natural resources and landscape amenity is facilitated in a manner that minimises land use conflicts and is compatible with the character and environmental values of the locality. Suitable activities may include small-scale outdoor recreation, tourism facilities, short-term accommodation, home based businesses, and produce sales;	Complies. The proposed development will not introduce opportunities for the incursion of incompatible land uses. A future dwelling house may be developed on Proposed Lot 141, in a manner that is of a low scale and consistent with the character of the area and Planning Scheme requirements. The use of Proposed Lot 224 will be unchanged.
(g) rural industries are facilitated where: i. associated with rural production in the immediate vicinity; ii. avoiding or minimising adverse impacts on the amenity of the locality; and iii. compatible with the infrastructure in the locality.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a rural industry.
(h) natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and provided with appropriate buffers from development;	Complies. The proposed development improves the protection and management of natural features like the waterway by creating a greater separation distance to a future dwelling house on Proposed Lot 141.

Overall Outcome	Response
(i) adverse impacts of land use, both on-site and on adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;	Complies. The proposed development is for Reconfiguring a Lot and will not result in any adverse impacts.
(j) existing intensive animal industries are protected from the intrusion of non rural activities such as small-scale outdoor recreation and tourism facilities;	Not Applicable. The site is not located in proximity to existing intensive animal industries.
(k) the viability of both existing and future rural uses and activities are protected from the intrusion of incompatible uses; and	Complies. The proposed development does not introduce incompatible land uses.
(l) development has access to development infrastructure including utility installations and essential services.	Complies. The proposed development does not compromise existing or future rural uses on Proposed Lot 224 and does not introduce new incompatible activities.
100 Hectare Precinct	
The overall outcome of the 100 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of highly fragmented rural land are preserved by the prevention of further fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.	Complies. The site is located within the 100 Hectare Precinct. The proposed development is not creating any new lots and does not significantly change the size of the lots, therefore not resulting in further fragmentation of the land. The proposed development results in greater protection to the waterway located in the northern boundary of the site by preventing a future dwelling house from establishing in close proximity to the natural waterway.
200 Hectare Precinct	
The overall outcome of the 200 Hectare Precinct within the Rural Zone is that the productive, natural and landscape values of rural land which is relatively unfragmented are preserved by the prevention of fragmentation by reconfiguring a lot creating inappropriate lot sizes that do not support these outcomes.	Not Applicable. The site is not located within the 200 Hectare Precinct.
Heinemann Road Transport Precinct	
(a) the precinct provides for the establishment of transport and associated logistics uses that capitalise on the strategic location of the precinct close to the regional road network system and Toowoomba; and	Not Applicable. The site is not located within the Heinemann Road Precinct.
(b) the scale, character and built form of development contributes to a high standard of amenity.	Not Applicable. The site is not located within the Heinemann Road Precinct.

The above assessment demonstrates that the proposed development generally satisfies the intent and outcomes sought for land included in the Rural Zone (100 Hectare Precinct).

4.7.3 APPLICABLE CODES

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

TABLE 3 - APPLICABLE CODES

Zone Code(s)
Rural Zone Code An assessment of the proposed development against the Overall Outcomes of the Rural Zone Code is provided at section 4.7.2. Additionally, an assessment of the proposed development against the assessment benchmarks of the Zone Code is provided at Appendix B. These assessments confirm that the development complies with the intent and outcomes sought for development within this code.
Overlay Codes
- Agricultural Land Overlay Code An assessment of the proposed development against the Agricultural Land Overlay Code is provided at Appendix B. This assessment confirms that the development complies with the outcomes sought under this code. - Flood Hazard Overlay Code An assessment of the proposed development against the Flood Hazard Overlay Code is provided at Appendix B. This assessment confirms that the development complies with the outcomes sought under this code.
Development Codes
Reconfiguring a Lot Code An assessment of the proposed development against the Reconfiguring a Lot Code is provided at Appendix B. This assessment confirms that the development complies with the outcomes sought under this code.

5.0 CONSULTATION

5.1 STATUTORY NOTIFICATION

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

5.2 PRE-LODGEEMENT MEETINGS

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

Toowoomba Regional Council

The proposed development was the subject of pre-lodgement written advice from Toowoomba Regional Council. The outcomes of the written pre-lodgement advice have been taken into consideration in the design of the development and preparation of this development application.

6.0 CONCLUSION

This Development Application seeks approval for a Reconfiguring a Lot – Boundary Realignment (2 into 2 Lots) on land at Westbrook Wyreema Road, Westbrook. The assessment that has been undertaken has demonstrated the following:

- The proposed development is not significantly changing the existing lot sizes and not resulting in further fragmentation of the land through the creation of additional allotments.
- The proposed boundary realignment has been designed to ensure the waterway located in the northern portion of the site is located within the larger land holding (Proposed Lot 224). This will improve rural land management by including the waterway within a viable rural lot.
- The proposed development results in greater protection to the waterway by preventing a future dwelling house from establishing in close proximity to the natural waterway. Relocating Proposed Lot 141 out of the Flood Hazard Overlay also provides better protection for future residents of a dwelling house.
- The proposed development improves infrastructure provision by allowing direct road access to a future dwelling house on Proposed Lot 141. Establishment of a dwelling house on Lot 141 in its current location would require provision of an access easement or other access arrangement, reducing the utility of rural land on Lot 224, and likely resulting in a higher level of potential disturbance of productive rural activities through an increased likelihood of reverse amenity impacts.
- The proposed development will not introduce any new impacts to the surrounding environment or the safety of people and/or property as a result of natural hazards.
- The proposed development achieves compliance with the benchmarks within the relevant zone, overlay and development codes (as outlined in section 4.7).

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

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

APPENDIX A - STRATEGIC FRAMEWORK

Toowoomba Regional Planning Scheme 2012

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.3 SETTLEMENT PATTERN		
3.3.1 Strategic Outcomes	Yes	The proposed development does not result in the creation of additional lots and does not result in further fragmentation of rural land. The design and layout of the development ensures the potential for land use conflict and reverse amenity impact is minimised and increases protection of natural features. It allows for more efficient utilisation of Proposed Lot 224 for current or future rural purposes. The nature of the proposed development is such that it will not impact on the rural character of the surrounding locality.
3.3.2 Element – network of towns	No	
3.3.3 Element – compact urban form	No	
3.3.4 Element – suburban neighbourhoods	No	
3.3.5 Element – urban neighbourhoods	No	
3.3.6 Element – centres of activity	No	
3.3.7 Element – central business district (CBD)	No	
3.3.8 Element – sustainable urban development	No	
3.3.9 Element – rural landscape	Yes	The proposed development is for a boundary realignment and does not further fragment or introduce new impacts on the integrity or productive utilisation of agricultural land. The proposed development reduces the potential for related land use conflict between Lot 1 in its current location and adjoining agricultural uses.
3.3.10 Element – natural places	Yes	The proposed development improves the protection of the waterway and other ecological values by relocating Proposed Lot 141 to a more suitable location for a future Dwelling House.
3.3.11 Element – development constraints	Yes	The proposed development reduces the risk to a future Dwelling House by relocating Proposed Lot 141 beyond the extent of the mapped Flood Hazard Overlay.
3.3.12 Element – incompatible land uses	Yes	The proposed development reduces the potential for land use conflicts between a future Dwelling House on Proposed Lot 141 and adjoining agricultural uses.
3.4 NATURAL ENVIRONMENT		
3.4.1 Strategic Outcomes	Yes	The proposed development improves the protection of the waterway and other ecological values by relocating Proposed Lot 141 to a more suitable location for a future Dwelling House.
3.4.2 Element - protect ecosystems with biodiversity values	No	

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.4.3 Element – waterways, wetlands and aquifers	Yes	The proposed development protects the riparian area of the waterway by increasing the separation between a future Dwelling House and associated on-site effluent disposal on Proposed Lot 141 from the waterway and associated flood liable areas.
3.4.4 Element - air quality	No	
3.4.5 Element – climate change	No	
3.4.6 Element – environmental offsets	No	
3.5 COMMUNITY IDENTITY AND DIVERSITY		
3.5.1 Strategic Outcomes	Yes	The proposed development allows a rural Dwelling House, consistent with the rural character of the locality and Planning Scheme requirements to be established, without further fragmenting any rural land.
3.5.2 Element – rural community identity	No	
3.5.3 Element – Toowoomba City identity	No	
3.5.4 Element – urban design	No	
3.5.5 Element – community facilities and services	No	
3.5.6 Element – sport and recreation	No	
3.5.7 Element – urban parks and public places	No	
3.5.8 Element – housing diversity and affordability	No	
3.5.9 Element – cultural diversity and heritage	No	
3.6 NATURAL RESOURCES AND LANDSCAPE		
3.6.1 Strategic Outcomes	Yes	The proposed development increases protection of natural resources and ecosystems.
3.6.2 Element – scenic amenity	Yes	The proposed development increases protection of the waterway and improves land management by including the waterway within the viable rural lot.
3.6.3 Element – water resources	No	
3.6.4 Element – sustainable production	Yes	The proposed development improves the potential utilisation of Proposed Lot 224 removing the smaller allotment away from the waterway and removing the need to establish an access easement that would reduce usable rural land. The potential for conflict and adverse reverse amenity impacts between farming activities and a future dwelling house on Proposed Lot 141 is reduced by providing a greater separation distance.
3.6.5 Element – natural economic resources	No	

TOOWOOMBA REGIONAL PLANNING SCHEME 2012 – STRATEGIC FRAMEWORK

Theme/Element	Relevance Yes/No	Assessment
3.6.6 Element – stock routes	No	
3.7 ACCESS AND MOBILITY		
3.7.1 Strategic Outcomes	Yes	The proposed development is supported by infrastructure appropriate for the scale by providing a direct access point for Proposed Lot 141 to Westbrook Wyreema Road and removing the need to establish an access easement. The access arrangements are suitable to cater for the scale of the proposed development and will not result in traffic levels exceeding what is appropriate for the area.
3.7.2 Element – integrated transport system	No	
3.7.3 Element – active transport	No	
3.7.4 Element – public transport	No	
3.7.5 Element – road network	No	
3.8 INFRASTRUCTURE AND SERVICES		
3.8.1 Strategic Outcomes	Yes	The proposed development has access to appropriate infrastructure for the scale and will be a sufficient size to cater for future on-site effluent disposal and water supply.
3.8.2 Element – coordinated infrastructure planning and delivery	No	
3.8.3 Element – integrating water management and infrastructure	No	
3.8.4 Element – waste water management infrastructure and services	Yes	The proposed development is a sufficient size to cater for future on-site effluent disposal and will not adversely impact on the amenity of the locality.
3.8.5 Element – utility infrastructure and services	Yes	The proposed development has access to appropriate infrastructure for the scale of the development.
3.8.6 Element – waste management and recycling	No	
3.9 ECONOMIC DEVELOPMENT		
3.9.1 Strategic Outcomes	No	
3.9.2 Element – economic growth	No	
3.9.3 Element – activity centres and employment	No	
3.9.4 Element – creative and knowledge-based industries	No	
3.9.5 Element – tourism	No	

APPENDIX B - ASSESSMENT BENCHMARKS

Toowoomba Regional Planning Scheme 2012

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
General		
PO ₁ Setbacks are provided to: (a) avoid potential nuisance to neighbours; (b) protect residential amenity; and (c) maintain the local landscape character.	AO _{1.1} Non-residential buildings, animal enclosures, storage facilities and waste disposal areas are setback the following distances from any: (a) dwelling on adjoining land in the Rural Zone - 50m; (b) land included in the low Density Residential, Low-medium Density Residential, Township, Emerging Community or the Rural Residential Zones - 100m.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new buildings or structures.
PO ₂ Development does not adversely impact on the character of the locality, having regard to the scale and visibility of buildings.	AO _{2.1} Building height (other than for silos, windmills and similar farming infrastructure) does not exceed two (2) storeys or 10.5m in height above natural ground level.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new buildings or structures.
Roadside Stalls and Shops		
PO ₃ The display and sale of goods does not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.	AO _{3.1} Any structure used for the sale of goods or produce is limited to 25m ² gross floor area. AO _{3.2} Access to the structure is via the primary property access point. AO _{3.3} Produce or goods sold are grown, made or produced on or adjacent to the land on which the road side stall is erected.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve new buildings or structures.
Dwelling House		
PO ₄ Dwellings have safe, all weather road access.	AO _{4.1} Formed road access is provided to the dwelling.	Not Applicable. The proposed development is for Reconfiguring a Lot. Notwithstanding this, the proposed lots will take access from Westbrook Wyreema Road, ensuring the existing

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
		and any future dwellings will have access to a formed road.
PO ₅ An adequate, safe and reliable supply of potable and general use water is provided.	AO _{5.1} The dwelling is connected to a rainwater tank with a capacity of at least 45,000 litres.	Not Applicable. The proposed development is for Reconfiguring a Lot.
PO ₆ Wastewater generated on site is treated and disposed of in a sustainable manner.	AO _{6.1} Wastewater is treated and disposed of in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .	Not Applicable. The proposed development is for Reconfiguring a Lot. The realigned lots will be of sufficient size to cater for wastewater treatment and disposal in accordance with the <i>Queensland Plumbing and Wastewater Code (QPW)</i> .
PO ₇ The location of any dwelling does not compromise the continued operation of an existing or approved intensive animal industry, extractive industry or other uses that are incompatible with residential development.	AO _{7.1} The dwelling is located at least 1,000m from an existing or approved intensive animal industry operation. AO _{7.2} The dwelling is separated from an extractive industry by at least: (a) 500m from a hard rock extractive industry; (b) 200m from a sand and gravel extractive industry; and (c) 100m from a haul route. AO _{7.3} The dwelling is setback from site boundaries by 50m.	Not Applicable. The proposed development is for Reconfiguring a Lot. The proposed vacant lot is not located within the setback areas listed under AO _{7.1} -AO _{7.3} .
Caretaker's Accommodation		
PO ₈ Development provides for the accommodation of a caretaker, and their family members, in a manner that: (a) does not compromise the productivity of use; (b) is safe and comfortable for the amenity residents; and	AO _{8.1} A caretaker's accommodation is: (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which:	Not Applicable. The proposed development is for Reconfiguring a Lot.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
(c) has regard to the landscape and private recreation needs of the residents.	(i) is directly accessible from a habitable room; and (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. AO_{8.2} No more than one (1) caretaker's accommodation is established per non-residential use.	
Noise Amenity		
PO ₉ The use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{9.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or nearby residential uses.	Not Applicable. The proposed development is for Reconfiguring a Lot.
Outdoor Lighting		
PO ₁₀ Outdoor lighting maintains the amenity of the surrounding area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO_{10.1} Outdoor lighting is restricted to low level security lighting only. AO_{10.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Not Applicable. The proposed development is for Reconfiguring a Lot.
Building Work (not associated with a Material Change of Use)		
PO ₁₁ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the	PO _{11.1} Car parking is provided in accordance with the Transport, Access and Parking Code.	Not Applicable. The proposed development is for Reconfiguring a Lot.

Toowoomba Regional Planning Scheme 2012 (v28.0)

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

Performance outcomes	Acceptable outcomes	Compliance summary
safety or capacity of the road network or unduly impact on local amenity.		
PO ₁₂ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{12.1} No reduction of previously approved landscaping areas is to occur.	Not Applicable. The proposed development is for Reconfiguring a Lot.
PO ₁₃ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{13.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development is for Reconfiguring a Lot.
PO ₁₄ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{14.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO _{14.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.	Not Applicable. The proposed development is for Reconfiguring a Lot.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Cropping being Forestry		
PO ₁ Forestry is established, maintained and operated in a manner that protects the amenity of the locality.	AO _{1.1} Use of equipment and machinery and haulage associated with forestry is restricted to: (a) Monday to Saturday – 7:00 am - 7:00 pm; and (b) Sunday and Public Holidays – 8:00 am – 7:00 pm. AO _{1.2} Forestry does not occur on land having slopes steeper than 15%.	Not Applicable. The proposed development is for Reconfiguring a Lot.
PO ₂ Adverse consequences of road traffic from harvesting activities on the road network are avoided.	No acceptable outcome is nominated.	Not Applicable. The proposed development is for Reconfiguring a Lot.
PO ₃ Forestry is established, maintained and harvested in a manner that maintains the environmental integrity, catchment values and the ecological values of the site.	AO _{3.1} Land is not left in a disturbed and exposed condition, and is rehabilitated following harvesting.	Not Applicable. The proposed development is for Reconfiguring a Lot.
Uses		
PO ₄ The zone primarily accommodates rural activities and related ancillary uses or compatible uses consistent with the values and features of the zone including its rural production capacity, natural resources and scenic landscape amenity.	AO _{4.1} Uses which are consistent with the intent of the zone include: (a) rural activities; (b) dwelling house where associated with rural activities; (c) caretaker's accommodation; (d) emergency services; (e) home based business; (f) major electricity infrastructure; (g) nature-based tourism; (h) outstation; (i) rural works' accommodation; (j) substation;	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve a new use of premises. Notwithstanding this, the development has been designed to maintain the existing use of the land for rural activities. It is noted that proposed Lot 141 will be increased in size, further allowing for rural activities to be undertaken on both sites.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(k) transport depot (where in the Heinemann Road Transport Precinct); and (l) warehouse (where in the Heinemann Road Transport Precinct and for the overnight storage of trucks and other road transport vehicles and the temporary storage of goods awaiting reshipment). AO4.2 Uses which are inconsistent with the intent of the zone include: (a) business activities; (b) accommodation activities (other than dwelling houses and short-term accommodation); (c) entertainment activities; (d) industry activities other than rural industry and extractive industry activities and industries requiring isolation from urban areas; and (e) recreation activities.	
PO ₅ Rural industries are established only where associated with rural production in the immediate vicinity.	No acceptable outcome is nominated.	Not Applicable. The proposed development is for Reconfiguring a Lot.
PO ₆ Tourism and recreation related uses are established only where they are small in scale and are directly associated with rural production, natural resources and landscape amenity in the immediate vicinity.	No acceptable outcome is nominated.	Not Applicable. The proposed development is for Reconfiguring a Lot.
Rural Character		
PO ₇ Buildings are have a low rise, rural character.	AO7.1 Building height (other than for silos, windmills and similar farming infrastructure) does not exceed	Not Applicable. The proposed development is for Reconfiguring a Lot.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	two (2) storeys or 10.5m in height above natural ground level.	
PO ₈ Development does not unduly impact on the rural amenity and character of the locality, having regard to: (a) the scale, siting and design of buildings and structures; (b) visibility from roads and other public view points, screening vegetation and landscaping; and (c) the natural landform and avoidance of visual scarring; (d) noise, odour and other emissions.	No acceptable outcome is nominated.	Complies. The proposed development is for a boundary realignment and will not result in physical changes to the existing buildings or impact on the rural amenity and character of the locality. It is noted that the development will not impact on the natural landform of the area, will maintain the existing rural use of the premises and will not result in noise, odour or other emissions.
PO ₉ Roads and other infrastructure are of a sufficient capacity to accommodate the demands generated by the development.	No acceptable outcome is nominated.	Complies. The proposed development does not result in the creation of additional lots and accordingly, will not adversely impact on the demand on roads and infrastructure.
Rural Viability and Managing Conflicts		
PO ₁₀ Development does not restrict the ongoing operation or viability of nearby rural uses.	No acceptable outcome is nominated.	Complies. The proposed development is for Reconfiguring a Lot for a boundary realignment and does not result in additional allotments. The realigned lots have been designed to ensure they are of suitable size to maintain appropriate setbacks for existing and future dwellings to ensure land use conflicts are avoided. The development allows for Proposed Lot 141 to be increased in size to ensure the ongoing viable use of the land for rural purposes. Accordingly, the development will not compromise the ongoing operation or viability of nearby rural uses.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₁ Development that may be sensitive to the spray drift, odour, noise, dust, smoke and ash potentially associated with agricultural activities is adequately separated or buffered to avoid significant conflict.	No acceptable outcome is nominated.	Complies. The proposed development is for Reconfiguring a Lot and will maintain the ongoing rural use of the land for rural purposes. The realigned lots have been designed to ensure they are of suitable size to maintain appropriate setbacks for existing and future dwellings to ensure land use conflicts are avoided.
Site Layout		
PO ₁₂ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that: (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation and biodiversity values is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development.	No acceptable outcome is nominated.	Complies. The proposed development has been designed to respond to the features of the site to ensure there are no adverse impacts on the physical characteristics of the site and surrounding land. It is noted that no physical changes to the site are proposed.
Precincts		
PO ₁₃ Development in the 100ha Precinct:	No acceptable outcome is nominated.	Performance Solution. The proposal involves rearranging the common boundary of the lots, will not result in any additional allotments under 100 hectares or further fragment rural land.

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Rural Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) does not involve the creation of additional lots smaller than 100ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and scenic landscape values of the land.		The subject land has a total combined site area of 48.8 hectares. Proposed Lot 224 will comprise the existing Dwelling House and ancillary structures with an area of 47.66 hectares. Proposed Lot 141 will comprise a vacant lot with an area of 1.8 hectares. The proposed realignment will improve rural land management by including the waterway within a viable rural lot and remove the need to establish an access easement that would reduce usable land. Accordingly, the proposed development will allow for the continued, viable use of the land for agricultural purposes. The proposed development does not involve any physical changes to the land and accordingly, protects the existing natural and scenic landscape values of the surrounding locality.
PO₁₄ Development in the 200ha Precinct: (a) does not involve the creation of additional lots smaller than 200ha; (b) maintains the productive capacity of the land; and (c) maintains the natural and landscape values of the land.	No acceptable outcome is nominated.	Not Applicable. The proposed development is located within the 100ha Precinct.

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Agricultural Land Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁ Development does not reduce the productive capacity of the land or result in conflict with nearby rural uses.	No acceptable outcome is nominated.	Complies. The proposal involves rearranging the common boundary of the lots, will not further fragment rural land. The subject land has a total combined site area of 48.8 hectares. Proposed Lot 224 will comprise the existing Dwelling House and ancillary structures with an area of 47.66 hectares. Proposed Lot 141 will comprise a vacant lot with an area of 1.8 hectares. The proposed realignment will improve rural land management by including the waterway within a viable rural lot and remove the need to establish an access easement that would reduce usable land. Accordingly, the proposed development will allow for the continued, viable use of the land for agricultural purposes.
PO ₂ Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, do not compromise the long term productive capacity of agricultural land.	AO_{2.1} Non-rural uses, and rural uses which are not dependent on the agricultural quality of the land, are not located on agricultural land. OR AO_{2.2} Development is compatible with agricultural production and is designed and located in a way that does not inhibit or prevent normal farming practices in the future <i>Note: examples of development that achieve this outcome may include a golf course, plant nursery or sports field</i>	Not Applicable. The proposed development is for Reconfiguring a Lot and will maintain the existing rural use of the land.
PO ₃ Reconfiguring lots on agricultural land does not result in allotment sizes that result in: (a) fragmentation of rural lands and loss of land to viable rural production;	AO_{3.1} The minimum lot size in the Rural Zone is in accordance with Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code. OR	Not Applicable. See response to AO_{3.2}.

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Agricultural Land Overlay Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(b) conflict between farming and residential uses; or (c) loss of farming flexibility.	AO _{3.2} The proposed lot is smaller than that nominated in Table 9.3.3:2 of Part 9.3.3, Reconfiguring a Lot Code and the reconfiguration is a boundary realignment that would not create any additional lots and would provide for the implementation of improved land management practices or productive utilisation of the land.	Complies. The proposed development is for Reconfiguring a Lot for a boundary realignment and does not result in additional allotments. The realigned lots have been designed to ensure they are of suitable size to maintain appropriate setbacks for existing and future dwellings to ensure land use conflicts are avoided. The development allows for Proposed Lot 141 to be increased in size to ensure the ongoing viable and productive use of the land for rural purposes.
PO ₄ Residential development in close proximity to agricultural land is located and designed in a manner that avoids its alienation.	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve residential development.

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

Performance outcomes	Acceptable outcomes	Compliance summary
Development in Flood islands only		
PO₁ Development involving a vulnerable use is not located in a flood island area. Note: This is the only performance criterion in Table 8.2.3.1 applicable to development in a flood island area.	AO_{1.1} Vulnerable uses are not located within a flood island area.	Complies. The proposed development is not located in a flood island area.
Material change of use (Home based business only)		
PO₂ Development ensures occupants and property avoid areas of intolerable risk, and otherwise are prepared for and resilient to flood events.	AO_{2.1} Development is not located in the FR4 or FR3 flood risk areas or the OFP2 (high) overland flow path area. AO_{2.2} Materials stored on site: (a) are those that are readily able to be moved in a flood event; and (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Editor's Note – Businesses should ensure that necessary emergency and continuity plans are in place to account for the potential need to evacuate personnel and to relocate property prior to a flood event (e.g. to allow enough time to transfer stock to the upstairs level of a building or off-site).	Complies. The proposed development is not located in the FR4 or FR3 flood risk areas or OFP2 (high) overland flow path areas.
Rearrangement of Boundaries		
PO₃ Development layout does not increase the risk to existing or future people, property or infrastructure located on the premises or other premises.	AO_{3.1} Development ensures there is sufficient area outside the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area to accommodate the intended use(s).	Not Applicable. The proposed development is not located in the FR4 or FR3 flood risk areas or OFP2 (high) overland flow path areas.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	AO_{3.2} Development ensures that building envelopes are located in an area other than the FR4 and FR3 flood risk areas and the OFP2 (high) overland flow path area. AO_{3.3} Development ensures that the entry points into the development are located to provide a safe and clear evacuation route path that meets the requirements of Table 8.2.3.6 during floods up to the Defined Flood Event.	Complies. The development ensures any future building on proposed Lot 141 is located out of the mapped Flood Hazard Overlay, noting it is not located in the FR4, FR3 or OFP2 areas. Complies. Table 8.2.3:6 specifies the low hazard evacuation route requirements. The proposed development ensures the entry point for a future dwelling house on proposed Lot 141 is not located in the Flood Hazard Overlay.
Resilient Built Form (all other development, including Dwelling house and Dual Occupancy)		
PO₄ Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding, such that buildings are: (a) located to avoid the risk to occupants and minimise the risk of property damage; (b) developed in accordance with the overall outcomes of an applicable Flood Management Precinct; (c) capable of withstanding the flood hazard through compliance with flood planning level requirements and the relevant building assessment provisions. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information.	AO_{4.1} Buildings are not located in the FR4 or FR3 flood risk areas. Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council. AO_{4.2} Buildings in a Flood Management Precinct are developed in accordance with the overall outcomes of that precinct. Editor's Note – Development that cannot comply with this acceptable outcome will require assessment by Council. AO_{4.3} Buildings in a flood risk area: (a) of a residential nature provide a finished habitable floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions;	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve building work. The proposed boundary realignment will enable a future dwelling house on proposed Lot 141 to be located outside of the Flood Hazard Overlay. Not Applicable. The site is not in a Flood Management Precinct. Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve building work. The proposed boundary realignment will enable a future dwelling house on proposed Lot 141 to be located outside of the Flood Hazard Overlay.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	(b) of a non-residential nature provide a finished floor level located, designed and constructed to at least the flood planning level specified in table 8.2.3.3 and designed in accordance with the relevant building assessment provisions; and (c) where utilising pier and pole construction, if understorey screening is provided it is a minimum of 50% permeable to allow for the flow of flood water through the understorey. Note: The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Note: New buildings may require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions. Refer to section 1.6 for more information. AO_{4.4} Buildings in an overland flow path area provide a finished habitable floor level located, designed and constructed to at least the overland flow planning level specified in table 8.2.3.4.	Not Applicable. The proposed development is for Reconfiguring a Lot and does not involve building work, however it is noted the site is not located in an overland flow path area.
PO ₅ Development does not worsen flooding on adjacent properties.	AO_{5.1} Earthworks in the FR4, FR3, FR2 or FR1 flood risk areas or the OFP1 (low) overland flow path area or OFP2 (high) overland flow path area do not worsen flood flows or drainage on adjacent properties. Note: A report should be provided from an RPEQ certified professional indicating the proposed earthworks will not	Not Applicable. The proposed development will not involve earthworks in the FR4, FR3, FR2, FR1 or OFP2 areas.

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

Performance outcomes	Acceptable outcomes	Compliance summary
	increase flood flows or drainage upstream or downstream of the proposed development. For the avoidance of doubt, RPEQ certification is not required for development in the FR1 or Balance (mixed) flood risk areas or the OFP1 overland flow area.	

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

Performance outcomes	Acceptable outcomes	Compliance summary
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.	Not Applicable. The proposed boundary realignment will not result in any additional lots. Complies. Both of the proposed lots are located within the Rural Zone.
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 4000m² 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. The proposed lots are not in an area serviced by infrastructure, are within the Rural Zone and have areas greater than 4,000m².
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.	Complies. Proposed Lot 224 will retain the existing access driveway which provides vehicle access to Westbrook Wyreema Road. Proposed Lot 141 will be provided with a new driveway to Westbrook Wyreema Road in accordance with the relevant standards.

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

Performance outcomes	Acceptable outcomes	Compliance summary
Lot Sizes and Design		
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.	Performance Solution. The proposal involves rearranging the common boundary of the lots, will not result in any additional allotments under 100 hectares or further fragment rural land. The subject land has a total combined site area of 48.8 hectares. Proposed Lot 224 will comprise the existing Dwelling House and ancillary structures with an area of 47.66 hectares. Proposed Lot 141 will comprise a vacant lot with an area of 1.8 hectares. The proposed realignment will improve rural land management by including the waterway within a viable rural lot and remove the need to establish an access easement that would reduce usable land. Accordingly, the proposed development will allow for the continued, viable use of the land for agricultural purposes. Proposed Lot 141 will be of suitable size to ensure a future dwelling can be established on the site in accordance with the applicable standards.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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 mitigates any adverse impacts on areas of ecological significance; (f) is provided with all necessary infrastructure networks and is well serviced by community facilities; and (g) creates lots which are suitable for their intended use without requiring significant earthworks.	AO_{1.1} A Master Plan is prepared in accordance with SC6.4 PSP No. 4 Master Planning.	Not Applicable. The proposed development does not involve a Master Plan.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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.	Not Applicable. The proposed development is not located within a Local Plan.
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;	<i>In partial fulfilment of the performance outcome:</i> AO_{3.1} 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%.	Not Applicable. The proposed lots are greater than 450m².

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(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.		
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 housing and achieve streetscape variety.	<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 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	Not Applicable. The proposed development is for a Boundary Realignment.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	(b) minimum depth of 30m. AO _{4.3} Street blocks fronting local streets do not exceed 100m in length.	
PO ₅ Reconfiguration avoids risk to human safety and the environment from natural hazards and contaminated land.	<i>In partial fulfilment of the performance outcome</i> AO _{5.1} Where contamination is suspected (e.g. former dips, industrial sites), provide a preliminary contamination report for Residential or Rural Residential subdivisions.	Not Applicable. The site is not suspected of containing contamination.
PO ₆ The development is integrated with the surrounding urban or rural environment, having regard to: (a) the layout and dimensions of streets and lots; (b) connections to surrounding streets and pedestrian and cycle networks and other infrastructure networks; (c) provision for shared use of public facilities; (d) open space networks, retained habitat areas or corridors, landscape features and views and vistas; and (e) connections to centres.	No acceptable solution is nominated.	Complies. The proposed lots have been designed to ensure that they do not adversely impact on the surrounding rural environment and are of a similar size ensuring they integrate with the surrounding locality.
PO ₇ In a reconfiguration that involves the creation of a new street (other than in a Rural Zone or the Rural Residential Zone) streetscape and landscape treatments are provided that: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance;	No acceptable solution is nominated.	Not Applicable. The proposed development does not involve the creation of a new street.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through: (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on street planting.		
PO ₈ Neighbourhood design and lot mix provides sufficient opportunities for community, retail, commercial and other uses to meet community needs, where this is consistent with the intended character of the zone or precinct in which the land is located and appropriate to the size of development.	No acceptable outcome is nominated.	Not Applicable. The proposed development is not of a sufficient scale to warrant the provision of opportunities for community, retail or commercial purposes.
PO ₉ Reconfigurations within the Low-medium Density Residential Zone and the Emerging Community Zone contribute to housing diversity and different levels of affordability to meet community needs by incorporating a mix of residential lot sizes drawing from the following lot types: (a) Traditional: A traditional lot caters for large dwelling houses, typically on lots with a	AO _{9.1} Reconfigurations incorporate the lot types identified in the performance outcome as follows: (a) reconfigurations creating between 10 and 50 additional lots incorporate a mix of at least two (2) different lot types; and	Not Applicable. The proposed reconfiguration is for a 2 into 2 lot Boundary Realignment.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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 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.	(b) reconfigurations creating more than 50 additional lots incorporate a mix of at least three (3) different lot types.	
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} Reconfigurations in the Low-medium Density Residential Zone facilitate a minimum residential density of 30 dwellings per hectare.	Not Applicable. The site is located within the Rural Zone.
PO₁₁ Reconfigurations within the Principal Centre Zone, Major Centre Zone, District Centre Zone or Local Centre Zone ensure an integrated, orderly and efficient development outcome is	No acceptable outcome is nominated.	Not Applicable. The site is located within the Rural Zone.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
achieved across all lots in respect to access to the external road network, pedestrian and vehicle movement within the site and built form and function.		
Lot Sizes and Design		
PO ₁₂ Lot size in the Emerging Community Zone does not compromise the future development potential of the area for urban purposes.	AO _{12.1} Lots in the Emerging Community Zone have the minimum area and frontage as shown in Table 9.4.5:4.	Not Applicable. The site is located within the Rural Zone.
PO ₁₃ In the Rural Zone, the productive capacity of rural land resources is protected from the reconfiguration of lots that facilitates inappropriate intensification of development in the zone.	AO _{13.1} Lots have a minimum area as shown in Table 9.4.5:4.	Performance Solution. The proposal involves rearranging the common boundary of the lots, will not result in any additional allotments under 100 hectares or further fragment rural land. The subject land has a total combined site area of 48.8 hectares. Proposed Lot 224 will comprise the existing Dwelling House and ancillary structures with an area of 47.66 hectares. Proposed Lot 141 will comprise a vacant lot with an area of 1.8 hectares. The proposed realignment will improve rural land management by including the waterway within a viable rural lot and remove the need to establish an access easement that would reduce usable land. Accordingly, the proposed development will allow for the continued, viable use of the land for agricultural purposes. Proposed Lot 141 will be of suitable size to ensure a future dwelling can be established on the site in accordance with the applicable standards.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Movement network design		
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; (k) the incorporation of public utilities and drainage; and (l) landscaping and street furniture.	AO_{14.1} The street and road network is consistent with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve the creation of any new roads.
PO₁₅ The road network provides for convenient and safe movement between local streets and higher order roads.	AO_{15.1} The proposed road network complies with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve the creation of any new roads.
PO₁₆ Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve the creation of any new roads.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
PO ₁₇ Safe, convenient and efficient intersections are provided for vehicles, pedestrians, cyclists and public transport.	AO _{17.1} Intersections and pedestrian and cyclist crossings are provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve the creation of intersections or pedestrian and cyclist crossings.
PO ₁₈ Access arrangements for lots do not affect the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO _{18.1} Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Complies. Proposed Lot 224 will retain the existing access to Westbrook Wyreema Road. Proposed Lot 141 will be provided with a new access driveway to Westbrook Wyreema Road and will be provided in accordance with the relevant standards.
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.	Not Applicable. The proposed development does not involve on-street parking.
PO ₂₀ The movement network facilitates efficient and cost-effective provision and maintenance of infrastructure.	AO _{20.1} Infrastructure is provided in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve the creation of any new roads.
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;	AO _{21.1} Rear lanes are designed in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure.	Not Applicable. The proposed development does not involve the creation of any new roads.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(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.		
PO₂₂ Development does not compromise the delivery of existing or future public transport routes and encourages a highly connected local street network that enables public transport to efficiently service the area without the need to 'repeat a part of a route as part of the one trip'.	AO_{22.1} Street networks in new developments are designed to accommodate the movements of a 14.5m long bus.	Not Applicable. The proposed development does not involve the creation of any new roads.
Road design		
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.	Not Applicable. The proposed development does not involve the creation of any new roads.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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; (c) topography; (d) cyclist and pedestrian safety; (e) cost effectiveness; (f) likely user volumes and types; (g) convenience; and (h) accessibility.	AO_{24.1} In partial fulfilment of the performance criterion, pedestrian and cycle ways are provided in accordance with SC6.2 PSP No. 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>. AO_{24.2} Footpaths and bikeways are provided in accordance with the <i>Austroads Guide to Road Design – Part 6A: Pedestrian and Cyclist Paths (Austroads 2009m)</i>.	Not Applicable. The proposed development does not involve the provision of any pedestrian or cyclist facilities.
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.	Not Applicable. The proposed development does not involve the provision of any pedestrian or cyclist facilities.
PO₂₆ Safe street crossings are provided for pedestrians and cyclists across major roads.	AO_{26.1} Crossings and intersections are provided in accordance with SC6.3 PSP No 2 – <i>Engineering Standards – Roads and Drainage Infrastructure</i>	Not Applicable. The proposed development does not involve the provision of any pedestrian or cyclist facilities.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	and Austroads Guide to Road Design Part 4: Intersections and Crossings: General.	
Public transport		
PO ₂₇ The movement network caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.	No acceptable outcome is nominated.	Not Applicable. The proposed development is not in a locality that is serviced by Public Transport.
PO ₂₈ Reconfiguration caters for the extension of public transport routes by locating the highest likely public transport 'trip generating' land uses in the vicinity of existing or potential public transport routes, where this is consistent with the intended character of the zone or precinct in which the land is located.	AO _{28.1} Except in the rural zone and the rural residential zone, at least 90% of proposed lots are within 400m safe walking distance from an existing or potential bus route or 500m walking distance of an identified bus stop.	Not Applicable. The site is located within the Rural Zone.
PO ₂₉ Residential densities within walking distance of existing and potential public transport stations and routes are at levels that take advantage of the infrastructure where this is consistent with the intended character of the zone or precinct in which the land is located.	No acceptable outcome is nominated.	Not Applicable. The proposed development is not in a locality that is serviced by Public Transport.
Open Space Network		
PO ₃₀ 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.	Not Applicable. The proposed development does not involve extensions to the open space network.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(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.		
PO ₃₁ Where provision for a public park is required in Part 4 – Local Government Infrastructure Plan the design and lot layout provides for safe and	AO _{31.1} The public park meets the requirements of section 4.5.5 of the planning scheme.	Not Applicable. The proposed development does not involve extensions to the open space network.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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.	Not Applicable. The proposed development does not involve extensions to the open space network.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Amenity		
PO ₃₃ Reconfiguration provides for sufficient buffering to minimise impacts on accommodation activities and other sensitive land uses from nearby incompatible uses.	No acceptable outcome is nominated.	Complies. The proposed lots are of a sufficient size that sensitive land uses can be positioned away from incompatible land uses.
PO ₃₄ The layout of lots created for industrial or commercial purposes facilitates the siting and design of development in a manner that ensures the amenity of accommodation activities and sensitive land uses is protected.	No acceptable outcome is nominated.	Not Applicable. The proposed lots are intended for rural purposes.
PO ₃₅ Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone it must not result in future sensitive uses within the site being exposed to industrial air, noise or odour emissions that impact on human health, amenity and wellbeing.	AO _{35.1} Where reconfiguring a lot on land in the Low-medium Density Residential Zone, Low Density Residential Zone or Rural Residential Zone that is within 250m of land within the Medium Impact Industry Zone or 500m of land within the High Impact Industry Zone, it is demonstrated that a future sensitive use on proposed lots can meet: (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: (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.	Not Applicable. The site is located within the Rural Zone.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
Safety and security		
PO₃₆ The reconfiguration discourages crime, vandalism and anti-social behaviour and facilitates: (a) personal and property security; (b) casual surveillance of footpaths and parkland; and (c) activity and interaction within public spaces and movement networks.	AO_{36.1} The reconfiguration is designed in accordance with <i>Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland</i>.	Complies. The proposed reconfiguration can be designed in accordance with CPTED principles.
Natural values		
PO₃₇ Development is provided with an adequate water supply for firefighting purposes that is safely located and freely accessible.	AO_{37.1} Development within a water supply area involving the creation of new lot/s is connected to council's reticulated water supply system and a water supply outlet located within a road reserve is within 40M of the following: (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.	Not Applicable. The proposed development is not located within a water supply area.
PO₃₈ 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.	Not Applicable. The site is not located within the Ecological Significance Overlay.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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.	Complies. The proposed realignment will improve rural land management by including the waterway within a viable rural lot and remove the need to establish an access easement that would reduce usable land. Accordingly, the proposed development will allow for the continued, viable use of the land for agricultural purposes.
Climatic response		
PO ₄₀ The street, lot orientation and lot size facilitate buildings that conserve non-renewable energy sources through climate-responsive siting and design.	<i>In partial compliance with the performance outcome:</i> AO_{40.1} Neighbourhoods are generally designed so that: (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 played. AO_{40.2} Where they are proposed, built-to-boundary walls are located on the west-southwest boundary of lots except where these boundaries are on the higher side of a sloping lot.	Not Applicable. The proposed development is not of a scale that warrants features included in AO_{40.1}. Not Applicable. The proposed development does not involve any built to boundary walls.
Services		
PO ₄₁ Services, including water supply, stormwater management, sewage disposal, waste disposal, drainage, electricity and telecommunications, are provided in a manner that: (a) is efficient;	No acceptable outcome is nominated.	Complies. Where required, the proposed lots will be connected to electricity and telecommunications infrastructure in accordance with relevant standards. It is noted that water supply, sewerage or stormwater infrastructure is not provided within the locality.

Toowoomba Regional Planning Scheme 2012 (v28.0)

Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(b) minimises risk of adverse environmental or amenity related impacts; (c) promotes total water cycle management and the efficient use of water resources; and (d) minimises whole of life cycle costs for that infrastructure.		
Noise Impacts		
PO ₄₂ Lots are of a suitable size and dimensions to facilitate adequate noise management.	AO _{42.1} Lots near a rail corridor or a regional arterial, sub-arterial or distributor roads are of sufficient size and depth to ensure that future dwellings are not exposed to road or rail noise greater than 63dB ^L 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.	Complies. The proposed lots are of a sufficient size that ensures development will not be exposed to noise levels greater than that outlined in AO _{42.1} . Not Applicable. See response to AO _{42.1} .
PO ₄₃ 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	No acceptable outcome is nominated.	Not Applicable. The proposed development does not involve the provision of noise attenuation measures.

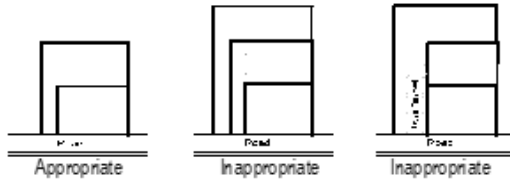
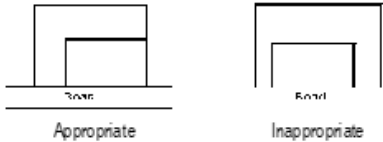
Toowoomba Regional Planning Scheme 2012 (v28.0)

Reconfiguring a Lot Code – assessment benchmarks for assessable development

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

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(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).		
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 	Not Applicable. The proposed development does not involve the creation of a hatchet lot.
PO₄₈ The configuration of hatchet lots maintain the ability of existing buildings and structures to –	AO_{48.1} Where the lot reconfiguration creates a hatchet lots the new lot boundaries create setbacks to	Not Applicable. The proposed development does not involve the creation of a hatchet lot.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
(a) provide adequate daylight and ventilation to habitable rooms; (b) allow adequate light and ventilation to habitable rooms of buildings on adjoining lots; and (c) not adversely impact on the amenity and privacy of residents on adjoining lots.	existing dwellings that comply with the minimum distances in the Queensland Development Code or relevant planning scheme code.	
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.	Not Applicable. The proposed development does not involve the creation of a hatchet lot.

Figure 3



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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
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.	Not Applicable. The proposed development does not involve the creation of a hatchet lot.

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: <i>Orderly</i> neatly and methodically arranged. <i>Neighbourly</i> exhibiting the qualities expected in a friendly neighbour. <i>Integrated</i> combining or coordinating separate elements so as to provide a harmonious, interrelated whole <i>Timely</i> done or occurring at a favourable or useful time.	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; (b) land slope and major infrastructure items;	Not Applicable. The proposed development does not involve the creation of a lot with an area less than 450m².
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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary										
	(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: <table><tr><th>Proposed lot width</th><th>Vehicle Access Location</th></tr><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></table>	Proposed lot width	Vehicle Access Location	Lot width <10m	Laneway, Local or collector roads only	Lot width 10 – 12.4m	Laneway, Local or collector roads only	Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only	Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only	Not Applicable. The proposed development does not involve the creation of a lot with an area less than 450m².
Proposed lot width	Vehicle Access Location											
Lot width <10m	Laneway, Local or collector roads only											
Lot width 10 – 12.4m	Laneway, Local or collector roads only											
Lot width 12.5 – 14.9m	Laneway, Local, collector or distributor roads only											
Lot width >15m	Laneway, Local, collector, distributor or sub-arterial roads only											

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Performance outcomes	Acceptable outcomes	Compliance summary
	Note: Direct access is not typically available to sub-arterial roads and limited to distributor roads (see PSP No.2 Sc6.2.2.2).	
PO ₅₃ Small lots are located so as to minimise the need to cut and fill the land.	AO _{53.1} Small lots are located on land with a pre-development gradient of less than 10%;	Not Applicable. The proposed development does not involve the creation of a lot with an area less than 450m ² .
PO ₅₄ Development provides a frequency of standard and small lots which are varied to facilitate housing variety.	AO _{54.1} There are no more than six (6) contiguous small lots along a street frontage, with groups of two (2) or more small lots separated by at least two (2) standard lots.	Not Applicable. The proposed development does not involve the creation of a lot with an area less than 450m ² .

Reconfigurations facilitating Dual Occupancy development

PO ₅₅ Lot reconfigurations within the Low Density Residential Zone, Low-medium Density Residential Zone, Emerging Community Zone and Township Zone facilitate the integration of Dual Occupancy development into residential neighbourhoods in a manner that is dispersed and does not result in Dual Occupancy becoming the dominant form of housing within a street.	AO _{55.1} Lot reconfigurations designate lots for Dual Occupancy development; 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. See Figure 4	Not Applicable. The proposed development does not involve lots intended for Dual Occupancy development.
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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	 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. Figure 4	
PO ₅₆ 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,	Not Applicable. The proposed development does not involve lots intended for Dual Occupancy development.

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Reconfiguring a Lot Code – assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes	Compliance summary
	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.	